

## **25 St Mary Street – Official Plan Amendment, Zoning By-law Amendment and Rental Housing Demolition Applications – Preliminary Report**

Date: September 23, 2021

To: Toronto and East York Community Council

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

Ward 13 - Toronto Centre

**Planning Application Number:** 21 166606 STE 13 OZ

**Rental Housing Demolition Application Number:** 21 166617 STE 13 RH

**Related Applications:** 21 166615 STE 13 SA

**Current Use(s) on Site:** 24 storey Apartment building containing 259 dwelling units

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the Official Plan Amendment, Zoning By-Law Amendment and Rental Housing Demolition applications located at 25 St Mary Street. The Applications propose to amend the Official Plan and Zoning By-law to permit the demolition of the existing 24 storey apartment building to construct 2 mixed use towers of 54 and 59 storeys. The proposal includes a total of 1,143 dwelling units, including 259 rental replacement units and 884 new dwelling units. A ground floor retail space of 265 square metres and an on-site daycare are also proposed.

Staff are currently reviewing the applications. The applications have been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the applications with the Ward Councillor. At this stage in the review, staff note that the application is not supportable in its current form

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 25 St Mary Street together with the Ward Councillor.

2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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A pre-application meeting was held with the applicant on March 12, 2021 to discuss the proposed development concept and identify application requirements. Staff discussed the applicable policy framework and identified serious concerns with the proposal, including conformity with the Downtown Plan and North Downtown Yonge Site and Area Specific Policy (SASP 382), the demolition of existing rental housing, environmental considerations, configuration of the on-site parkland and POPS, overall building heights, and the overall density and scale of the buildings.

## **ISSUE BACKGROUND**

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### **Application Description**

This applications propose to amend the Official Plan and Zoning By-law for the property at 25 St Mary Street to permit two mixed-use buildings with heights of 54 and 59-storeys (179.0 and 194.9 metres inclusive of mechanical penthouse) connected by a 4-storey podium. The proposal includes 265 square metres of retail space at the ground floor along St. Nicholas Street, a 709 square metre daycare space at the ground and 2nd levels along Inkerman Street, and 80,941 square metres of residential gross floor area, resulting in a total of 81,915 square metres of gross floor area with an overall Floor Space Index ("FSI") of 15.72 times the lot area. A total of 1,143 dwelling units are proposed, comprised of 259 rental replacement dwelling units and 884 new dwelling units. The residential unit mix provided includes 106 studio units (9%), 593 one-bedroom units (52%), 351 two-bedroom units (31%), and 93 three-bedroom units (8%).

The proposal includes 367 vehicle parking spaces (328 resident spaces and 39 visitor spaces) which are dedicated to the residential component of the development. The vehicle parking spaces are provided within a 4-level underground garage, which is accessed from a private driveway to the west of the property, with access from St. Mary Street. A total of 1,156 bicycle parking spaces (1,032 long-term spaces and 124 short-term spaces) are provided on the ground and P1 levels.

The Rental Housing Demolition application proposes to demolish the 259 existing rental dwelling units on the lands and replace them within the proposed development. As of the date of application, 33 of the 259 rental units were vacant. The breakdown of the existing rental units by unit type and rent classification, according to the housing issues report submitted by the applicant, is as follows:

<b>Unit Type</b>	<b>Affordable</b>	<b>Mid-Range</b>	<b>High-End</b>	<b>Total</b>
Bachelor	16	27	4	44
One-Bedroom	8	105	5	118
Two-bedroom	1	69	24	94
<b>Total</b>	<b>25</b>	<b>201</b>	<b>33</b>	<b>259</b>

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 2 and 3 of this report for three dimensional representations of the project in context.

### **Reasons for the Application**

The Official Plan Amendment Application has been submitted to redesignate the site from *Apartment Neighbourhoods* to *Mixed Use Areas* and *Parks* and to designate the site as *Mixed Use Areas 1 - Growth* in the Downtown Plan.

The Zoning By-law Amendment Application has been submitted in order to amend City-wide Zoning By-law 569-2013 and Former City of Toronto Zoning By-laws 438-86 and 21875 to permit an increase in the overall height and density on the site and to modify various performance standards such as those for height, setbacks and parking.

A Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 has been submitted to demolish the 259 existing rental housing units on the lands.

### **Provincial Policy Statement and Provincial Plans**

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

## **Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

### **Planning for Major Transit Station Areas**

The Growth Plan (2020) as amended contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next

municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSA's are planned for the prescribed densities.

The proposed development is within four draft MTSA boundaries (Bay, Bloor-Yonge, Wellesley, and Museum stations) along the Yonge-University-Spadina subway line as depicted in Attachment 2 to report PH22.6, which was adopted by the Planning and Housing Committee on April 22, 2021. The report is available at the following link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH22.6>

### **Toronto Official Plan Policies**

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The site is located on lands shown as Downtown and Central Waterfront on Map 2 of the Official Plan. The site is designated as Apartment Neighbourhoods on Map 18 of the Official Plan. See Attachment 5: Official Plan Map.

When six or more rental units are proposed to be demolished Official Plan Policy 3.2.1.6 requires replacement of rental dwelling units that are proposed to be demolished and the provision of a tenant relocation and assistance plan. The tenant relocation and assistance plan is to address the right of existing tenants to return to replacement rental units in the new development and provide other assistance to mitigate hardship.

### **Downtown Plan**

Official Plan Amendment 406 ("OPA 406" or the "Downtown Plan") is now in force and effect. OPA 406 includes amendments to Section 2.2.1 and Map 6 of the Official Plan, as well as a new Downtown Secondary Plan. It applies to all applications deemed complete after June 5, 2019. The Plan – in conjunction with the associated infrastructure strategies that address water, energy, mobility, parks and public realm, and community services and facilities – provides a comprehensive and integrated policy framework to shape growth in Toronto's fast-growing Downtown over the next 25 years. It provides the City with a blueprint to align growth management with the provision of infrastructure, sustain liveability, achieve complete communities and ensure there is space for the economy to grow. The Plan area is generally bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north and the Don River to the east.

