

**1481, 1491, 1501 Yonge Street, 25 & 27 Heath Street East
and 30 Alvin Avenue
Official Plan and Zoning Amendment
Application 06 199698 STE 22 OZ
Preliminary Report**

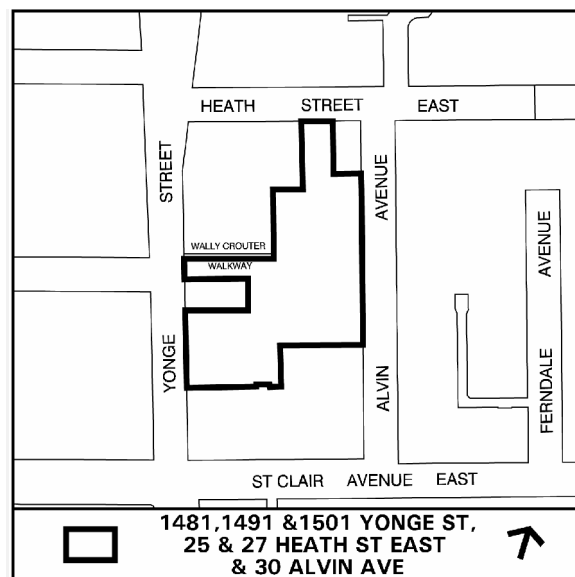
Date:	March 8, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St Paul’s
Reference Number:	File No. 06 199698 STE 22 OZ

SUMMARY

An application has been submitted to amend the former City of Toronto Official Plan and the Zoning By-law (By-law 438-86) to permit the construction of a 14-storey mixed commercial-residential building and a 2-storey retail building on Yonge Street south of the Wally Crouter Walkway, and a 39-storey and a 32-storey residential condominium and 15 townhouses on the existing Toronto Parking Authority surface parking lot which fronts onto Alvin Avenue and on the lots currently addressed as 25 and 27 Heath Street East.

This report provides preliminary information on the above-noted application and seeks Community Council’s directions on further processing of the application.

A statutory public meeting is targeted for the winter of 2007 - 2008. This target date assumes that the applicant will provide all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. the applicant, in order to enable Planning staff to provide a more complete analysis of the proposal, be required to submit an Area Based Study providing information intended to broaden the site specific analysis of the proposal to an examination of the local area context and the impact of similar developments occurring on 'soft' sites within the area;
2. notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations of this report have no financial impact.

ISSUE BACKGROUND

Proposal

The proposed development consists of two residential towers of 32 and 39 storeys in height which are to be located within the middle of the block, a 14-storey mixed use (commercial-residential) building and a 2-storey retail building both fronting onto Yonge Street, 4 back-to-back townhouses with two facing Heath Street and 11 townhouses fronting onto Alvin Avenue (refer to Attachment 1 – Site Plan).

The proposed development would accommodate a total of 530 dwelling units with 403 parking spaces to be provided for the residential occupants in an underground garage that links the townhouses and the two residential towers below grade. The existing 202 surface parking spaces on the lands formerly owned by the Toronto Parking Authority (TPA) and operated as a commercial parking lot would be replaced by 209 spaces in the first and second levels of the proposed underground garage. Those 209 spaces would be operated by the TPA. Access to the development would be from Alvin Avenue and from Heath Street below the townhouses proposed at 25 and 27 Heath Street.

Project statistics are found on the Application Data Sheet at Attachment 7 of this report.

Site and Surrounding Area

The site is an irregular-shaped property of approximately 0.8 hectares in size. It occupies the majority of the block bounded by Yonge Street on the west, St Clair Avenue East on the south, Alvin Avenue on the east and Heath Street East on the north.

The majority of the site is currently occupied by a TPA surface commercial parking lot. The site is also occupied by two detached dwellings fronting onto Heath Street East, a commercial parking lot accessed from Yonge Street and commercial uses fronting onto Yonge Street.

The following uses about the site:

- North - Yorkminster Park Baptist Church at the northeast corner of Yonge and Heath Streets, single detached and semi-detached houses and a low-rise apartment building on the east side of Heath Street;
- South - two, approximately 20-storey, commercial buildings including the Weston Tower (also owned by the applicant) and the Dundee Tower;
- East - single detached and semi-detached houses on Alvin Avenue many of which are converted into professional offices and other commercial uses and the Deer Park Library on the northeast corner of St Clair and Alvin Avenues; and
- West - 2 and 3-storey commercial buildings some with residential above.

Official Plan

The site is currently under a site-specific appeal of the new Official Plan. As a result, when the Ontario Municipal Board brought the new Official Plan into force on July 6, 2006, it was not brought into force for the proposed development site. For this site the Official Plan of the former City of Toronto including the Yonge-St. Clair Part II Plan in Section 19, remain as the in-force determinative documents (refer to Attachment 7 – Official Plan Part II map). However, the new Official Plan, including the Yonge-St. Clair Secondary Plan in Chapter 6, are now in force for all of the lands surrounding the subject development site (refer to Attachment 6 – Official Plan map). As such, the area based study will still have to account for the policies of the new Official Plan in the broader Yonge-St. Clair area.

The lands are split designated under the Yonge-St. Clair Part II Official Plan as follows:

i) High Density Mixed Commercial-Residential Area B

The northeast corner of Yonge Street and St. Clair Avenue is designated for high density mixed commercial-residential use. That designation permits mixed commercial-residential buildings with gross floor areas of up to 7.8 times the lot area. New development in this designation is to be constructed in accordance with all applicable policies of the Plan. Proposed building heights are required to meet the physical form objectives of the Plan and ensure appropriate compatibility with local conditions and objectives.

