

**2112 & 2114 Yonge St – Zoning Amendment Application  
- Preliminary Report**

<b>Date:</b>	January 24, 2011
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 22 – St. Paul's
<b>Reference Number:</b>	10 140492 STE 22 OZ

**SUMMARY**

This application is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to demolish two buildings, an auto repair garage at 2114 Yonge Street and a commercial building at 2112 Yonge Street. In their place, the application proposes the construction of a 9-storey, mixed-use building containing approximately 73 residential units on floors 2 through 9 and approximately 509 m<sup>2</sup> of retail at grade fronting onto Yonge Street. The applicant is currently pursuing the purchase of the public lane which abuts the west lot line of the site.

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 community consultation meeting is targeted for early in the new year. A statutory public meeting is targeted by or during the summer of 2011 provided that the applicant provides all required information in a timely manner and provided the issue of the applicant's request to purchase the lane can be resolved within



that time frame.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 2112 and 2114 Yonge Street together with the Ward Councillor.
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 held with the applicant to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant is proposing to demolish an existing automobile repair shop and a 2-storey commercial building and construct a 9-storey, mixed use building containing approximately 73 residential units on 8 floors plus retail at grade facing Yonge Street.

The (pedestrian) residential entrance to the building is proposed to be located on Hillsdale Avenue as is the vehicular access to the site for parking and loading.

The applicant has initiated the process to purchase a portion of the existing public lane which abuts the property on the west side. Due to the orientation of buildings to the south of the site, the configuration of the lane prohibits most through-traffic use of the lane. Staff of the City's Transportation Services Division have completed their review of the proposed purchase of the lane and have determined that its closure and conveyance (to the applicant) is feasible subject to the terms and conditions and approvals required for the lane closure and conveyance process.

For site statistics, refer to the application data sheet found at Attachment 8 to this report.

## Site and Surrounding Area

The site is located on the southwest corner of Yonge Street and Hillsdale Avenue West. It is currently occupied by an automobile service and repair shop and a 2-storey mixed commercial-residential building. The following uses abut the site:

- North            Immediately to the north of the site is the Firestone Automobile Service Centre which is located on the northwest corner of Yonge Street and Hillsdale Avenue. North of the Firestone Centre and filling out the block on the west side of Yonge Street to Berwick Avenue are mixed commercial-residential buildings which are primarily 2 storeys in height. North of Berwick Avenue on both sides of Yonge Street and closer to Eglinton Avenue are taller office buildings ranging to 30 storeys and residential condominiums of up to approximately 50 storeys.
- West             Immediately across the lane from the western edge of the site is an open-cut portion of the TTC's Yonge Street subway line. The Chaplin Estates neighbourhood which is comprised primarily of detached and semi-detached houses is beyond the west side of the TTC open-cut or approximately 40 metres from the site.
- East             To the east and across Yonge Street from the site is a mixed-use zone consisting of 2 to 4-storey mixed commercial-residential buildings. Beyond that is a neighbourhood made up of detached and semi-detached houses and some walk-up apartments.
- South            Two to 4-storey mixed commercial residential buildings on both sides of Yonge Street.

## Provincial Policy Statement and Provincial Plans

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. The site is located just outside (to the south) of the Yonge Eglinton Centre which is an area that is targeted for future growth. Shown as an Urban Growth Centre, it is generally identified in the Province's 'Places to Grow, Growth Plan for the Greater Golden Horseshoe'. The area is specifically defined in the City's 'Yonge-Eglinton Secondary Plan.'

City Council's planning decisions are required to conform, or not conflict, with the Provincial Policy Statement (PPS) and 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 site is designated *Mixed Use Area* under the City of Toronto Official Plan. That designation permits a range of commercial, residential and institutional uses in single use or mixed use buildings.