The Downtown Plan directs growth within the Downtown to lands designated Mixed Use Areas, Regeneration Areas, or Institutional Areas. As a result, other areas of the Downtown, including Apartment Neighbourhoods designated areas, are anticipated to have more modest levels of growth, in keeping with other policies and the direction provided by other Secondary Plans or Site and Area Specific Policies.

The in-force Downtown Plan may be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

### **Official Plan Amendment 183 (SASP 382) - North Downtown Yonge**

City Council adopted the North Downtown Yonge Area Specific Policy 382, known as Official Plan Amendment (OPA) 183 at its meeting on November 13, 2013. Parts of OPA 183 were approved by the OMB in a Phase I hearing and are in full force and effect, including many area-wide policies. Other parts of OPA 183, including the policies related to the Historic Yonge Street HCD and the Yonge Street Character Area, remain under appeal and will be addressed through a Phase II hearing, which is not yet scheduled.

The site is located within the Bay Street Character Area, as illustrated on Attachment 6.

### **Official Plan Amendment 352 - Downtown Tall Building Setback Area**

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area. 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, which provide the detailed performance standards for setbacks and separation distances for buildings taller than 24 metres.

OPA 352 and Zoning By-laws 1106-2016 and 1107-2016 were appealed to the Local Planning Appeal Tribunal ("LPAT") following City Council's adoption of the planning instruments.

On November 25, 2020 and February 2, 2021, City Council approved modifications to OPA 352 and the Zoning By-laws with the intention of resolving the appeals.

On May 28, 2021, the LPAT partially approved modifications to OPA 352 and the Zoning By-laws, and these policies are in full force and effect for the property at 25 St Mary Street.

The Official Plan Amendment and associated Zoning By-law Amendments can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE18.7>

## **Official Plan Amendment 479 and 480 - Public Realm and Built Form Official Plan Policies**

On September 21, 2020, the Ministry of Municipal Affairs and Housing issued Notices of Decision approving OPA 479 and OPA 480. OPA 479 (Public Realm) and OPA 480 (Built Form) were adopted as part of the Five-Year Official Plan Review. The OPAs replace Sections 3.1.1, 3.1.2 and 3.1.3 of the Official Plan with new and revised policies for the public realm, built form and built form types, which respond to Council's direction to amend the urban design policies of the Official Plan.

The Official Plan Amendment can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.4>

## **Official Plan Amendment to Further Protect Heritage Views of Old City Hall**

On April 23, 2013, Council adopted Official Plan Amendment 199 ("OPA 199") to establish revised heritage policies in the Official Plan as part of the 5-year review. Additional policies were also added to the Public Realm section (3.1.1) to provide for the protection of important views to landmark buildings and structures, important natural heritage views and the downtown/financial district skyline. The amendment was forwarded to the MMAH and was subsequently approved in November 2013. Following the Minister's approval, the amendment was appealed to the Ontario Municipal Board ("OMB"). After a series of OMB mediation sessions, the OMB on May 12, 2015 issued a decision which brought OPA 199 into force and effect with minor modifications. A copy of the OMB decision can be found here:

<http://www.omb.gov.on.ca/edecisions/pl131323-May-12-2015.pdf>

Through the OMB's decision a set of new Official Plan policies came into effect, including Policy 3.1.1.9 and Policy 3.1.1.10 which established view protection policies from the public realm to prominent buildings, structures and landscapes and natural features, including the view of Old City Hall from the southwest and southeast corners at Temperance Street and the view of City Hall from the north side of Queen Street West along the edge of the eastern half of Nathan Phillips Square.

A city-initiated Official Plan Amendment is underway to clarify, through enhanced study, the existing view protection policies in the Official Plan as they affect the silhouette views associated with City Hall, Old City Hall and St. James Cathedral. On July 23, 2018, City Council directed staff to use the proposed policies and diagrams contained in the latest status report to inform the evaluation of current and future development applications in the surrounding area. The status report can be found here:

<https://www.toronto.ca/legdocs/mmis/2018/te/bqrd/backgroundfile-118130.pdf>

## **Zoning By-laws**

The site is zoned Residential R (d2.0) (x501) under the City's harmonized Zoning By-law 569-2013. This zoning designation permits a variety of residential uses. The current zoning permits a height of 18.0 metres, a maximum floor space index of 2.0 times the

area of the lot, and specifies a number of required setbacks. The site is also zoned R3 Z2.0 under the former City of Toronto Zoning By-law 438-86, which includes comparable provisions to Zoning By-law 569-2013.

Former City of Toronto By-law 21875 also applies to the site. This site-specific by-law permitted the construction of the existing 24-storey building on site.

The City's Zoning By-law 569-2013 may be found here:  
<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

## **Design Guidelines**

The following design guidelines will be used in the evaluation of this application:

- North Downtown Yonge Urban Design Guidelines;
- City-wide Tall Building Design Guidelines;
- Downtown Tall Buildings Vision and Supplementary Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet-Friendly Design Guidelines;
- Retail Design Manual;
- Best Practices for Bird-Friendly Glass;
- Best Practices for Effective Lighting; and
- Toronto Accessibility Design Guidelines.

The City's Design Guidelines may be found here:  
<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

## **Site Plan Control**

The application is subject to Site Plan Control. A Site Plan Control application has been submitted and is under review.

## **Rental Housing Demolition and Conversion By-law**

Section 111 of the *City of Toronto Act, 2006* authorizes the City to regulate the demolition and conversion of residential rental properties. Chapter 667 of the Toronto Municipal Code, the Residential Rental Property Demolition and Conversion Control By-law, implements Section 111. The By-law prohibits the demolition of rental housing in any building or related group of buildings containing six or more residential units, of which at least one is a rental unit, without obtaining a permit from the City and requires a decision by either City Council or, where delegated, the Chief Planner.

