

**4050 Yonge Street - OPA and Rezoning Application -
Preliminary Report**

Date:	May 31, 2010
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	10 167159 NNY 16 OZ

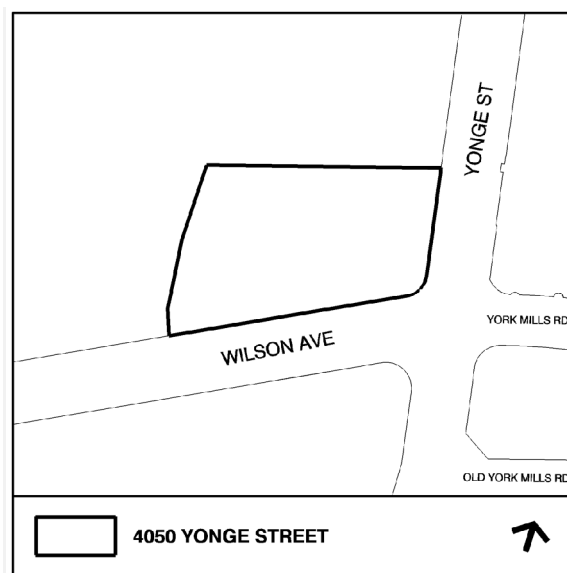
SUMMARY

This application was made on April 30, 2010 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act*, 2006.

Build Toronto is proposing to develop the subject site with an 8-storey mixed use building with a total height of 43 metres (141 feet). The development would have a total gross floor area of 46,380 square metres (500,000 square feet) of which 41,873 square metres (450,730 square feet) would be for office use and the remaining gross floor area would be for retail, restaurant and museum uses. There would be 231 vehicular parking spaces provided within 2 levels of below grade parking with access from Wilson Avenue.

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

A statutory public meeting is targeted for the 1st or 2nd quarter 2011. The target date assumes that the applicant will provide all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 4050 Yonge Street in consultation with the Ward Councillors.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was not held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

Build Toronto is proposing to develop the subject site with an 8-storey mixed use building with various roof heights ranging from 30 metres (98 feet) along Wilson Avenue to the tallest portion of the building being the solar chimney with a height of 43 metres (141 feet) along Yonge Street (see Attachment #3). The purpose of the solar chimney is to provide fresh air to occupants and reduce energy used for heating and ventilation. Also proposed is a green roof on the 7th and 8th floors and an atrium incorporated into the centre of the building to provide natural light.

The development would have a total gross floor area of 46,380 square metres (500,000 square feet) of which 41,873 square metres (450,730 square feet) would be for office use, 2,025 square metres (21,800 square feet) for retail and restaurant uses, and the remaining 2,482 square metres (26,700 square feet) for a museum. Levels 1, 2 and the mezzanine would contain a mix of uses while offices would be the sole use on levels 3-8.

There would be a total of 231 parking spaces provided within a 2 level below grade parking garage and 2 loading spaces accessed from Wilson Avenue along the south end of the property. The development would include a total of 120 bicycle parking spaces distributed between P1 (58 spaces), P2 (55 spaces) and at grade (7 spaces). The existing underground connection to the York Mills Subway Station would be maintained and accessible from within the proposed building. The floor space index for this project

would be approximately 3.6 times the total area of the site and an F.S.I of 5.6 times the area of the site when excluding the ravine lands beyond the 10 metre top-of-bank.

For further project information please refer to the Application Data Sheet found as Attachment 6 to this report.

Site and Surrounding Area

The property is approximately 13,000 square metres (140,000 square feet) in size and located at the northwest corner of Yonge Street and Wilson Avenue having street frontages of approximately 75 metres (246 feet) and 154 metres (505 feet) respectively. The property is currently used as a 260 space surface commuter parking lot and includes a TTC entrance building providing access to an underground tunnel connecting the west side of Yonge Street to the York Mills subway station and the York Mills GO Transit bus terminal on the east side of Yonge Street.

Land uses surrounding the subject site are as follows:

North: Immediately north of the site is a natural area portion of the Don Valley Golf Course and includes its service yard. North of this is the Yonge Corporate Centre, a collection of 3 office buildings.