The Plan provides a list of criteria which are intended to direct the design and orientation of new development proposals within *Mixed Use Areas*. The proposed development will be evaluated with respect to the full list of criteria found in Section 4.5.2 of the Official Plan. The criteria include:

- create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets 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, particularly towards lower scale *Neighbourhoods*;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- 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 an attractive, comfortable and safe pedestrian environment;
- take advantage of nearby transit services;
- provide good site access and circulation and 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 site is also located on a section of Yonge Street that is identified as an 'Avenue' on Map 2 of the Official Plan. Avenues are corridors along major streets generally where reurbanization is anticipated. Avenue Studies are intended to precede major development proposals for redevelopment on these streets. An Avenue Study has not been completed for this section of Yonge Street. However, Section 2.2.3.3(a) of the Official Plan allows that some development may be permitted on an Avenue prior to an Avenue Study subject to a review of the implications of the proposed development on the segment of the Avenue in which it is located and on the greater neighbourhood.

Section 2.2.3.3(b) of the Plan sets out the conditions of the review. Specifically it shall:

- include an assessment of the impacts of the incremental development of the entire Avenue segment at a similar form, scale and intensity, appropriately allowing for distinguishing circumstances;
- consider whether incremental development of the entire Avenue segment as identified in the above assessment would adversely impact any adjacent *Neighbourhoods* or *Apartment Neighbourhoods*;
- consider whether the proposed development is supportable by available infrastructure; and
- be considered together with any amendment to the Official Plan or Zoning By-law at the statutory public meeting for the proposed development.

Developments such as this, where the proposal exceeds the height and density limit specified in the Zoning By-law and where the proposal exceeds the heights and densities of most existing local buildings, have the potential to set a precedent for the form and scale or re-urbanization along the Avenue. Such developments will not be allowed to proceed prior to the completion of an Avenue Study unless the applicant's Review demonstrates that subsequent development of the entire Avenue segment will have no adverse impacts upon the existing and planned local development context.

Section 2.2.3.3(c) of the Plan provides additional criteria that applies to proposed developments on Avenues in *Mixed Use Areas* if it is proposed to precede an Avenue Study.

The site is also regulated by the Yonge-Eglinton Secondary Plan which has been incorporated into Chapter 6, 'Secondary Plans' of the Official Plan. The Secondary Plan includes policies aimed at reinforcing the stability of *Neighbourhoods* and at minimizing conflicts between buildings and uses in *Mixed Use Areas* and abutting lower density *Neighbourhoods* in terms of land use, scale and vehicular movement (Section 2.4).

Section 2.7 of the Secondary Plan contains policies aimed at protecting *Neighbourhoods* from being overshadowed by buildings in *Mixed Use Areas*. This is to be done by securing a downwards transition in height and scale from developments in *Mixed Use Areas* to abutting *Neighbourhoods*. Such transitions are aimed at requiring developments on mixed use lands that project into *Neighbourhoods* to be of a height and scale consistent with those of the residential buildings of the abutting *Neighbourhoods*.

Section 6.1 of the Secondary Plan requires a compatible relationship of uses between the uses located in *Mixed Use Areas* and the residential uses located in adjacent *Neighbourhoods* areas. Section 6.1 also encourages that access points, the relationship of new developments to the sidewalk and the location of proposed building walls, fences and trees enhance the quality of the streetscape.

With respect to the preceding discussion of relevant Official Plan policies, an Official Plan Amendment will not be required, provided that:

- a pre-Avenue study review (segment study) is submitted and Planning staff are satisfied that such review demonstrates that subsequent, similar development of the entire Avenue segment will not adversely impact the adjacent *Neighbourhood* or the *Mixed Use Area* in which the development is proposed; and
- provided the proposed development is found to be in compliance with all other applicable policies of the Plan and is otherwise supportable.

### **Zoning**

The lands are zoned MCR T3.0 C2.0 R2.5 with a height restriction of 16 metres under By-law 438-86 and CR 3.0 (c2.0; r2.5) SS2 (x2430) with a height restriction of 16 metres under By-law 1156-2010 adopted by Council on August 25, 2010. The zoning under both By-laws permits a range of commercial and residential uses.

### **Site Plan Control**

The proposed development is subject to site plan control. An application must be submitted and will be considered concurrently with the Zoning Amendment application.