City Council may refuse a Rental Housing Demolition application or approve an application with conditions, including conditions requiring an applicant to replace the rental units proposed to be demolished and/or to provide tenant relocation and assistance, which must be satisfied before a demolition permit is issued. These



conditions implement the City's rental housing protection policies in the Official Plan. However, unlike Planning Act applications, decisions by City Council under Chapter 667 are not appealable to the Ontario Land Tribunal (OLT).

Section 33 of the Planning Act also authorizes Council to regulate the demolition of residential properties. Section 33 is implemented through Chapter 363 of the Toronto Municipal Code, the Building Construction and Demolition By-law, which requires Council approval of the demolition of any residential property that contains 6 or more dwelling units (irrespective of whether any are rental) before the Chief Building Official can issue a demolition permit under the Building Code Act.

The proposal for 25 St Mary Street requires Council approval under both Chapters 363 and 667 of the Toronto Municipal Code because it involves the demolition of at least 6 dwelling units and at least 1 rental unit. On June 7, 2021, an application for a Section 111 permit was submitted under Chapter 667 of the Toronto Municipal Code to demolish 259 rental dwelling units on the lands. As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on existing tenants of the residential rental property and matters under Section 111.

## **COMMENTS**

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### **ISSUES TO BE RESOLVED**

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, staff note that the application is not supportable in its current form. The following preliminary issues have been identified and must be resolved:

#### **Provincial Policies and Plans Consistency/Conformity**

Staff will evaluate this application to determine its consistency with the PPS and conformity to the Growth Plan, including but not limited to whether: the proposal makes efficient use of land and resources, infrastructure and public facilities; the proposal is directed at an appropriate location; appropriate development standards are promoted which facilitate compact form; an appropriate range of housing to accommodate a range of incomes and household sizes is provided; and the proposal represents an appropriate type and scale of development and transition of built form to adjacent areas.

#### **Official Plan Conformity**

Staff will evaluate this planning application to determine its conformity to the Official Plan, including the Downtown Secondary Plan and the North Downtown Yonge SASP.

#### **Built Form, Planned and Built Context**

Staff will evaluate the proposed height, massing, transition, and other built form issues based on Section 2 (d), (p), (q) and (r) of the Planning Act; the PPS; the Growth Plan; the City's Official Plan policies; OPA 352; the Downtown Plan (OPA 406) policies; the

North Downtown Yonge SASP (OPA 183) policies, and the City's Design Guidelines and identify necessary changes to arrive at a proposal supportable by staff.

The following preliminary issues have been identified:

- The proposed overall density exceeds the level of growth anticipated in the policy direction for the site;
- The proposed tower height does not conform to the planned context for the site;
- The appropriateness of the massing and height of the base building;
- The appropriateness of the site organization including location of driveways and servicing;
- The appropriateness of the location and design of private and public outdoor spaces and the proposed changes to open space and soft landscaping within the site;
- The impacts of new shadowing on the public realm and private open spaces;
- The impacts of any changes to the pedestrian level wind conditions along abutting and nearby streets, and surrounding properties; and
- The appropriateness of the proposed enhancements to the public realm, including sidewalk widths and streetscape design.

### **Rental Housing Issues**

Section 3.2.1 of the Official Plan contains policies pertaining to the provision, maintenance, and replacement of rental housing.

Policy 3.2.1.6 states that new development that would have the effect of removing all or a part of a building or related group of buildings and would result in the loss of 6 or more rental housing units will not be approved unless all of the units have rents that exceed mid-range rents at the time of application, or, where planning approvals other than site plan are sought, at least the same number, size, and type of rental units are replaced and maintained with rents similar to those in effect at the time of application. The policy also requires an acceptable tenant relocation and assistance plan, addressing the right for existing tenants to return to a replacement unit at similar rent and other assistance to mitigate hardship.

The Housing Issues Report submitted with the Rental Housing Demolition application confirms that at least 226 of the existing rental units on the lands have either affordable or mid-range rents. Consequently, Policy 3.2.1.6 of the Official Plan applies to this proposal and the applicant is required to replace all of existing rental units proposed to be demolished within the proposed development.

As the applications progress, City staff will work with the applicant to develop a detailed rental replacement proposal and an acceptable tenant relocation and assistance plan to mitigate hardship for existing tenants. A site visit by City staff will also be required to fully assess the application.

## **Growing Up Guidelines**

The Council-adopted *Growing Up: Planning for Children in New Vertical Communities* urban design guidelines provide guidance on the proportion and size of larger units recommended in new multi-residential developments.

Guideline 2.1 of the Growing Up guidelines states that a building should provide a minimum of 25% large residential units (10% of the units should be 3-bedroom units and 15% of the units should be 2-bedroom units).

Guideline 3.0 states that the ideal unit size for large residential units, based on the sum of the unit elements, is 90 square metres for 2-bedroom units and 106 square metres for 3-bedroom units, with ranges of 87-90 square metres and 100-106 square metres representing a diversity of sizes for such bedroom types while maintaining the integrity of common spaces to ensure their functionality.

The applications propose to provide 257 (29.1%) of the 884 net new dwelling units (non-replacement rental units) as 2-bedroom units and 93 (10.5%) of the net new dwelling units as 3-bedroom units, which satisfies the unit mix objectives of Guideline 2.0 of the Growing Up guidelines. Zero of the proposed two-bedroom units are larger than 87 square metres in size, and zero of the proposed three-bedroom units are larger than 100 square metres in size.

## **Affordable Housing**

Affordable Housing and Smart Urban Growth are strategic actions for the City of Toronto. Section 3.2.1 of the City's Official Plan states that a full range of housing, including affordable housing, will be provided and maintained to meet the needs of current and future residents. The Growth Plan also contains policies to support the development of affordable housing and the provision of a range of housing options to accommodate the needs of all household sizes and incomes.