South: South of the site across Wilson Avenue is York Mills Valley Park a continuation of the natural area from the north. Further south at the top of the slope sits the “Four Thousand” an 8-storey residential condominium building. Directly south east of the site is a Shell Gas Station and east of that is a 9-storey residential condominium building.

West: The Don Valley Golf Course and Don Valley River West Branch and natural area.

East: The York Mills Centre is located directly east of the site across Yonge Street which includes a multi-building office and retail complex.

The intersection at Yonge Street is the boundary between York Mills Road (east of Yonge Street) and Wilson Avenue (west of Yonge Street). The intersection is situated in a valley sloping down from Highway 401 towards Wilson Avenue and York Mills Road.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. City Council’s planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe 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, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject property is located within a *Mixed Use Areas* designation within the Official Plan (Attachment #4). *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Development criteria in *Mixed Use Areas* includes: creating 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 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; and take advantage of nearby transit services.

Official Plan Site and Area Specific Policies #90 applies to the subject property. This policy specifies that a maximum density of 2.0 times the lot area is permitted. It also includes a maximum building height, inclusive of superstructures, pipes and chimneys, of 163 metres (535 feet) above sea level, provided that the building height does not obstruct sight lines across the valley, from top-of-bank to top-of-bank.

The property is also located within the Natural Heritage System as identified on Map 9 of the Official Plan. Development is generally not permitted in the natural heritage system except where the underlying land use designation provides for development in or near the natural heritage system, development will: recognize natural heritage values and potential impacts on the natural ecosystem as much as is reasonable in the context of other objectives for the area; and minimize adverse impacts and when possible, restore and enhance the natural heritage system. All proposed development in or near the natural heritage system will be evaluated to assess the development's impacts on the natural heritage system and identify measures to mitigate negative impacts on and/or improve the natural heritage system.

Other relevant policies to be referred to during the review of this development proposal include those in the "Public Realm", "Built Form", "Parks And Open Spaces" and "The Natural Environment" sections of the Plan.

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

Zoning

The subject property is zoned both Open Space Zone (O1) and Multiple-Family Dwellings Second Density Zone (RM2) in the former City of North York Zoning By-law No. 7625, as shown on Attachment #5. A mix of residential dwelling types are permitted

within the RM2 zone and a variety of open space and recreational uses are permitted within the O1 zone.

Site Plan Control

An application for Site Plan Control Approval will be required but has not been submitted at this time.

Ravine Control & Tree Preservation

The property is located within the Ravine and Natural Feature Protection By-law area and is subject to the Private Tree By-law. The property abuts the Don Valley River West Branch and there are a number of trees that exist on or near the property. The application along with supporting materials has been sent for review to City Urban Forestry, Toronto & Region Conservation Authority and the City's Policy and Research (Natural Heritage) Division.

Reasons for the Application

The Official Plan's *Mixed Use Areas* designation permits the proposed uses as contemplated by the application. The Official Plan amendment is required in order to permit the development at the density and height being proposed, which exceeds that in the site and area specific policy.

An amendment to the Zoning By-law is required to permit the proposed mixed use development, as well as to establish appropriate performance standards to facilitate the proposal including: minimum setbacks, maximum coverage, maximum height(s), parking ratios, and landscaping requirements.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale, dated April 2010,
- Functional Servicing and Stormwater Management Report, dated April 2010,
- Traffic Impact Study, dated April 2010,
- Tree Inventory and Preservation Plan, dated April 28, 2010,
- Ravine Stewardship Plan, dated May 6, 2010,
- Sun/Shadow Study, dated April 2010,
- Pedestrian Wind Assessment, dated April 29, 2010,
- Natural Heritage Impact Study, dated April 29, 2010,
- Stage 1 Archaeological Resource Assessment, dated April 2010,
- Accessibility Strategy for Accommodating Persons with Disabilities, April 30, 2010,
- Architectural Drawings, Landscape Drawings, Site Survey, all dated April 2010,
- Geotechnical and Environmental Investigations report, dated May 6, 2010,
- Phase II Environmental Site Assessment, dated April 12, 2010.