### **Tree Preservation**

The applicant has submitted an arborist report and tree preservation plan for review by City Forestry. The arborist report indicates that there are no trees growing on the site. Some small trees are growing within the TTC open cut area to the west but are separated from the site by a 2-metre retaining wall. None of these trees are expected to have roots growing beneath the site.

### **Reasons for the Application**

The City currently has two general zoning by-laws that apply to this site. By-law 438-86 is the in-force by-law which applies to the former City of Toronto. By-law 1156-2010, as adopted by Council on August 25, 2010, is the new Consolidated Zoning By-law which applies to most areas within the amalgamated City and will eventually (upon approval by the Ontario Municipal Board) supersede or incorporate all other City by-laws.

Amendments to both By-laws (438-86 and 1156-2010) will be required to permit the proposed building density and height. Additional areas of non-compliance with the two Zoning By-laws will be determined through the Building's Division zoning review.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale
- Avenue Segment Study
- Sun/Shadow Study
- Green Development Standards Checklist
- Noise Impact Study
- Stormwater Management and Servicing Report
- Phase 1 Environmental Assessment for 2112 and 2114 Yonge Street
- Transportation Impact Study
- Arborist Declaration

A Notification of Complete Application was issued on May 17, 2010.

The applicant has submitted a subsequent application to Transportation Services Division requesting the closure and purchase of the public lane at the rear of the subject lands.

## **Issues to be Resolved**

### **Public Lane**

The applicant has submitted an application to Transportation Services Division requesting that the City close and convey a portion of the substandard public lane which abuts the site on the west side.

The lane extends in a north – south fashion between Hillsdale Avenue West and Manor Road West. Due to a severe right angle turn caused by the positioning and depth of buildings on their lots to the south of the site and due to the TTC open cut subway tracks on the west side of the lane, vehicles are unable to pass through the laneway from Hillsdale Avenue to Manor Road. Vehicles entering the lane from Hillsdale Avenue (north end) or from Manor Road (south end) must exit using the same route by which they entered the lane.

### **Vehicular Access**

The development proposes that all vehicular access to the site will be from Hillsdale Avenue. The applicant has provided a Parking and Traffic Impact Study in support of the project. Staff will review the study to determine whether the proposed parking supply is sufficient and whether the proposed vehicular access to the site would work well with the normal vehicular and pedestrian circulation within this Yonge Street commercial area and within the neighbourhood to the west of the site and the TTC open-cut subway line.

### **Mid-Rise Guidelines**

In 2010, Council adopted the Avenues and Mid-Rise Buildings Study. The study includes guidelines which are intended to encourage the construction of better designed mid-rise buildings on the City's Avenues where growth is expected and desirable.

The Guidelines apply to the Avenues which are designated *Mixed Use Areas* (and other designations). This site is within a *Mixed Use Area*.

The Guidelines exclude Avenues that are within a secondary plan area since a finer level of detail, intended to direct the specific growth of the Avenues within the plan area boundaries, may be included in the secondary plan policies. This site is within the Yonge-Eglinton Secondary Plan area which means that the site is excluded from the Mid-Rise Guidelines.

However, the Yonge-Eglinton Secondary Plan does not contain specific mid-rise policies or guidelines. In the absence of such policies the Mid-Rise Guidelines as adopted by Council in 2010 will be considered in the evaluation of this application.

The Mid-Rise Guidelines include the following building performance standards:

- the maximum allowable height of buildings on the Avenues will be no taller than the width of the Avenue right-of-way, up to a maximum mid-rise height of 11-storeys (36 metres);
- the building envelope should allow for a minimum of 5-hours of sunlight onto the Avenue sidewalks from March 21<sup>st</sup> to September 21<sup>st</sup>;
- ‘pedestrian perception’ step backs may be required to mitigate the perception of height and create comfortable pedestrian conditions;
- mid-rise buildings may be required to be set back at grade to provide a minimum sidewalk zone; and
- on corner sites, the front angular plane and heights that apply to the Avenue frontage will also apply to the secondary street frontage.