Staff will engage in discussions with the applicant, the Ward Councillor, and City staff to evaluate potential opportunities for the provision of affordable housing.

## **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). There are 34 trees located on and within 6 metres of the property. The removal of all trees is proposed to accommodate the proposed development. Urban Forestry staff will be reviewing the appropriateness of the proposed tree removals and replanting plans.

## **Heritage Impact & Conservation**

The Site is not listed on the City of Toronto's Heritage Register or designated under Part IV of the Ontario Heritage Act. The site is adjacent to 10 St. Mary Street (Designated Part IV); 45-59 and 63 St. Nicholas Street (Listed) and 61 St. Nicholas Street (Designated Part IV). The site is also adjacent to the proposed Historic Yonge Street

Heritage Conservation District (HCD), which is currently under appeal and not yet in force. Policy 3.1.5.5 of the Official Plan states that development adjacent to designated heritage properties shall ensure that the integrity and cultural heritage value of the property is retained.

Staff will review the submitted Heritage Impact Statement for compliance with the existing policy and cultural heritage framework and will evaluate the impact of the proposed development on the adjacent heritage resources.

### **Community Services and Facilities**

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

The applicant has submitted a CS&F review in support of the application and has included an on-site daycare facility as part of the proposal. Staff are reviewing the submitted material to determine the suitability of the proposed daycare in meeting the identified CS&F needs in the area.

### **Infrastructure/Service Capacity**

Staff and commenting agencies are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.

In support of the proposed development, the applicant has submitted the following studies and reports for review by Engineering and Construction Services and Transportation Services staff: Geotechnical Study, Hydrogeological Report, Servicing report, Stormwater Management Report, and Transportation Impact Study.

### **Toronto Green Standard**

Climate change mitigation and resilience are key concerns of the City. On October 2, 2019, City Council declared a Climate Emergency and set a new goal to achieve net zero greenhouse gas emissions by 2050 or sooner. In 2021, an updated TransformTO Net Zero Strategy will be presented to Council, outlining the necessary climate action to reach net zero GHG emissions community-wide. In June 2019, the Resilience Strategy was published, which set out that new development should be resilient to a changing climate.

The Toronto Green Standard (the "TGS") sets out the key sustainable performance measures new developments are required to meet to address climate mitigation and resilience. The TGS is a critical component of the City's efforts to achieve zero emissions buildings by 2030, to meet 2050 citywide greenhouse gas reduction targets, and to build a more resilient city. The TGS also supports other City-wide strategies related to environmental sustainability, including TransformTO, the Resilience Strategy, Ravine Strategy and Biodiversity Strategy.

Applications for zoning by-law amendments, draft plans of subdivision and site plan control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tier 1 performance measures are secured on site plan drawings and through a site plan agreement or registered plan of subdivision. Tiers 2+ are voluntary higher levels of performance with financial incentives (post-construction development charge refunds) intended to facilitate the foregoing objectives. Applicants are strongly encouraged to pursue higher tiers of the TGS wherever possible.

Applications must use the documentation required for the version of the TGS in effect at the time of the initial site plan application. TGS Version 3.0 applies to new applications submitted on or after May 1, 2018. TGS Version 4.0 will apply to all new applications submitted on or after May 1, 2022.

Visit <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

### **Section 37 Community Benefits**

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

The proposal at its current height and density would be subject to Section 37 contributions under the Planning Act. Section 37 benefits have not yet been discussed. City staff intend to apply Section 37 provisions of the Planning Act should the proposal be approved in some form.

## **Additional Issues**

The application has been circulated to City divisions and public agencies for comment. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

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## **SIGNATURE**

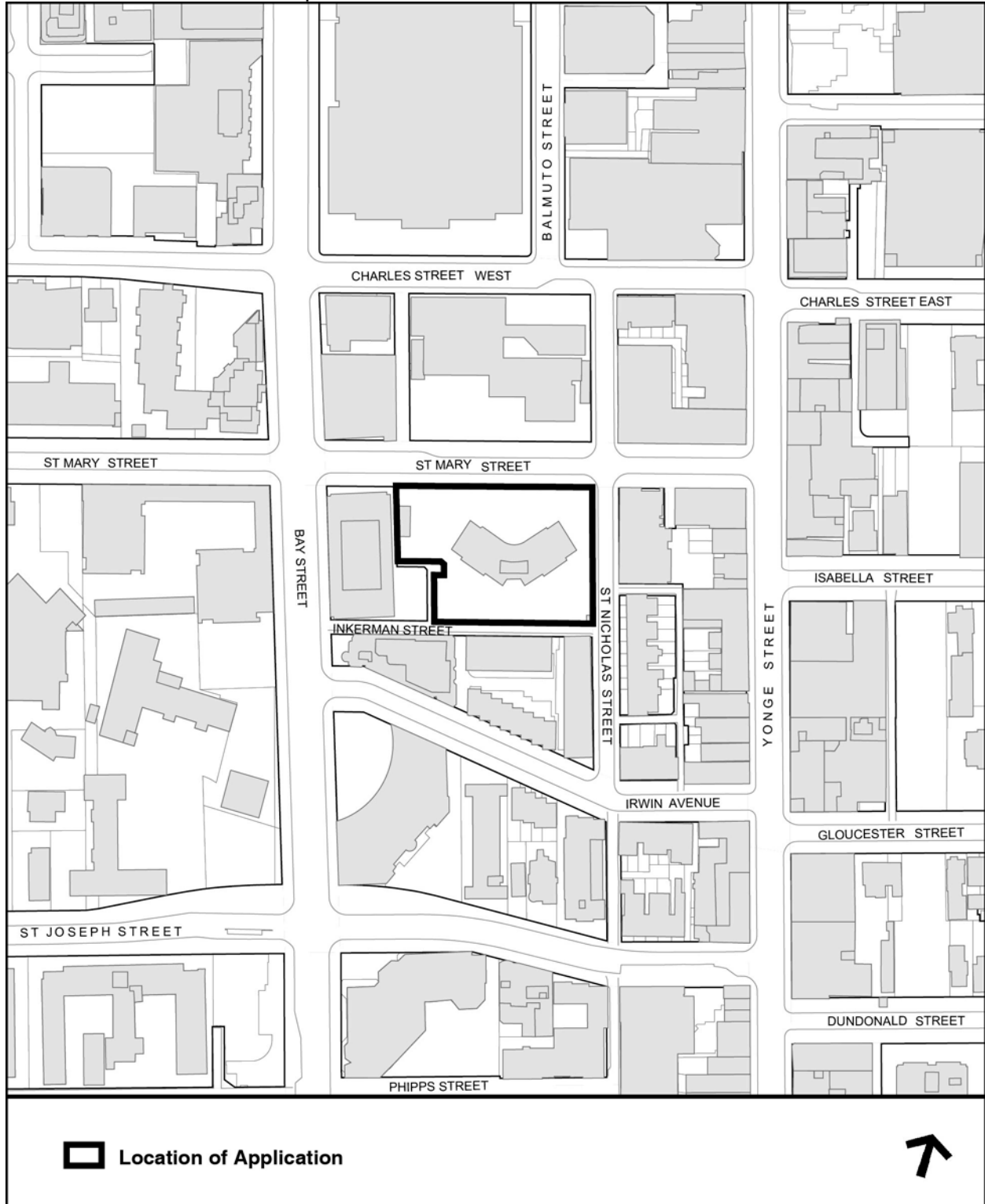
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Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA, Director  
Community Planning, Toronto and East York District