A Notification of Complete Application was issued on May 10, 2010.

Issues to be Resolved

On a preliminary basis, the following issues have been identified:

- The appropriateness of the proposed increase in height and density;
- The appropriateness of the proposal's scale and massing in terms of the built form arrangement on the site, and compatibility and interface with existing buildings and surrounding context;
- Potential impacts on adjacent properties, public streets and open space, including shadow, wind and sky views;
- Review of Toronto and Region Conservation Authority environmental issues related to such matters as: the placement or removal of fill, alteration to grade, top of bank, slope stability and vegetation;
- Impact of the proposed development on the ravine and natural heritage system;
- Review of the parking supply, loading/unloading areas and site access/circulation; and
- The applicability of Section 37 of the *Planning Act* to secure appropriate community benefits should the application be recommended for approval.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

CONTACT

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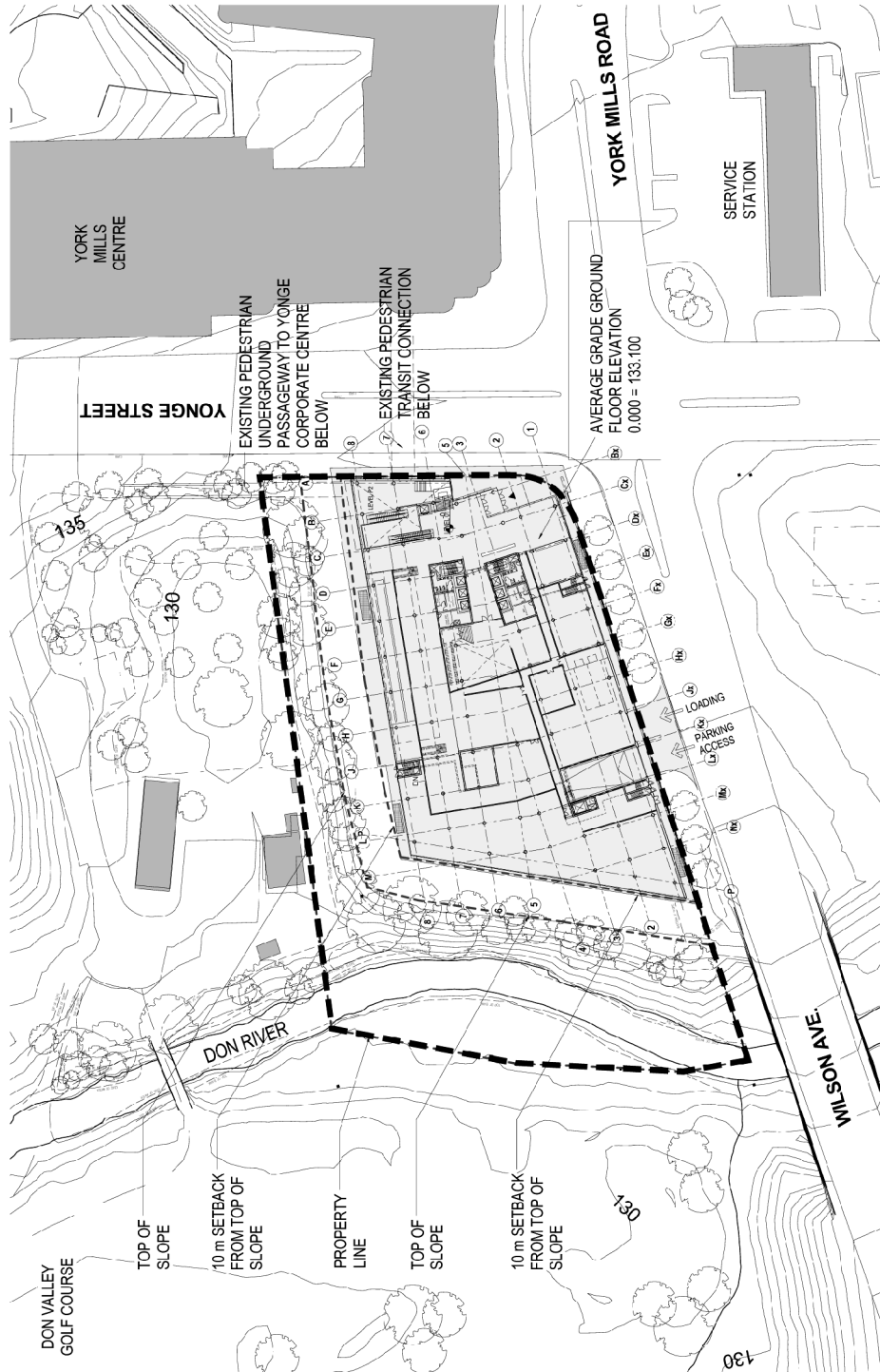
SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1:	Site Plan for 4050 Yonge Street
Attachment 2A:	North and South Elevations
Attachment 2B:	East and West Elevations
Attachment 3:	Roof Heights
Attachment 4:	Official Plan
Attachment 5:	Zoning
Attachment 6:	Application Data Sheet