The proposed building is currently under review with respect to its compliance with these and all applicable Mid-Rise Guidelines.

### **Height, Massing and Density**

The height, massing and density of the building are currently under review. The review will determine whether the proposed building at 9-storeys and 7.96 times the lot area will be compatible with existing and planned development on Yonge Street and with the existing residential neighbourhood to the west.

### **Section 37**

The Official Plan includes policies pertaining to the exchange of public benefits for increased height and density for proposed new developments that are over 10,000 square metres in gross floor area pursuant to Section 37 of the Planning Act. At 7,135 square metres, this development will be under the 10,000 square metre threshold.

### **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.

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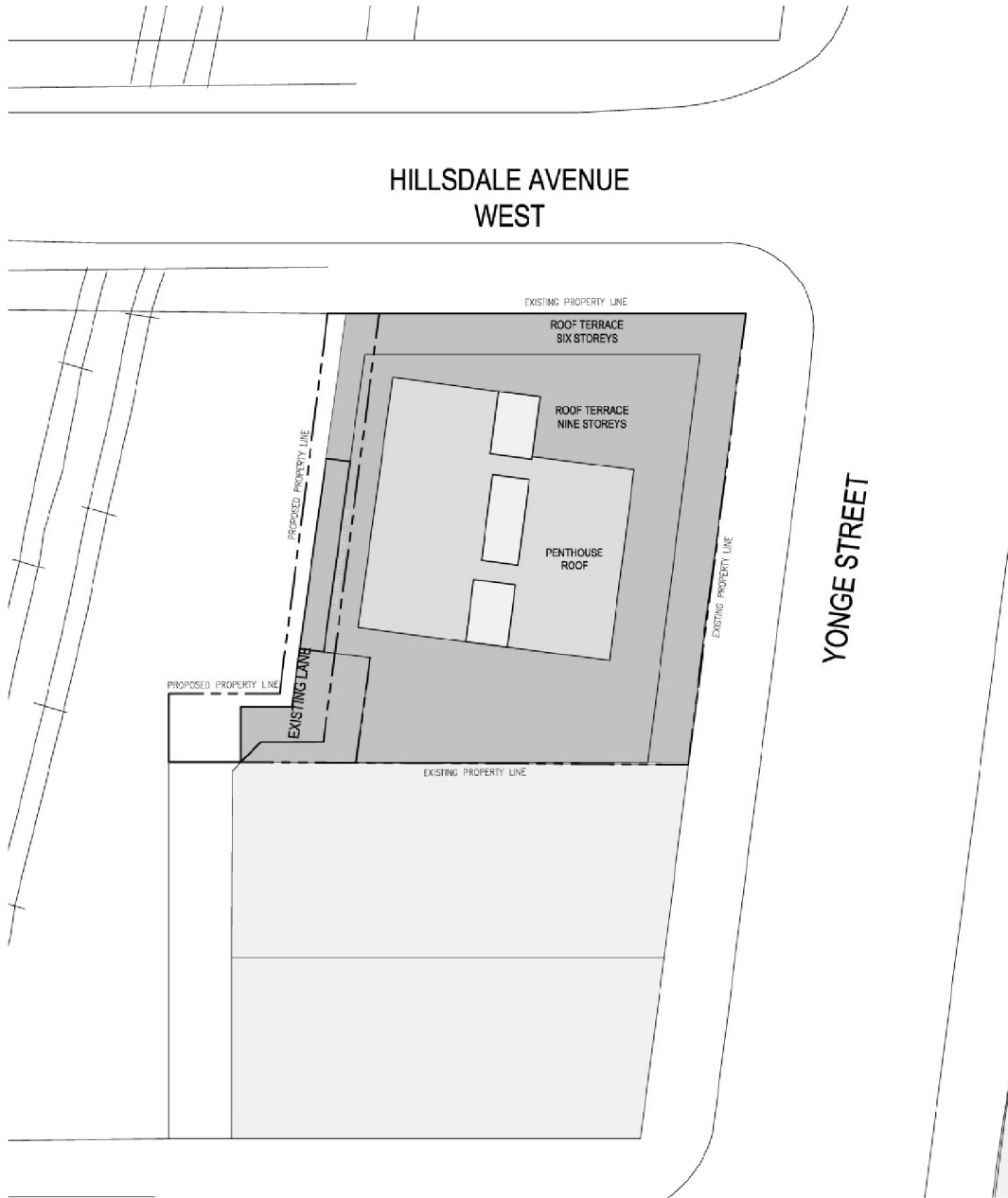
Gregg Lintern, MCIP, RPP  
Director, Community Planning, Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: North Elevation  
Attachment 3: South Elevation  
Attachment 4: East Elevation  
Attachment 5: West Elevation  
Attachment 6: Zoning (By-law 438-86)  
Attachment 7: Zoning (By-law 1156-2010)  
Attachment 8: Application Data Sheet