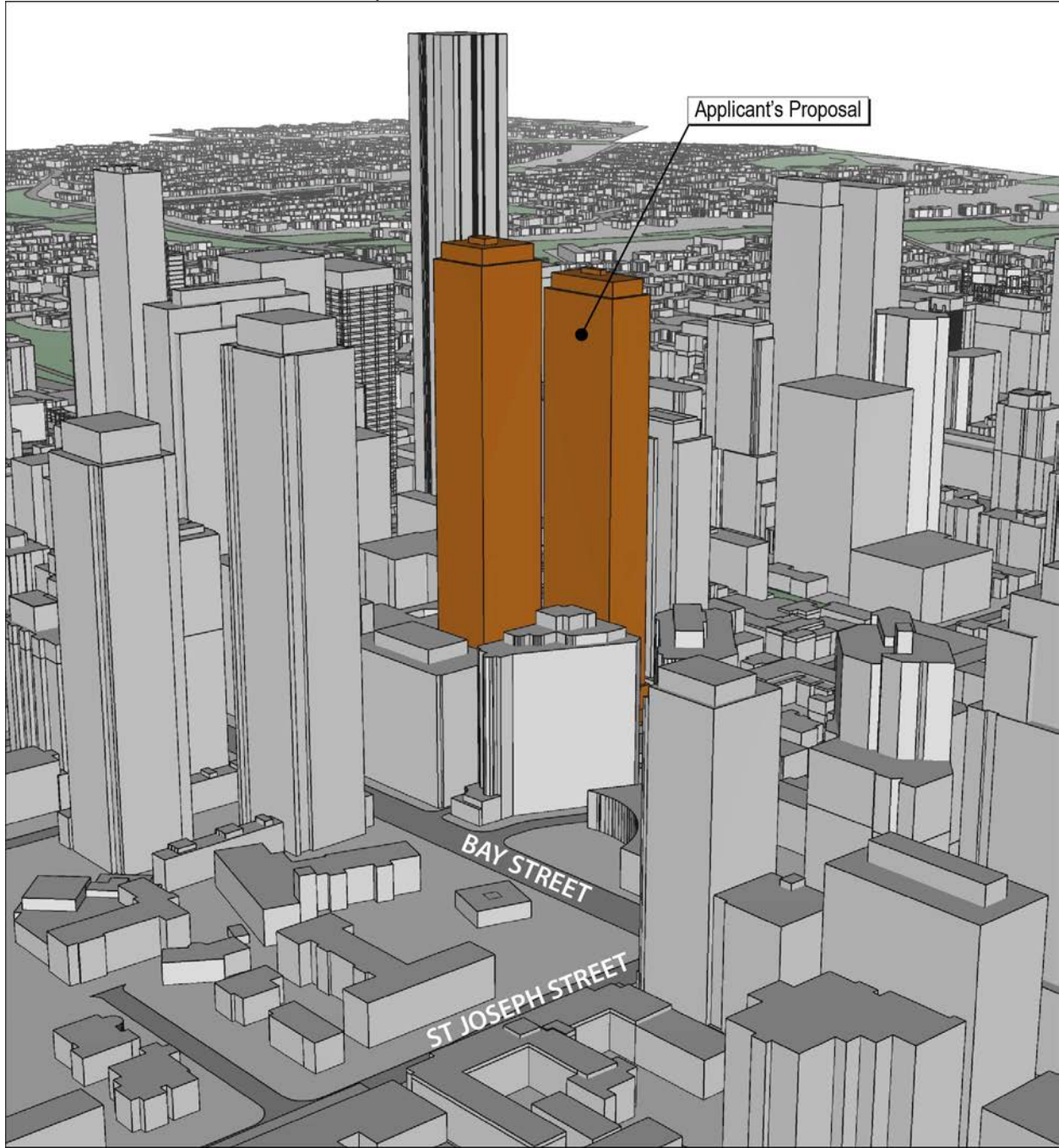
## **ATTACHMENTS**

Attachment 1: Location Map  
Attachment 2: 3D Model of Proposal in Context - Northeast View  
Attachment 3: 3D Model of Proposal in Context - Southwest View  
Attachment 4: Site Plan  
Attachment 5: Official Plan Map  
Attachment 6: SASP 382 Character Area Map  
Attachment 7: Application Data Sheet