The Yonge-St. Clair Part II Plan states that when considering new development (that proposes increases in height and density) in High and Medium Density Mixed Commercial-Residential Areas, Council will ensure that such development conforms with streetscape/design guidelines endorsed by Council.

ii) Medium Density Mixed Commercial-Residential Area

The two portions of the site with Yonge Street frontage (the proposed 14-storey mixed use building and the proposed 2-storey retail building) are designated for medium density mixed commercial-residential use. That designation permits mixed commercial-residential buildings with gross floor areas of up to 4.0 times the lot area and with heights that are generally in the range of 6 to 10-storeys.

Council recognizes that there may be the potential to redevelop properties on the east side of Yonge Street north of Summerhill Avenue to Heath Street East in excess of the existing permitted height and/or density in the Zoning By-law subject to the passing of site-specific by-laws and to the new development generally conforming to the policies of the Part II Plan (Section 5.7(a)).

High and medium density mixed use districts in the Yonge-St. Clair Part II Plan include policies for new development (particularly development that requests increases in height and density permissions) that:

- integrate development well, especially in its physical relationship and impact, with adjacent residential neighbourhoods by ensuring appropriate transitions in building height and separation distances (5.1(c));
- require a minimum of 3.0 hours of sunlight (around solar noon) on one sidewalk during the period of March 21 – September 21 within the High Density Mixed Commercial-Residential Areas and a minimum of 5.0 hours in Low and Medium Density Mixed Commercial-Residential Areas (5.3(a)(b)); and
- provide massing transition on buildings adjacent to house-form buildings, stepping the mass from the height limit to the adjacent building (5.7(iv)(c)).

iii) High Density Residence Area

The majority of the site (the TPA lot and the two houses on Heath Street) is designated High Density Residence Area under the Part II Plan. The Plan defers to Section 12.6 of the former City of Toronto Part I Plan for, maximum density (2.0 times the lot area) and for a list of development criteria which are intended to regulate development in these areas. Criteria include:

- achieving a balance between the relationship of a building to the street and other public spaces as well as the relationship between buildings with respect to light, view and privacy;
- providing grade-related private and public uses that animate the street edge;
- achieving desirable conditions of pedestrian comfort at the street level with respect to wind and sun penetration;

- achieving a desirable and safe pattern of pedestrian and vehicular circulation; and
- ensuring that the impact on the built form and residential amenity of adjacent Low Density Residence Areas has been considered.

Zoning

The site is split zoned under By-law 438-86 (refer to Attachment 5 – Zoning). The area along St Clair Avenue East, between Yonge Street and Alvin Avenue is zoned CR T7.0 C7.0 R3.0 which permits a maximum mixed commercial-residential gross floor area of 7.0 times the area so zoned to a maximum height of 57 metres. A small portion of the site (north of the Weston Tower at 22 St Clair Avenue) is within this zoning classification.

The site includes two parcels that front onto the east side of Yonge Street north of St Clair Avenue and south of the Wally Crouter Walkway. These areas of the site are zoned CR T4.25 C2.0 R3.0 which permits a maximum mixed commercial-residential gross floor area of 4.25 times the area of the lot with this zoning to a maximum height of 30.0 metres.

The remaining and largest portion of the site (lands currently occupied by the TPA lot and by the houses at 25 and 27 Heath Street East) is zoned R2 Z0.6 which permits a maximum residential floor area of 0.6 times the area of the lot in that zoning classification to a height of 13.0 metres.

Site Plan Control

The proposed development is subject to site plan control. An application for site plan approval will be submitted.

The owner will be encouraged to consider applying the City's new 'Green Development Standard' when preparing the site plan application.

Tree Preservation

The applicant's consultant is currently compiling an arborist report and tree preservation plan.

Other By-law

Site-specific By-law 366-76 as amended by By-law 272-77 apply to a portion of the subject lands (the TPA lot) to permit the construction of buildings containing non-profit dwelling units, a day nursery, professional offices and commercial purposes. The buildings were never constructed. The By-laws would be rescinded with any new development approvals for the site.

By-law 130-74 is another site-specific by-law which affects and is affected by the proposed development of the subject lands. The By-law regulates certain development matters of the building known as the Dundee Tower located at 2 St Clair Avenue East.

Regulated matters include, parking, pedestrian and vehicular access above and below grade and access corridors to the Yonge-St. Clair subway station. While this building is not part of the site its parking and access will be affected by the proposed development. This By-law will likely require to be amended or rescinded.

Reasons for the Application

Density

The proposed development would exceed the blended density of approximately 2.4x the lot area as permitted by the three different zoning classifications that apply to the site under By-law 438-86. The proposed density is 7.34 times the lot area.

The site is also split designated under the Yonge-St Clair Part II Plan as High Density Mixed Commercial-Residential Area 'B', Medium Density Mixed Commercial-Residential Area and High Density Residential Area. The Part II Plan refers back to the former City of Toronto Official Plan which attaches maximum densities of 7.8, 4.0, and 2.0 times the lot area respectively to each of those designations. The blended density permission under the Part II Plan would be approximately 3.1 times the lot area. The proposed development would require an amendment to the Part II Plan to exceed the permitted density.

Height

The proposed mixed commercial-residential building at 14-storeys (54 metres) and the two residential condominiums at 39-storeys and 32-storeys (126.8 and 114.8 metres respectively) would not comply with the height permissions of the various zoning classifications which regulate the site.

The mixed use building is proposed to be built across a zoning line that permits a height of 57 metres on one side and 30 metres on the other. The 39-storey condominium would be constructed across a zoning line that permits heights of 30 metres and 13 metres. The proposed 32-storey condominium would be built entirely within a zoning classification that permits a maximum height of 13 metres.

Angular Plane

The proposed mixed use building fronting onto Yonge Street would not comply with the By-law requirement that it be within a 60 degree angular plane which is projected over the lot from an elevation of 28 metres above the street line for the south 14.18 metres of the mixed-use building fronting onto Yonge Street (By-law 438-86, Section 12(2) 260).