**Attachment 1: Site Plan**



**Site Plan**

**2112 and 2114 Yonge Street**

Applicant's Submitted Drawing

Not to Scale 

File #10\_140492

## Attachment 2: North Elevation



North Elevation

### North Elevation

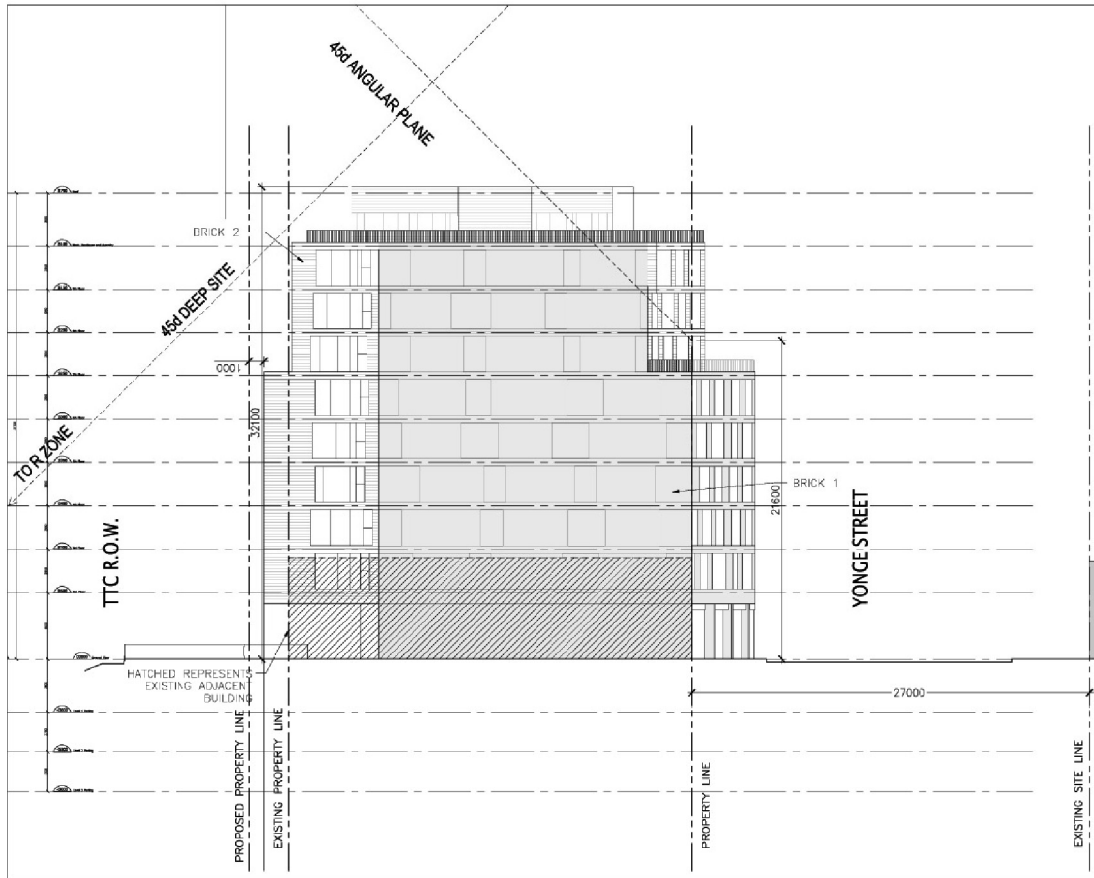
2112 and 2114 Yonge Street

Applicant's Submitted Drawing

Not to Scale  