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context - Northeast View



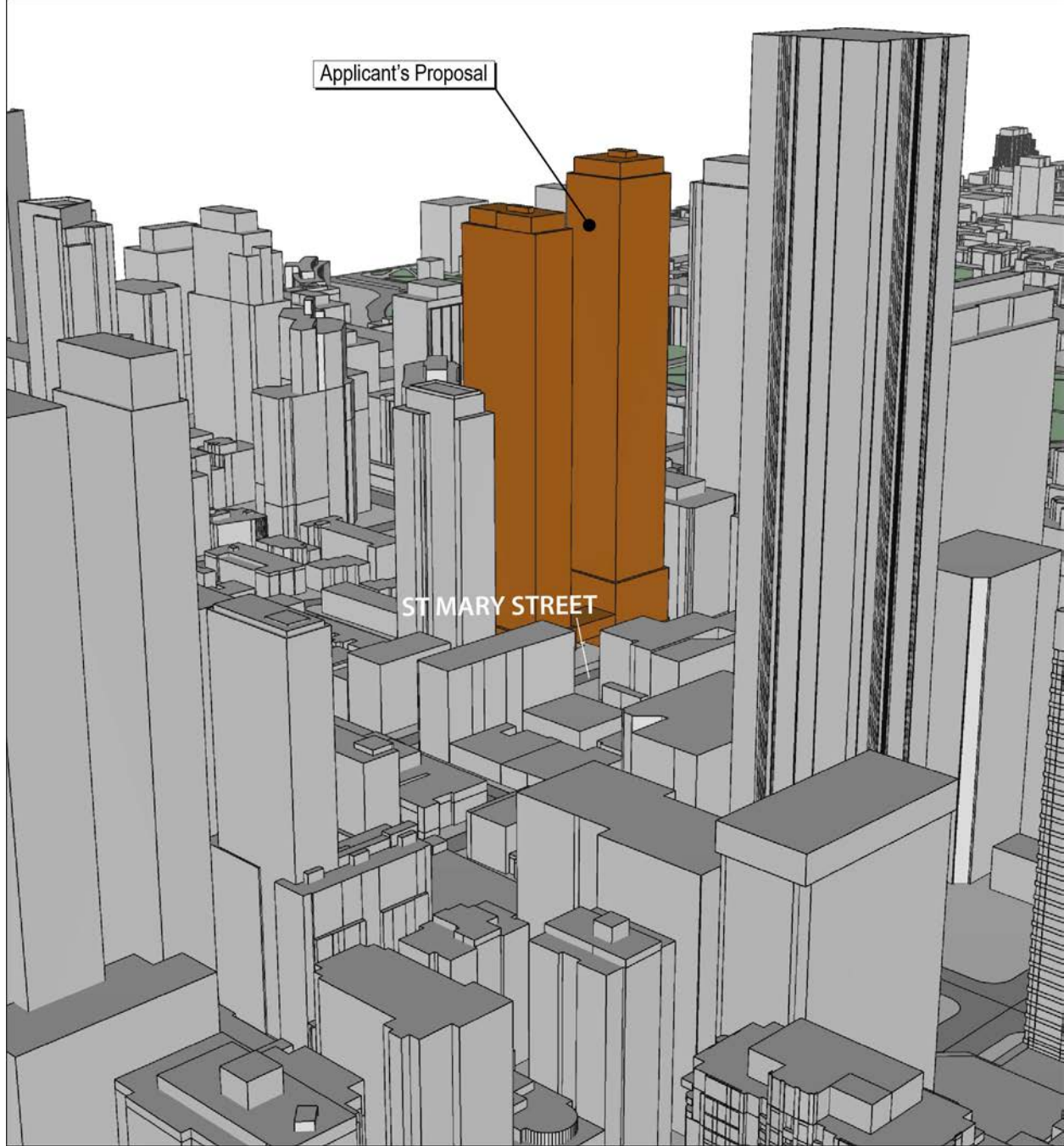
View of Applicant's Proposal Looking Northeast