Attachment 1: Site Plan



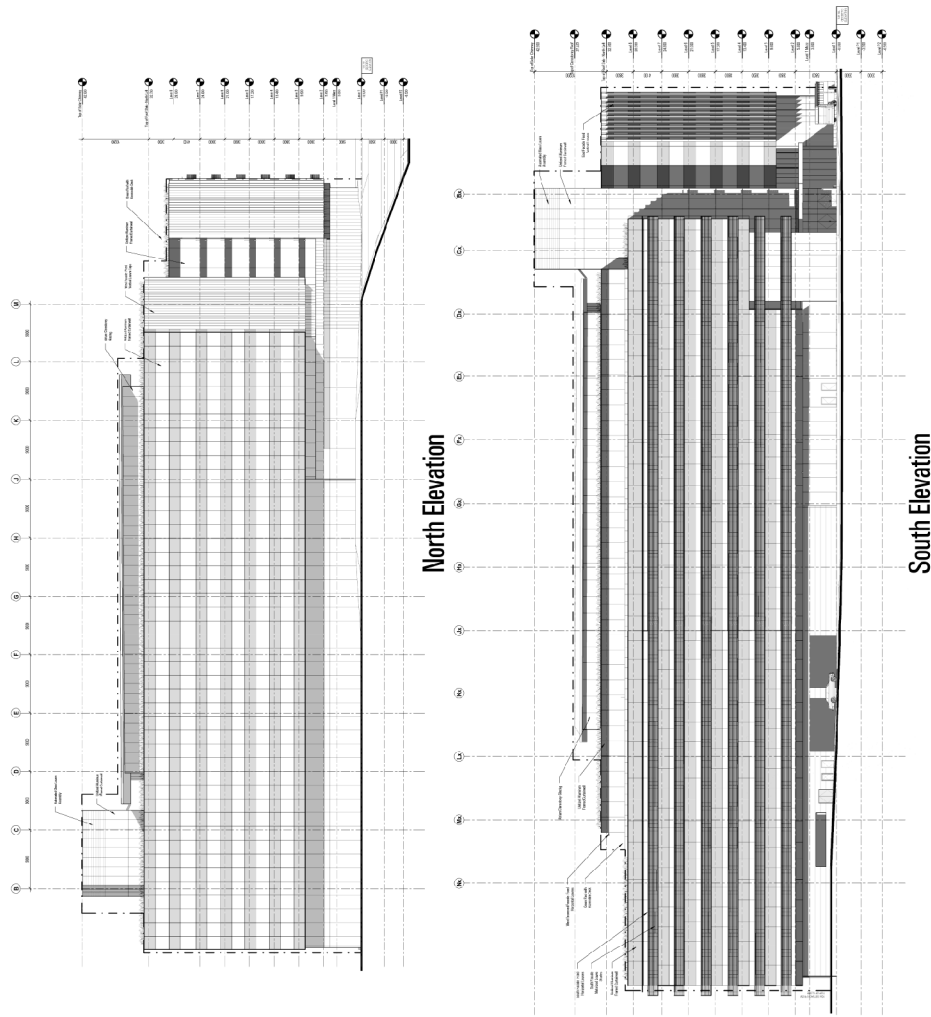
4050 Yonge Street

Site Plan
Applicant's Submitted Drawing

File # 10_167159

Not to Scale
05/12/2010

Attachment 2A: North & South Elevations



Elevations

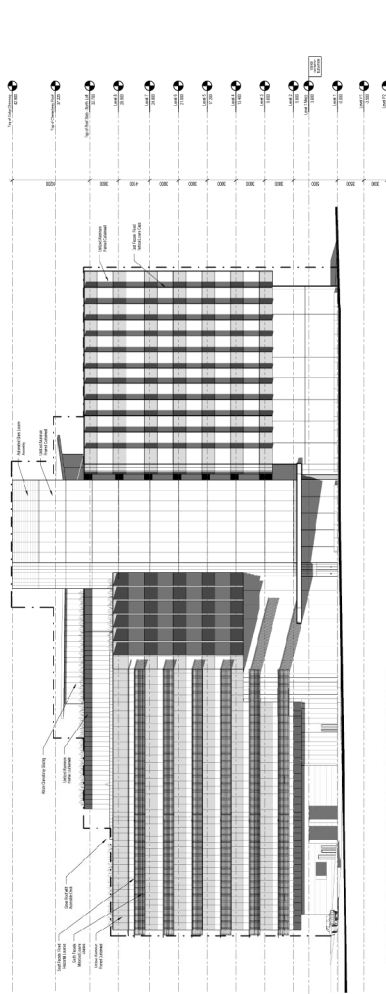