The plans do not clearly indicate the maximum overall height of the proposed retail stand alone building. Its compliance with the requirement to be within a 44 degree angular plane projected over the lot from an elevation of 13 metres over the street line for the north 30.24 metres of that building cannot be ascertained (By-law 438-86, Section 12(2) 260). More information on the height of that building will be required.

Parking

By-law 438-86 requires a minimum of 530 parking spaces for the residents of the proposed development. The applicant has proposed 403 parking spaces. The applicant is proposing no visitor spaces and that visitors to the residents of the building(s) would use the TPA commercial parking which would be on levels 1 and 2 of the underground garage.

Other

Numerous additional areas of non-compliance are expected to be identified by Buildings staff due to the multiple split zoning of the site and to the nature of the proposal as having separate buildings above grade which are joined as a single building below grade at the parking garage. Additional information from the applicant will be required to complete the zoning review.

COMMENTS

Issues to be Resolved

Height, Massing and Density

The height, massing and density of the proposed development are currently under review. The review will determine whether, a total residential and non-residential site density of 7.34 times the lot area, 530 residential units, building heights of up to 126.8 metres and whether the proposed landscape open space would result in a development that would be compatible with the existing surrounding land uses. The plans and drawings need to show that the building(s) have been located and massed to provide a transition between areas of different development intensity and scale through providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale neighbourhoods.

Light, Overlook and Privacy

Tall buildings cast long shadows depending on the time of year. However, shadows cast by tall, slender buildings travel comparatively quickly across buildings and landscaped areas in their shadow path. The applicant will be required to demonstrate (through submission of a shadow study) how the siting and massing of their proposed building(s) will adequately limit shadow impacts on properties in lower scale neighbourhoods and on pedestrian oriented areas of retail streets, parks and other open spaces during the spring and fall equinoxes.

The proposed development should not cause undue privacy impacts resulting from overlook from tall buildings. Light, overlook and privacy impacts of building on building within the proposed development will need to be assessed.

Wind

The applicant will be required to submit a wind study to ensure that the proposed building(s) are located and massed in a manner so as to maintain comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces. The applicant will co-ordinate sensor locations on and off-site with City staff.

Access and Parking

The proposed development includes access points to the underground garage from Alvin Avenue (approximately at the same location as the existing TPA driveway) and from Heath Street. In addition, an improved loading ramp would be reconstructed at the south end of the site adjacent to the rear of the office tower at 22 St Clair Avenue and a new mid-block driveway access to the loading spaces for the northerly tower is proposed.

The applicant will provide a parking and traffic impact study in support of the project. Staff will review the study to determine whether the proposed 403 parking spaces for the residents of the development with visitor spaces to be provided in the TPA portion of the underground garage will be sufficient. Staff will also review the study to determine whether the proposed vehicular access and egress points will work well with the normal vehicular and pedestrian circulation in the neighbourhood.

Transit (subway) connections will be important to the success of this development.

Intensification of Land Adjacent to Neighbourhoods

Where significant intensification of land adjacent to a Neighbourhood is proposed, Council may determine that an area-specific by-law will be created in consultation with the local community following an area based study (Official Plan Section 2.3.1.3). Staff are recommending that this applicant submit an Area Based Study to be used in the City's evaluation of the proposal. Staff will provide the study terms of reference.

Amenity Space

The applicant is proposing to provide the greatest proportion of the required indoor amenity space for the residential and mixed use buildings in the 14-storey mixed use building on Yonge Street. The proposed allocation of indoor amenity space throughout the residential buildings of the development will be subject of evaluation.

Section 37

The Official Plan contains policies pertaining to the exchange of public benefits for increased height and density for new developments pursuant to Section 37 of the Planning Act. The applicant has been made aware that the City intends to apply the Section 37 policies of the Planning Act to this proposal. Details of a Section 37 agreement between the applicant and the City will be worked out if the project is to be recommended for approval.

Further Information Required of the Applicant

Parking and Traffic Impact Study
Shadow Analysis
Pedestrian Level View Analysis

Wind Study
Arborist Report
Area Based Study (requirement of significant intensification of lands adjacent to Neighbourhoods)
Additional zoning information as requested by Buildings staff

Other Issues

Additional issues may be identified through the review of the application, agency comments and the community consultation process. An initial public consultation meeting has been held in advance of this preliminary report being written. The approximately 140 residents in attendance at that meeting were concerned with many of the issues listed above including, height, density, traffic and parking. A working committee has been struck and will meet with the developer, City staff and the local Ward Councillor in an attempt to resolve these issues and to best integrate the proposed development into the existing neighbourhood.