01/13/11

File #10\_140492

### Attachment 3: South Elevation



South Elevation

## South Elevation

2112 and 2114 Yonge Street

Applicant's Submitted Drawing

Not to Scale  
01/13/11

File #10\_140492

### Attachment 4: East Elevation



East Elevation

## East Elevation

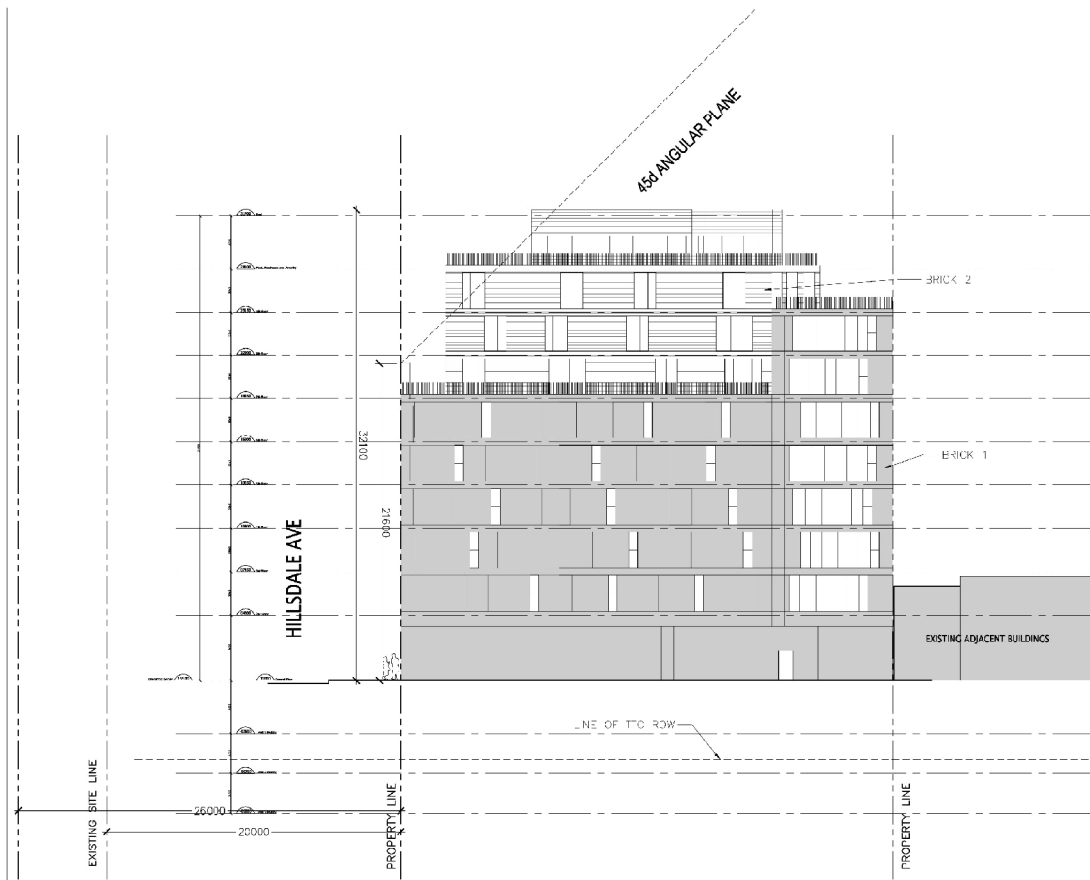