08/10/2021



Attachment 3: 3D Model of Proposal in Context - Southwest View

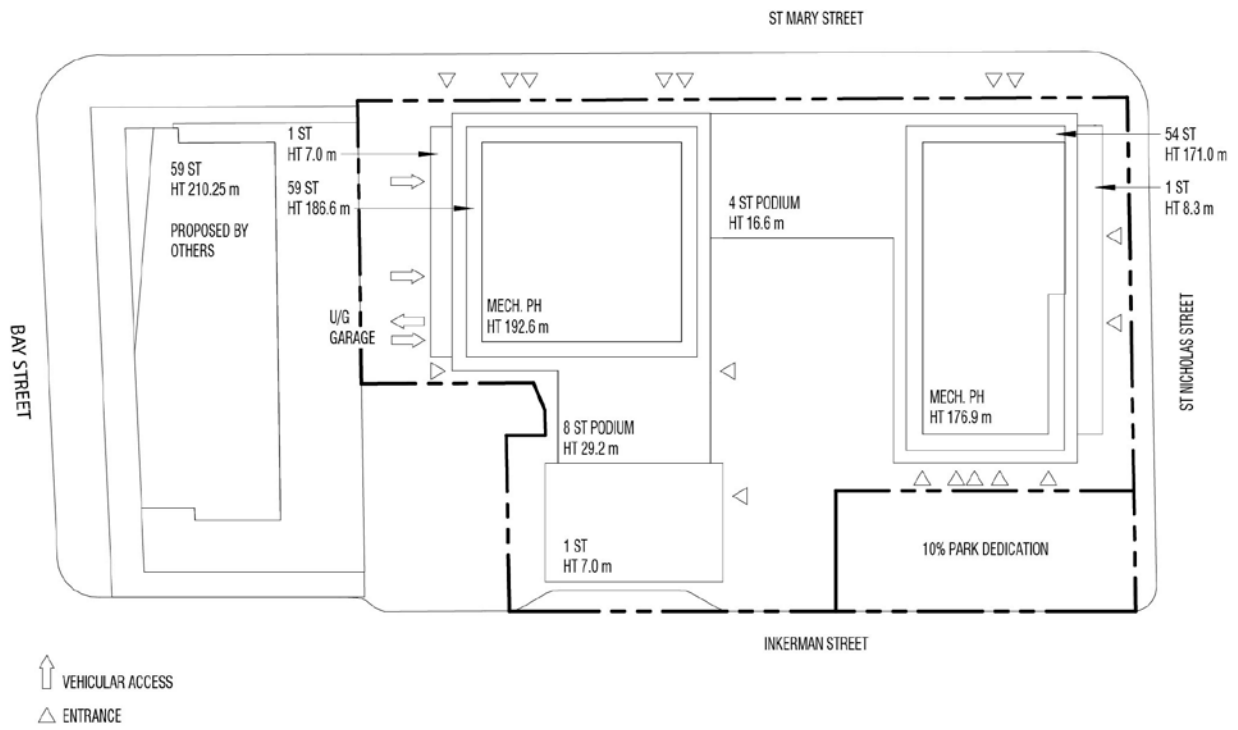


**View of Applicant's Proposal Looking Southwest**



08/10/2021

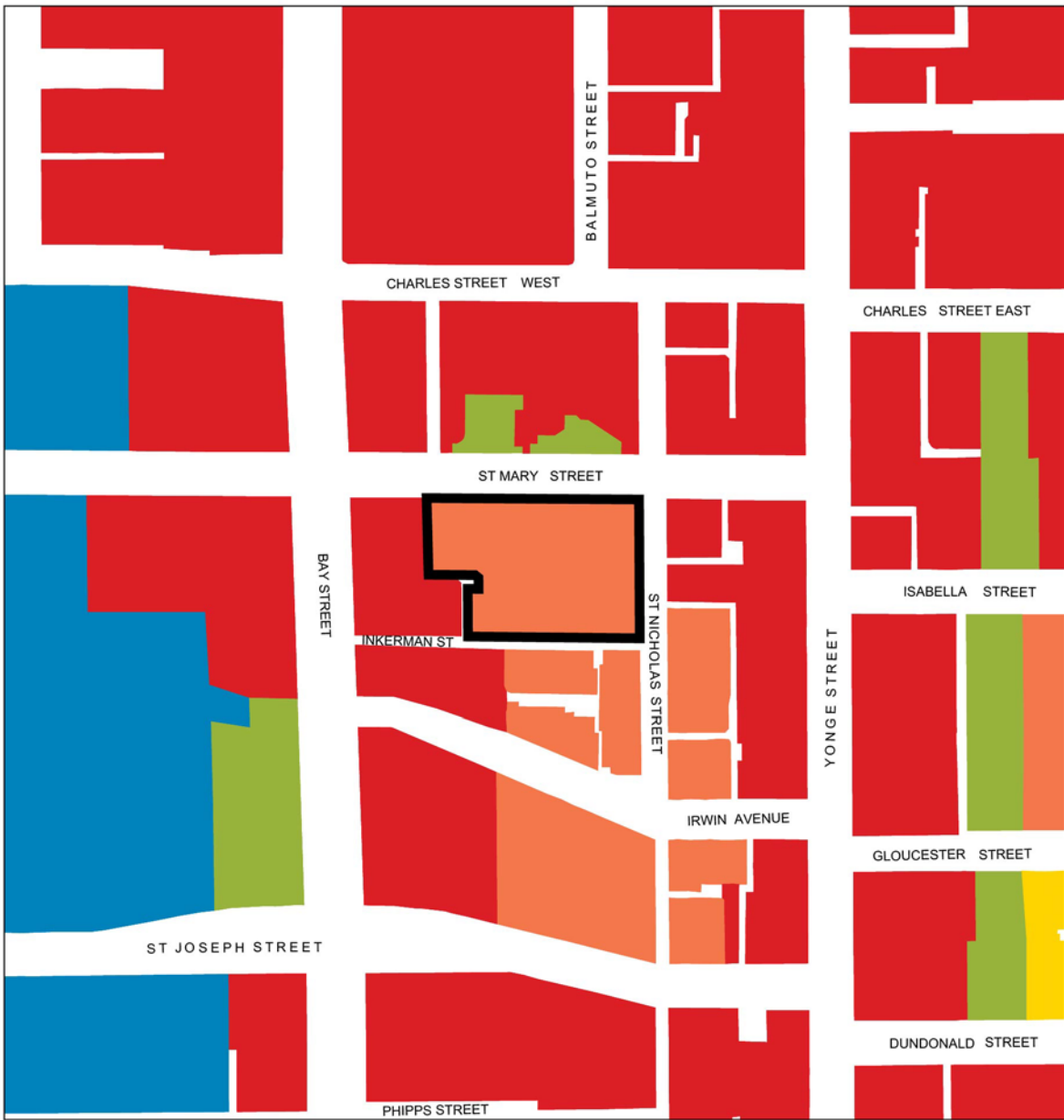
Attachment 4: Site Plan



Site Plan



Attachment 5: Official Plan Map



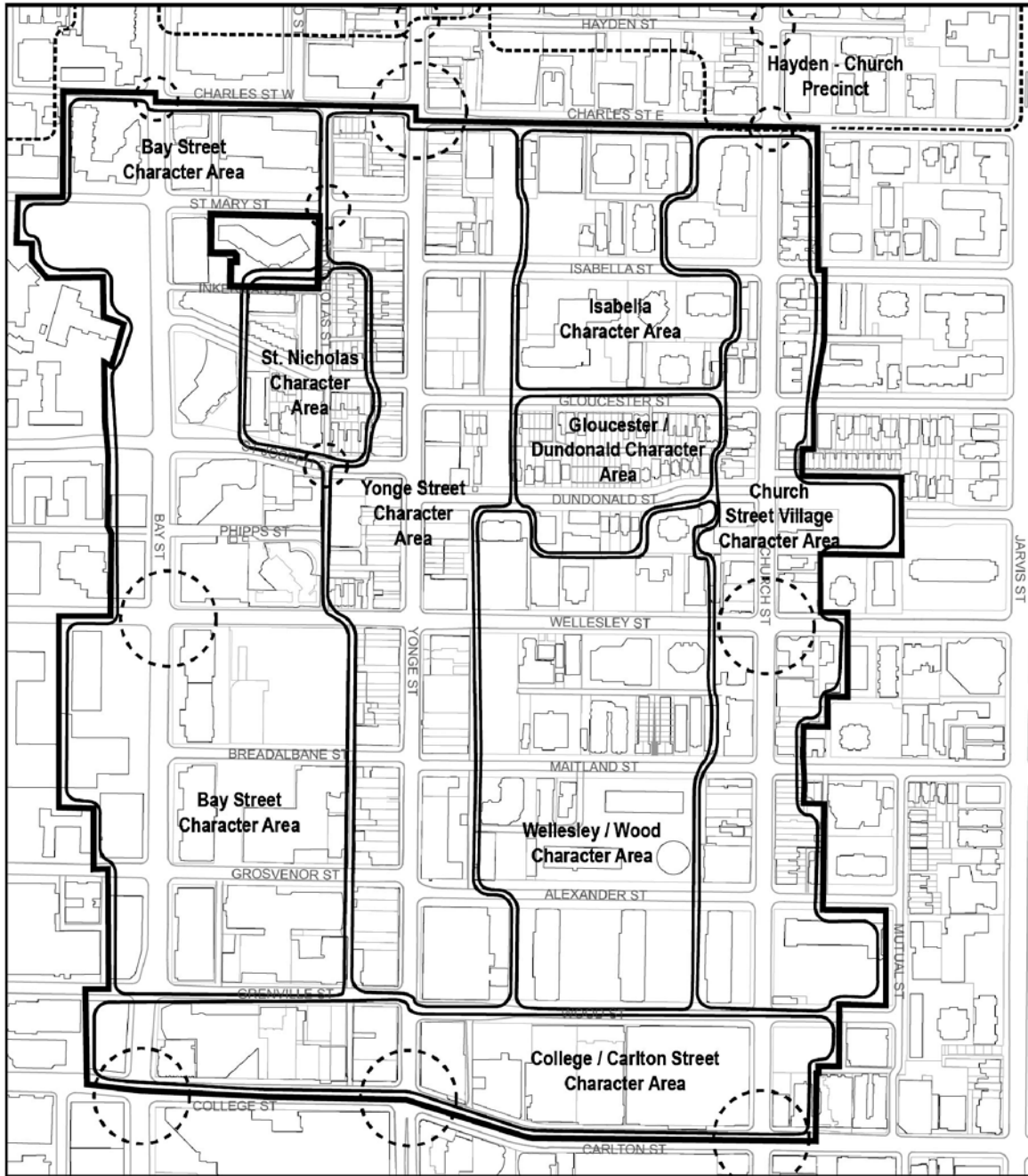
Official Plan Land Use Map #18

25 St Mary Street  
File # 21 166606 STE 13 0Z



↑  
Not to Scale  
Extracted: 06/14/2021

Attachment 6: SASP 382 Character Area Map



OPA 183 - Map 1: Character Areas

25 St Mary Street  
File # 21 166606 STE 13 0Z



Not to Scale  
08/05/2021

Attachment 7: Application Data Sheet

**APPLICATION DATA SHEET**

**Municipal Address:** 25 ST MARY ST      **Date Received:** June 7, 2021

**Application Number:** 21 166606 STE 13 OZ

**Application Type:** OPA / Rezoning, OPA & Rezoning

**Project Description:** Official Plan and Zoning By-law Amendment application for two mixed-use towers having heights of 54 and 59-storeys. The proposed non-residential gross floor area for the site is 974 square metres, and the proposed residential gross floor area is 80,941 square metres. A total of 1,143 residential dwelling units are proposed, comprised of 259 replacement rental units, 14 new rental units, and 870 new residential units.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
URBAN STRATEGIES INC		GH3	MICROBJO PROPERTIES INC