CONTACT

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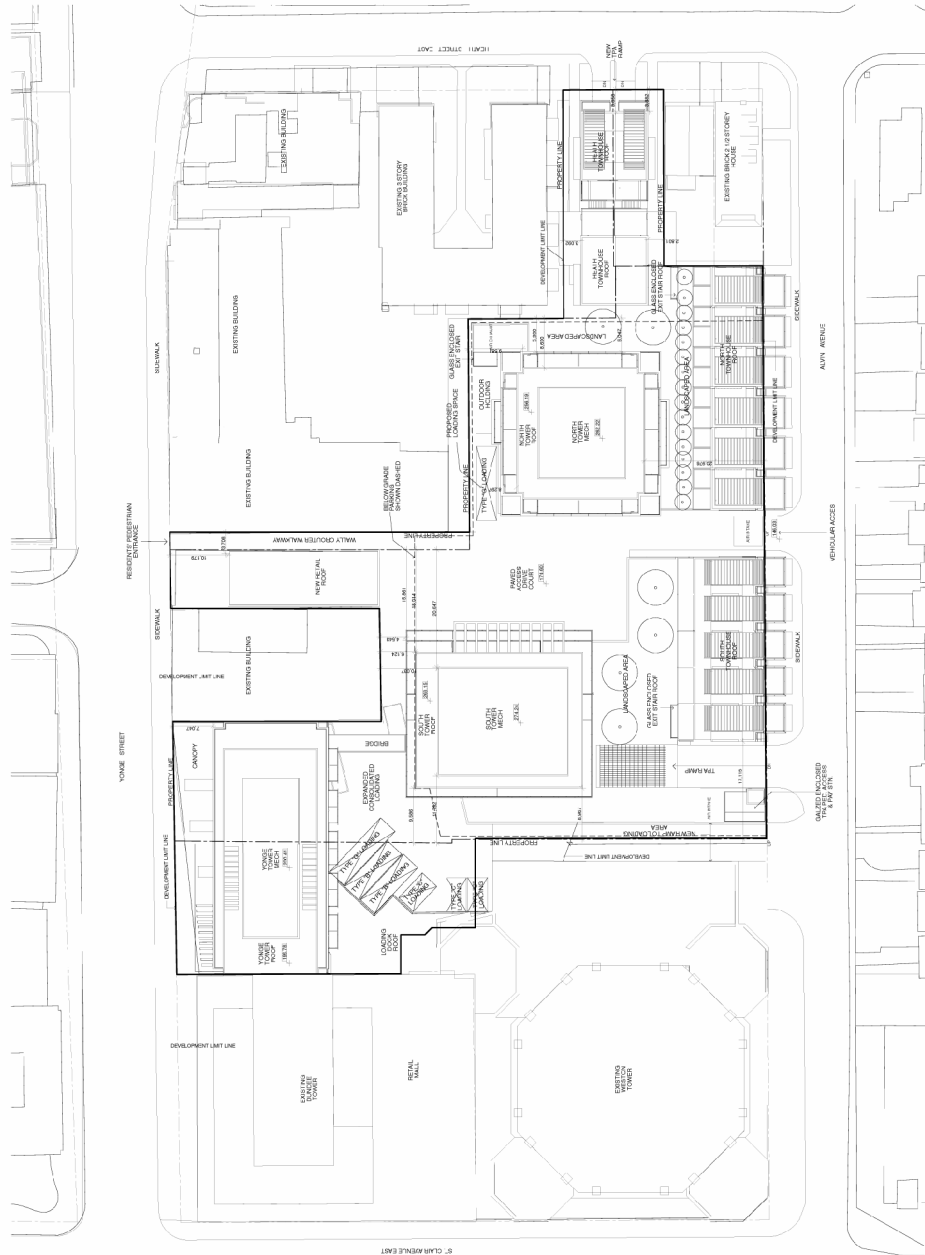
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Gary Wright, Director
Community Planning, Toronto and East York District
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ATTACHMENTS

Attachment 1: Site Plan/Subdivision Plan
Attachment 2: Alvin Avenue Elevation
Attachment 3: Yonge Street Elevation
Attachment 4: Heath Street East Elevation
Attachment 5: Zoning
Attachment 6: Official Plan
Attachment 7: Official Plan – Part II
Attachment 8: Application Data Sheet

Attachment 1: Site Plan



Site Plan

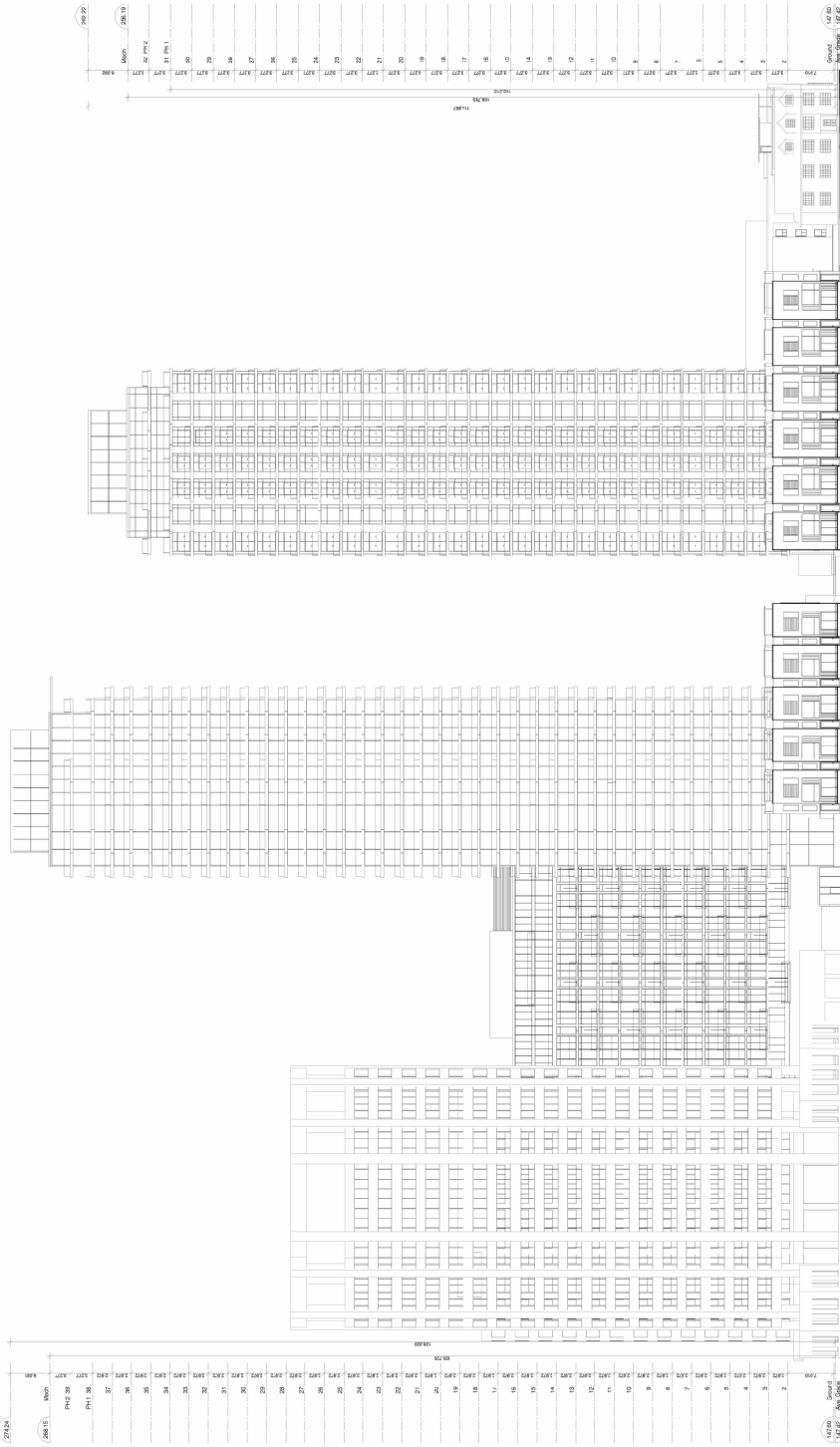
1481, 1491, 1501 Yonge Street, 25-27 Heath Street East
& 30 Alvin Avenue