Applicant's Submitted Drawing

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05/12/2010

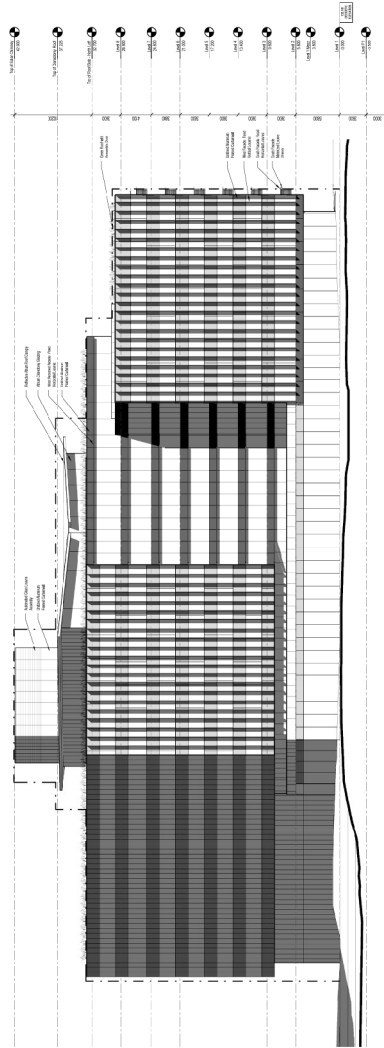
4050 Yonge Street

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Attachment 2B: East & West Elevations