**EXISTING PLANNING CONTROLS**

<b>Official Plan Designation:</b>	Apartment Neighbourhood	Site Specific Provision:	SASP 382
Zoning:	R (d2.0) (x501)	Heritage Designation:	N
Height Limit (m):	18.0	Site Plan Control Area:	Y

**PROJECT INFORMATION**

Site Area (sq m): 5,212      Frontage (m): 93      Depth (m): 62

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	896		1,941	<b>1,941</b>
Residential GFA (sq m):	20,848		80,941	<b>80,941</b>
Non-Residential GFA (sq m):			974	<b>974</b>
<b>Total GFA (sq m):</b>	<b>20,848</b>		<b>81,915</b>	<b>81,915</b>
Height - Storeys:	24		59	<b>59</b>
Height - Metres:	68		186	<b>186</b>

Lot Coverage Ratio (%): 37.24      Floor Space Index: 15.72

**Floor Area Breakdown    Above Grade (sq m)    Below Grade (sq m)**

Residential GFA:            80,941  
Retail GFA:                 265  
Office GFA:  
Industrial GFA:  
Institutional/Other GFA:    709

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	259		273	<b>273</b>
Freehold:				
Condominium:			870	<b>870</b>
Other:				
<b>Total Units:</b>	<b>259</b>		<b>1,143</b>	<b>1,143</b>

**Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		106	593	351	93
<b>Total Units:</b>		<b>106</b>	<b>593</b>	<b>351</b>	<b>93</b>

**Parking and Loading**

Parking Spaces:            367            Bicycle Parking Spaces:    1,156            Loading Docks:    2

**CONTACT:**

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