Applicant's Submitted Drawing

Not to Scale 

File # 06_199698

Attachment 2: Elevations



Alvin Avenue Elevation

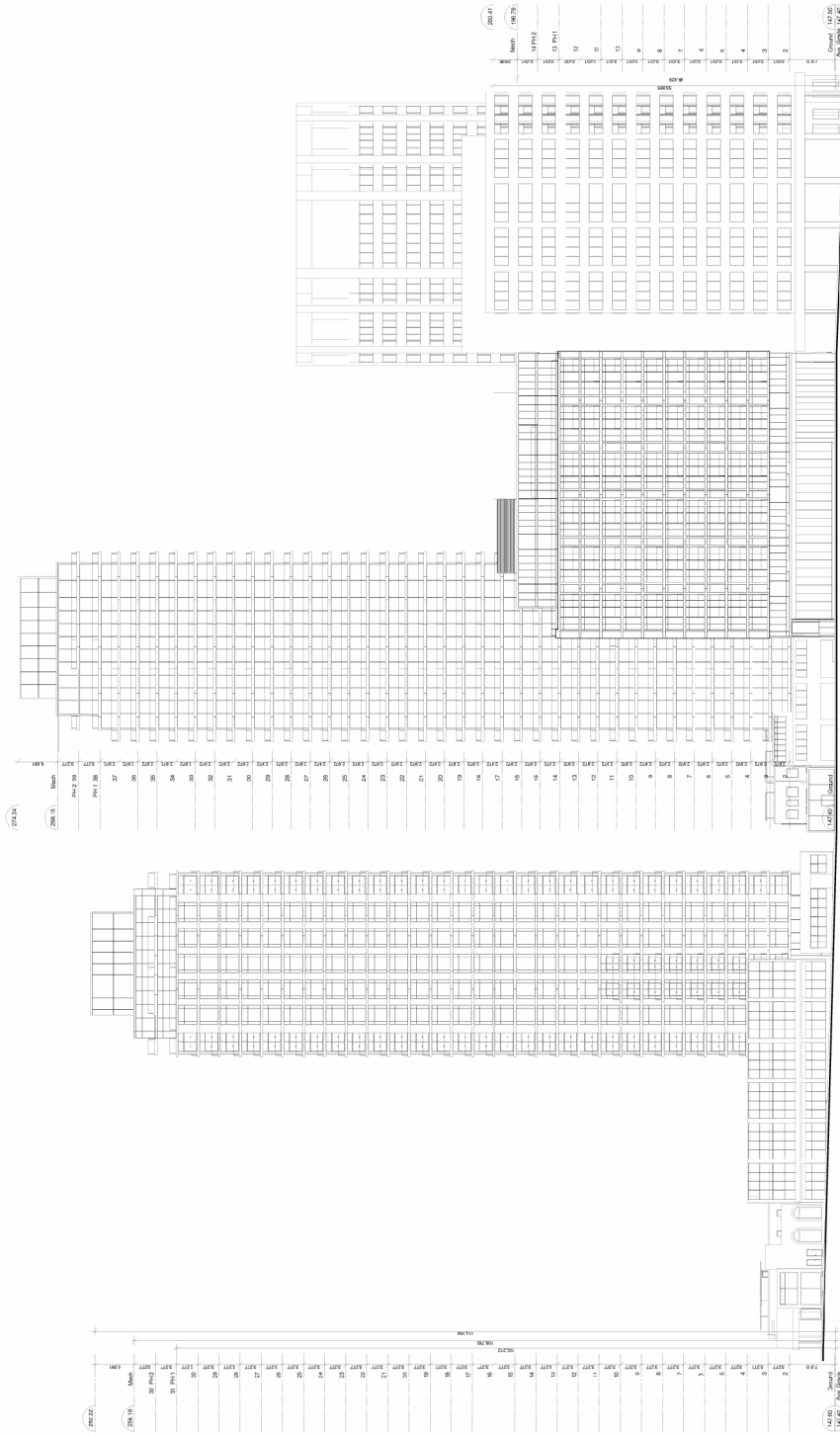
Elevations
1481, 1491, 1501 Yonge Street, 25-27 Heath Street East
& 30 Alvin Avenue