East Elevation



West Elevation

Elevations

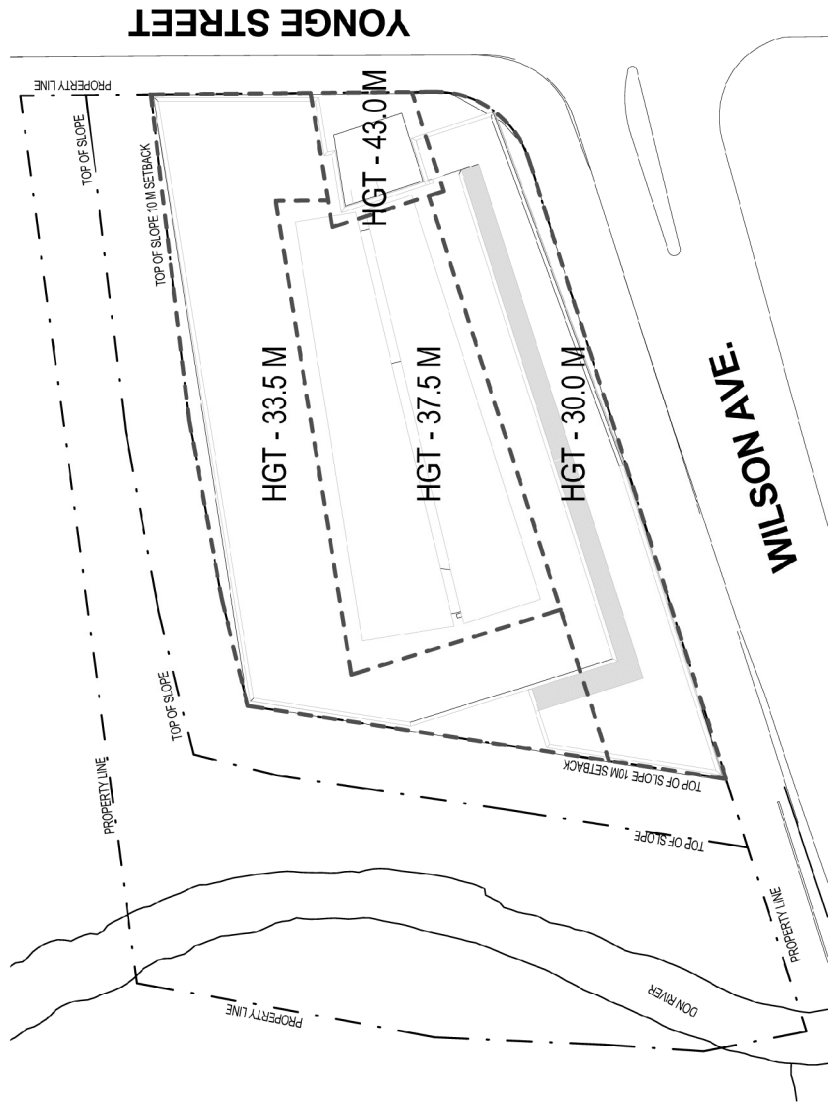
Applicant's Submitted Drawing

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4050 Yonge Street

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Attachment 3: Roof Heights



4050 Yonge Street

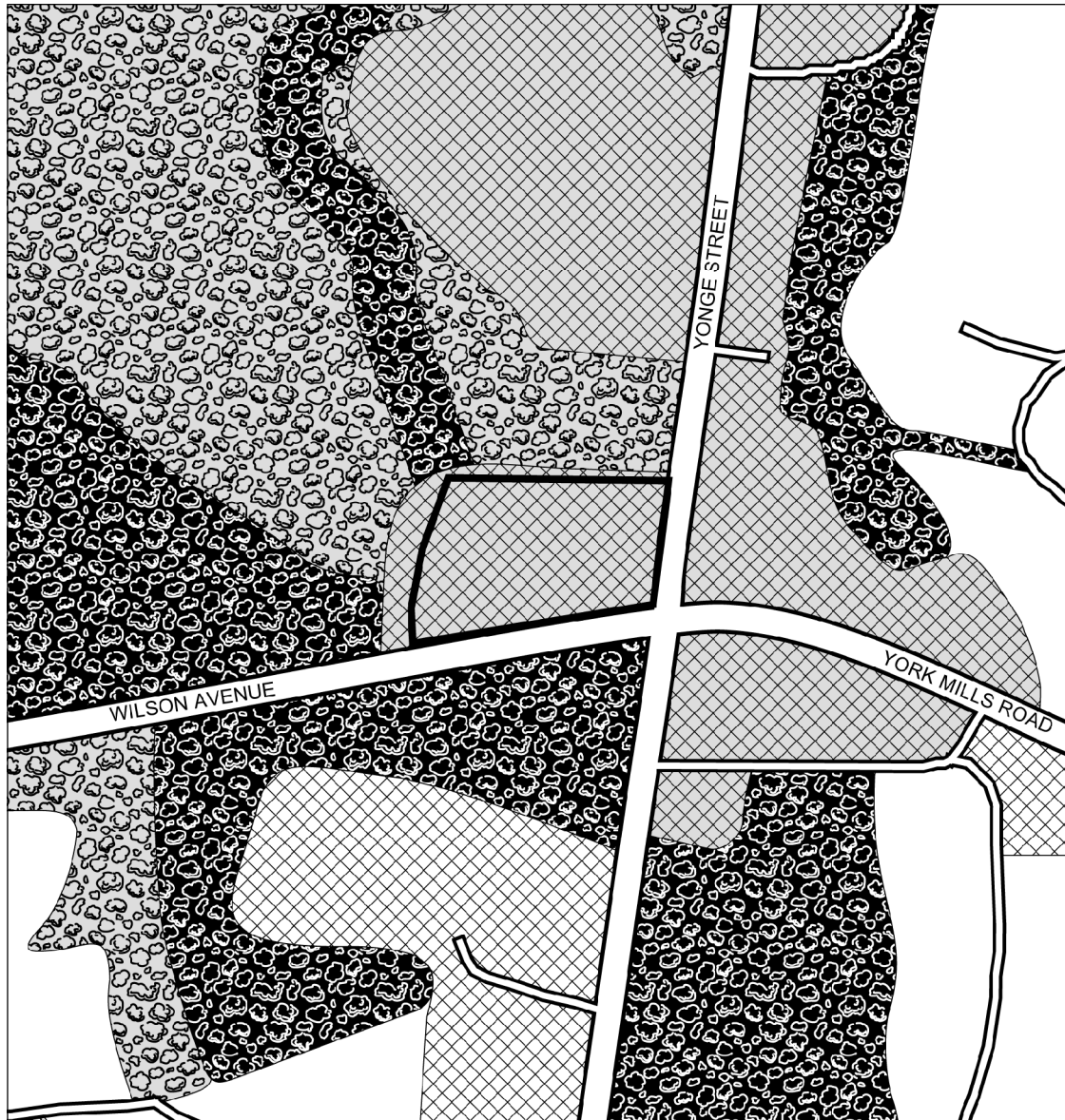
Roof Heights

Applicant's Submitted Drawing

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



Attachment 4: Official Plan



Toronto City Planning
Official Plan

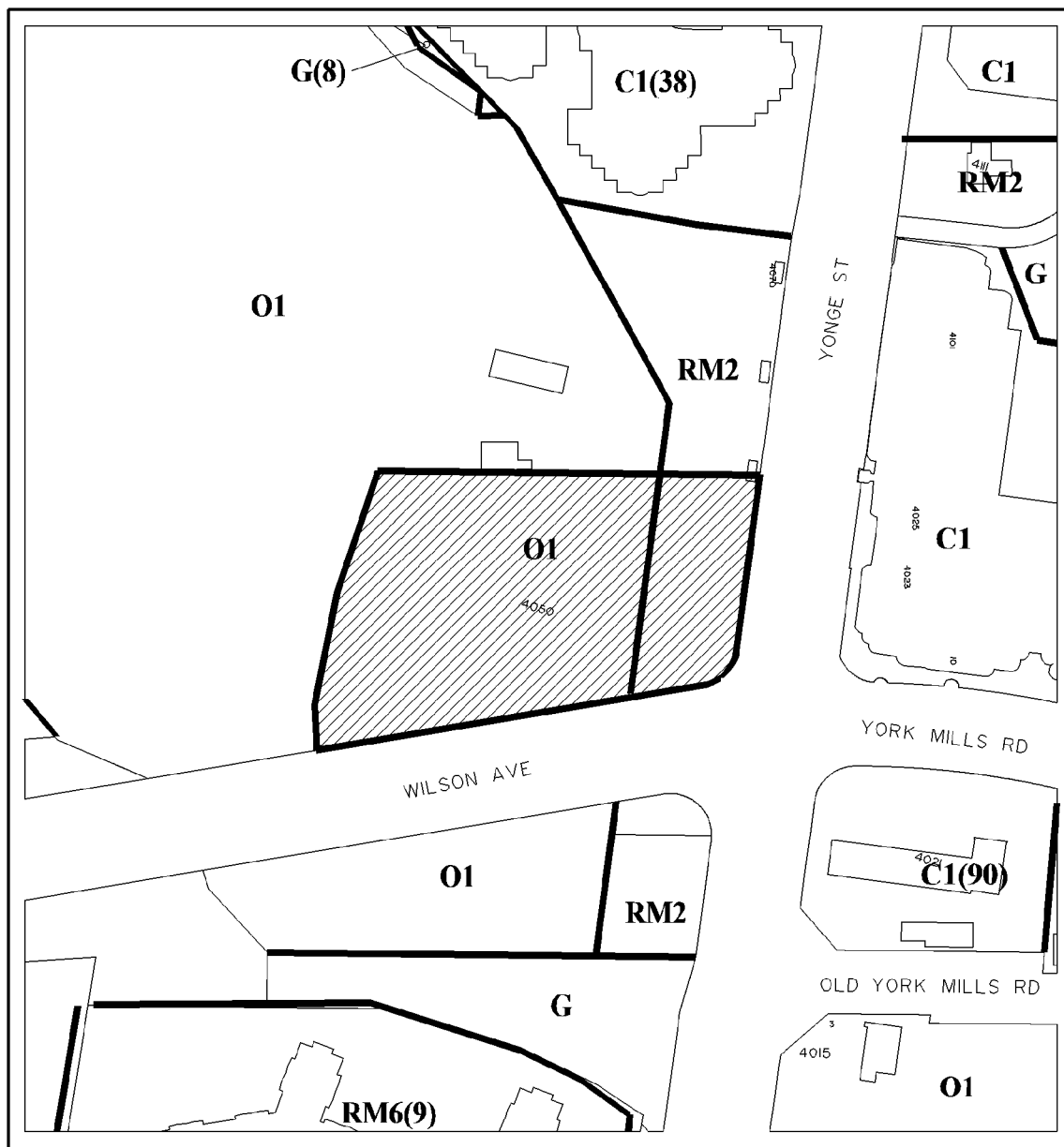
4050 Yonge Street

File # 10_167159

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

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05/12/2010

Attachment 5: Zoning



Toronto City Planning
Zoning

4050 Yonge Street
File # 10_167159

RM2 Multiple-Family Dwellings Second Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