Applicant's Submitted Drawing

Not to Scale
 02/23/07

File # 06_199698

Attachment 3: Elevations



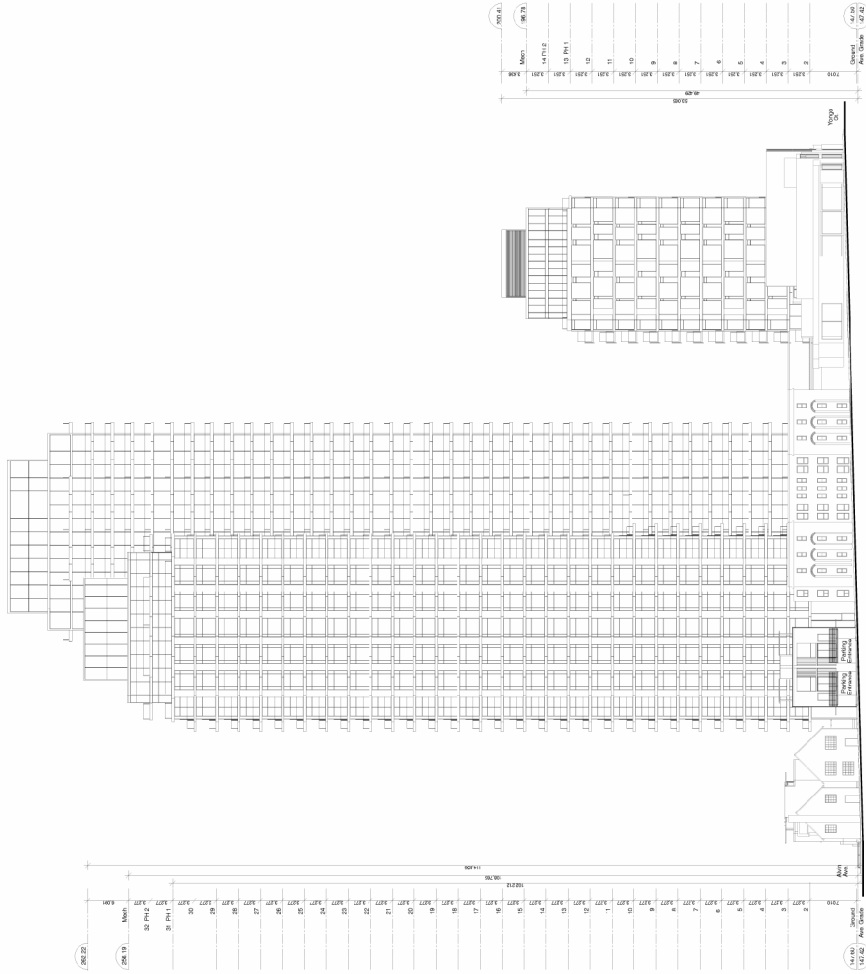
Yonge Street Elevation

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 02/23/07

1481, 1491, 1501 Yonge Street, 25-27 Heath Street East & 30 Alvin Avenue

File # 06 199698

Attachment 4: Elevations

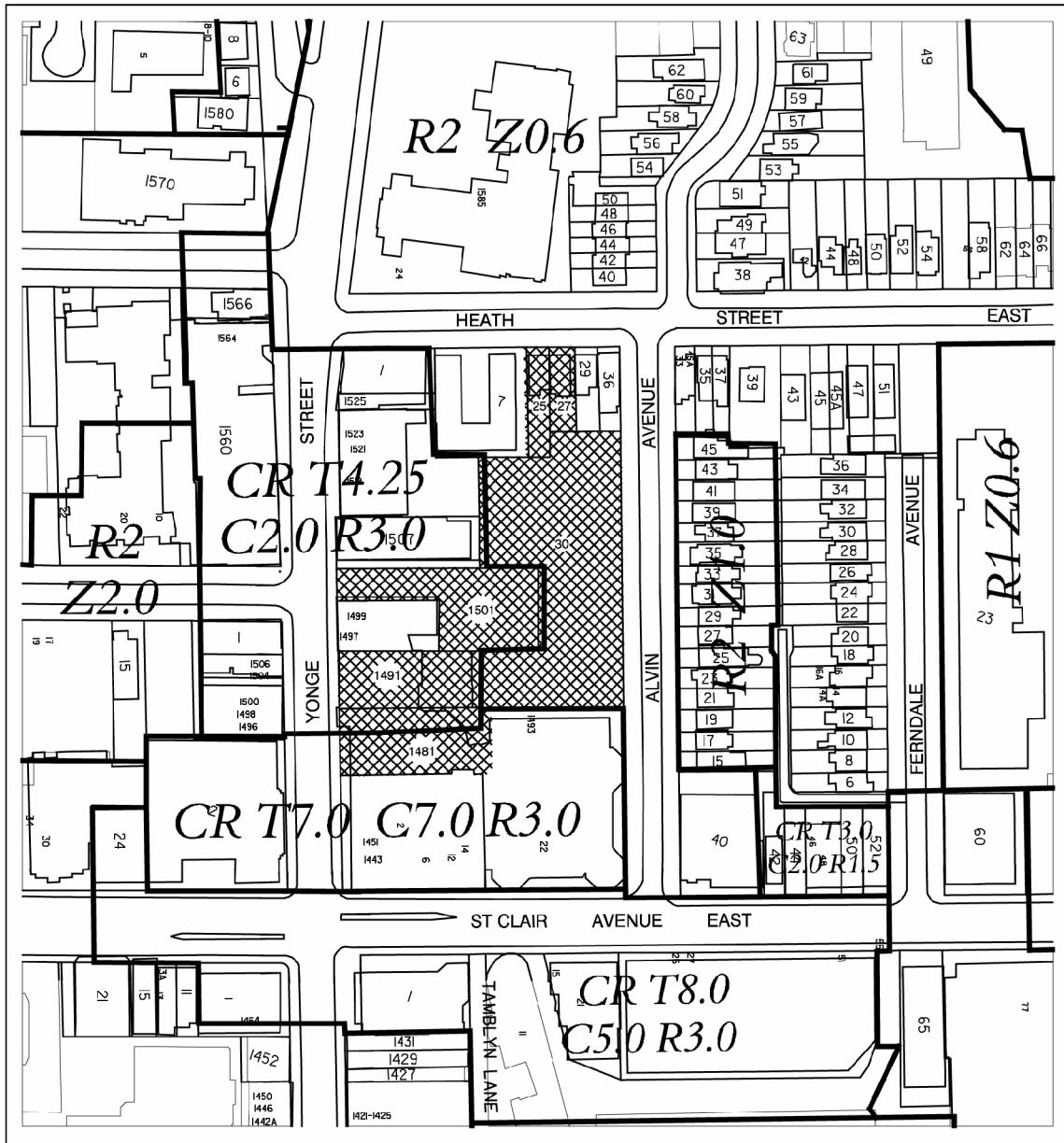


Hheath Street East Elevation

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 02/23/07

1481, 1491, 1501 Yonge Street, 25-27 Heath Street East & 30 Alvin Avenue
 File # 06_199698

Attachment 5: Zoning



TORONTO City Planning Division
Zoning

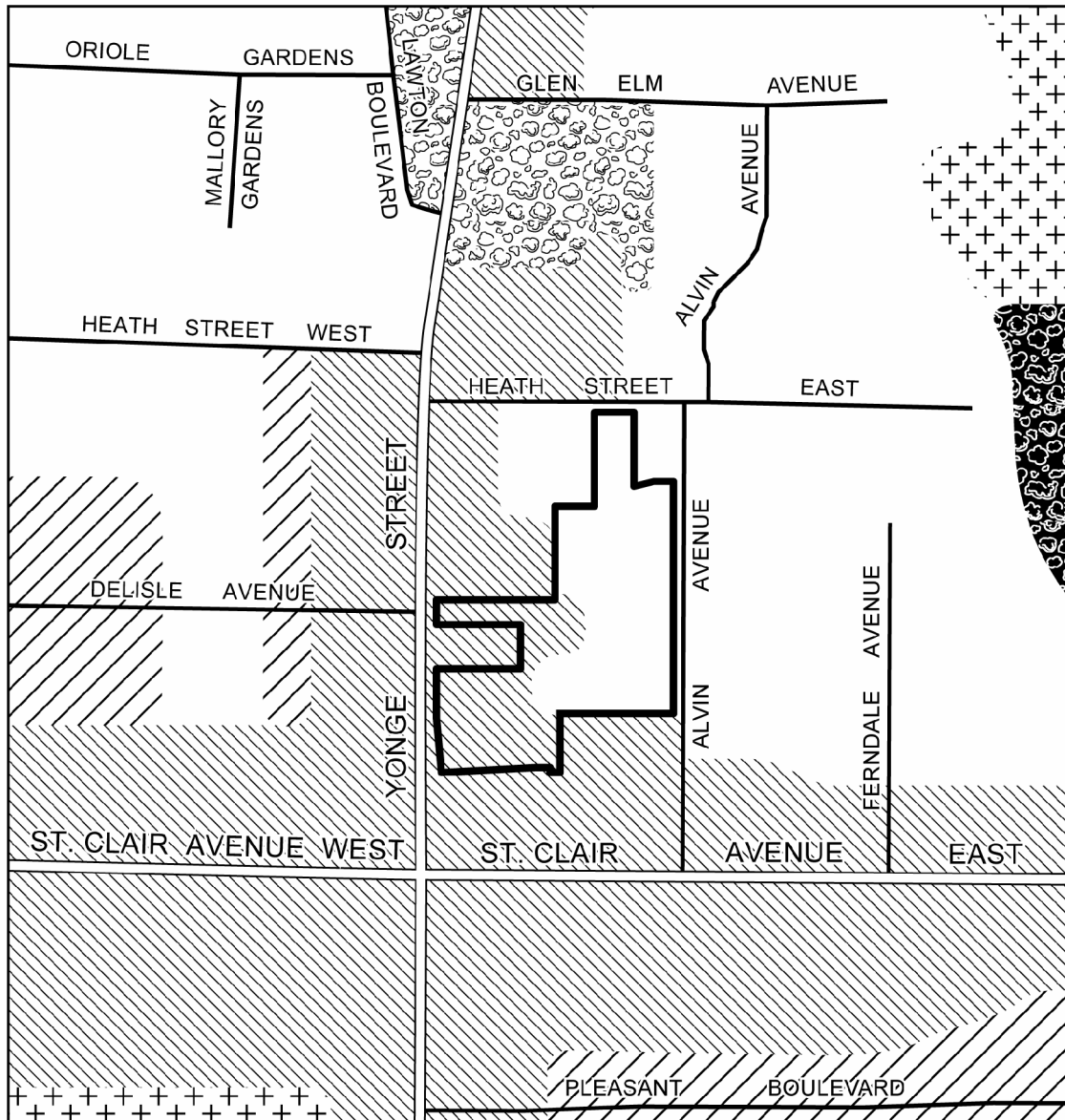
1481, 1491 & 1501 Yonge St,
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 File # 06_199698

- R1 Residential District
- R2 Residential District
- CR Mixed-Use District



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 Zoning By-law 438-86 as amended
 Extracted 02/08/07 - DR