G Greenbelt Zone
C1 General Commercial Zone
O1 Open Space Zone

↑
Not to Scale
Zoning By-law 7625
Extracted 05/12/2010

Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	10 167159 NNY 16 OZ
Details	OPA & Rezoning, Standard	Application Date:	April 30, 2010
Municipal Address:	4050 YONGE ST		
Location Description:	CON 1 WYS PT LOT 11 PLAN 204 PT LOTS 98 TO 104 RP 66R22242 PARTS 1 TO 4 **GRID N1602		
Project Description:	Build Toronto is proposing to develop the subject site with an 8-storey mixed use building with a total height of 43 metres (141 feet). The development would have a total gross floor area of 46,380 square metres (500,000 square feet) of which 41,873 square metres (450,730 square feet) would be for office use and the remaining gross floor area would be for retail, restaurant and museum uses. There would be 231 vehicular parking spaces provided within 2 levels of below grade parking with access from Wilson Avenue.		

Applicant:	Agent:	Architect:	Owner:
LUIGI LAROCCA			CITY OF TORONTO

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	RM2 and O1	Historical Status:
Height Limit (m):	9.2	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	12986	Height:	Storeys:	8	
Frontage (m):	105.2		Metres:	43	
Depth (m):	50.5				
Total Ground Floor Area (sq. m):	5695				Total
Total Residential GFA (sq. m):	0		Parking Spaces:	231	
Total Non-Residential GFA (sq. m):	46380		Loading Docks	2	
Total GFA (sq. m):	46380				
Lot Coverage Ratio (%):	43.8				
Floor Space Index:	3.57				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	2025	0
1 Bedroom:	0	Office GFA (sq. m):	41873	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	2482	0
Total Units:	0			

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