Attachment 6: Official Plan



TORONTO City Planning Division
Official Plan

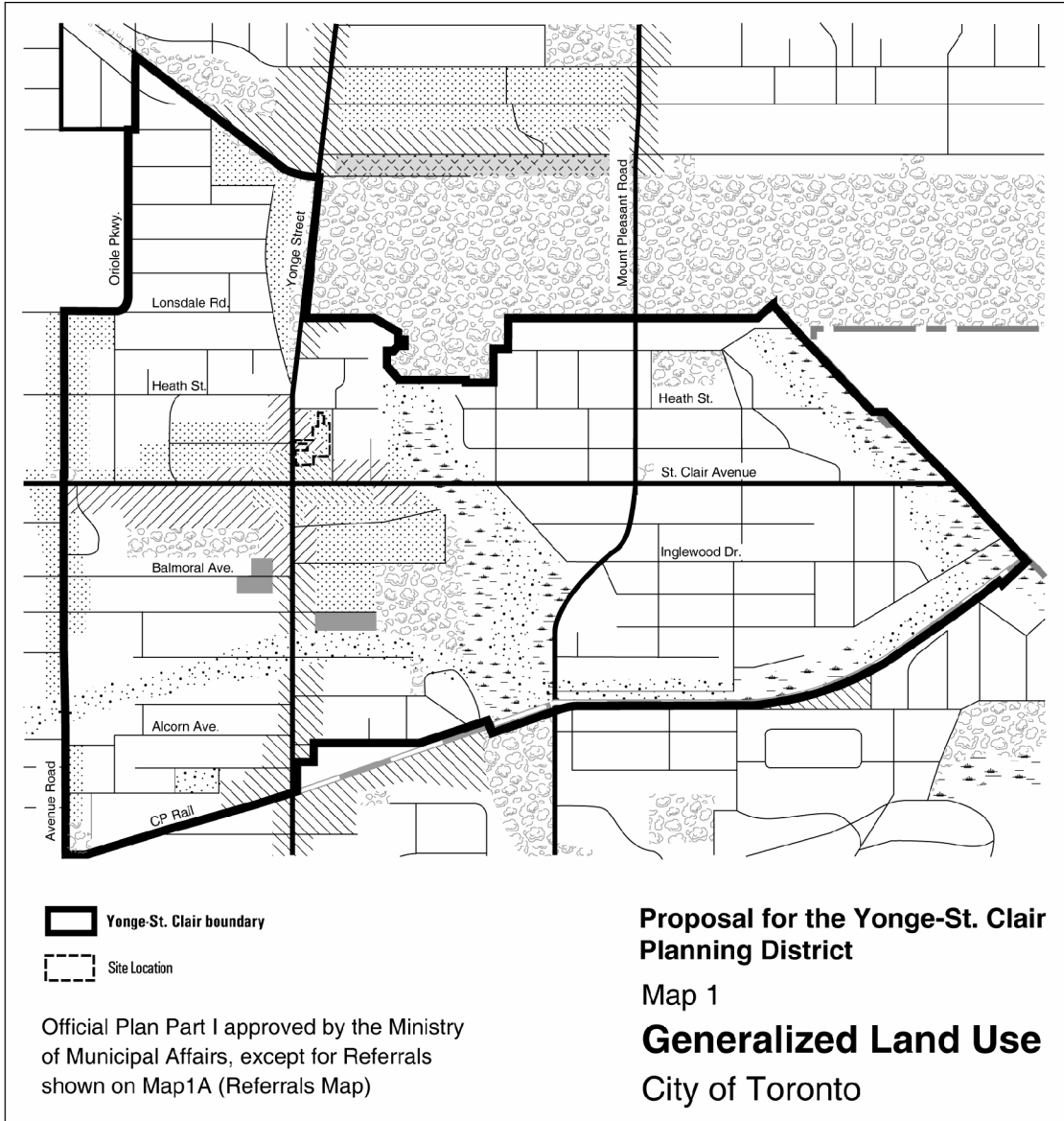
**1481, 1491, 1501 Yonge Street, 25-27 Heath Street East
 & 30 Alvin Avenue**

File # 06_199698

- | | |
|--|--|
|  Site Location |  Natural Areas |
|  Neighbourhoods |  Parks |
|  Apartment Neighbourhoods |  Other Open Space Areas |
|  Mixed Use Areas | |


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Attachment 7: Official Plan – Part 2



TORONTO City Planning Division
Official Plan

**1481,1491 & 1501 Yonge St,
 25 & 27 Heath St East & 30 Alvin Ave**

File # 06_199698

Low Density Residence Areas	Low Density Mixed Commercial-Residential Areas	High Density Mixed Commercial-Residential Areas 'B'
Medium Density Residence Areas	Medium Density Mixed Commercial-Residential Areas	Open Space
High Density Residence Areas	High Density Mixed Commercial-Residential Areas 'A'	Natural Areas
		Environmentally Significant Areas

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 02/23/07

Attachment 8: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	06 199698 STE 22 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 22, 2006

Municipal Address: 1501 YONGE ST, TORONTO ON

Location Description: PL 277 PT LT26 **GRID S2208

Project Description: Mixed use development including one 39-storey residential tower, one 32-storey residential tower, a fourteen-storey mixed use building and street townhouses on the north and east side, including 530 dwelling units and five levels of underground garage including public parking operated by the Toronto Parkig Authority

Applicant:	Agent:	Architect:	Owner:
MCCARTHY TETRAULT		ARCHITECT'S ALLIANCE	2019916 ONTARIO LIMITED

PLANNING CONTROLS

Official Plan Designation:	Site Specific Provision:	130-74, 366-76, 272-77	
Zoning:	CR T4.25 C2.0 R3.0, R2 Z0.6	Historical Status:	
Height Limit (m):	30, 13	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	8839.25	Height:	Storeys:	39
Frontage (m):	17.67		Metres:	127
Depth (m):	150			
Total Ground Floor Area (sq. m):	5830			Total
Total Residential GFA (sq. m):	63010		Parking Spaces:	612
Total Non-Residential GFA (sq. m):	1907		Loading Docks	7
Total GFA (sq. m):	64917			
Lot Coverage Ratio (%):	66			
Floor Space Index:	7.34			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	63010
Bachelor:	0	Retail GFA (sq. m):	1907
1 Bedroom:	218	Office GFA (sq. m):	0
2 Bedroom:	285	Industrial GFA (sq. m):	0
3 + Bedroom:	27	Institutional/Other GFA (sq. m):	0
Total Units:	530		

CONTACT:	PLANNER NAME:	Raymond David, Manager
	TELEPHONE:	(416) 392-7188