## 2112 and 2114 Yonge Street

Applicant's Submitted Drawing

Not to Scale  
01/13/11

File #10\_140492

## Attachment 5: West Elevation



West Elevation

### West Elevation

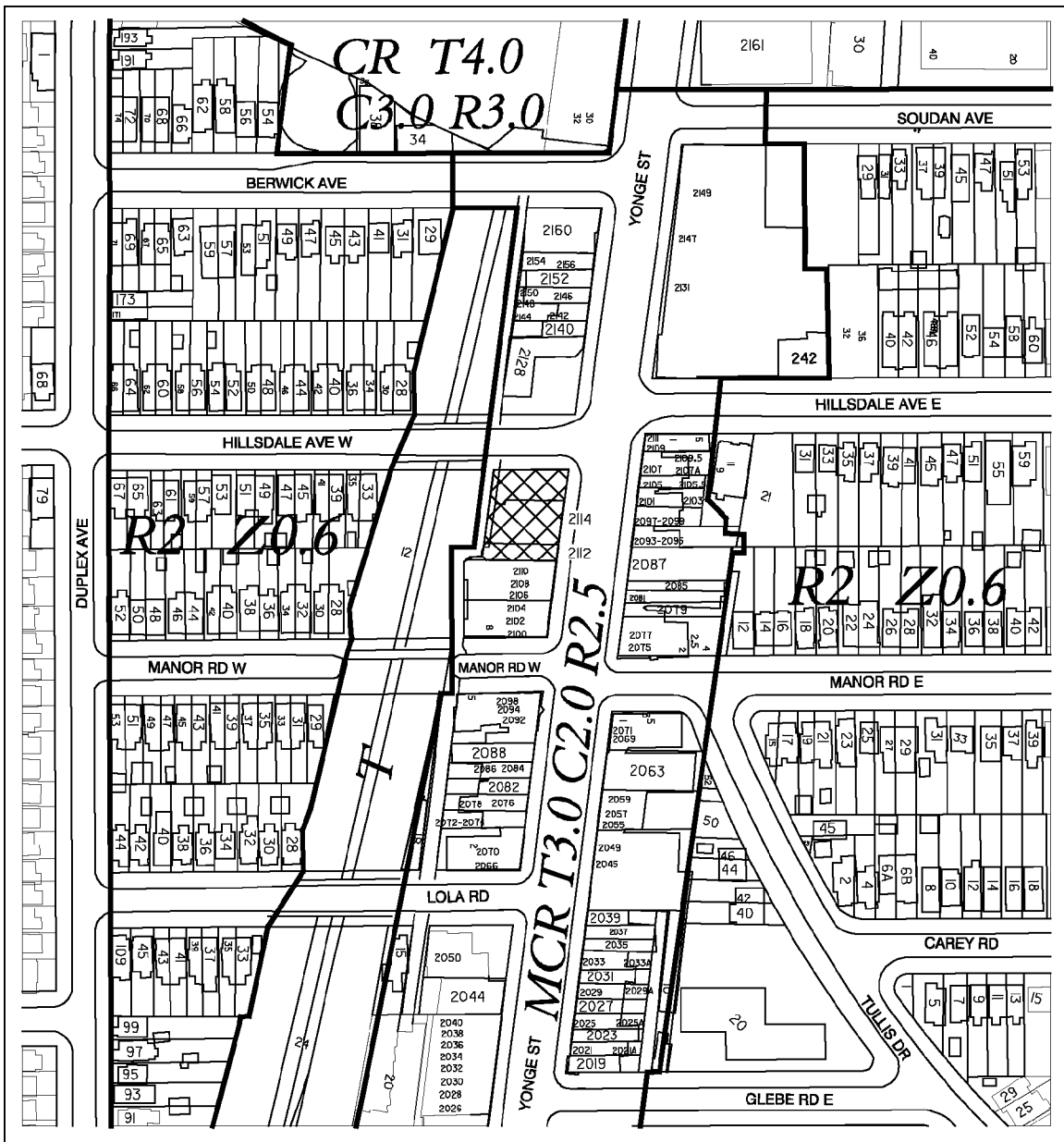
2112 and 2114 Yonge Street

Applicant's Submitted Drawing

Not to Scale  
01/13/11

File #10\_140492

Attachment 6: Zoning (By-law 438-86)



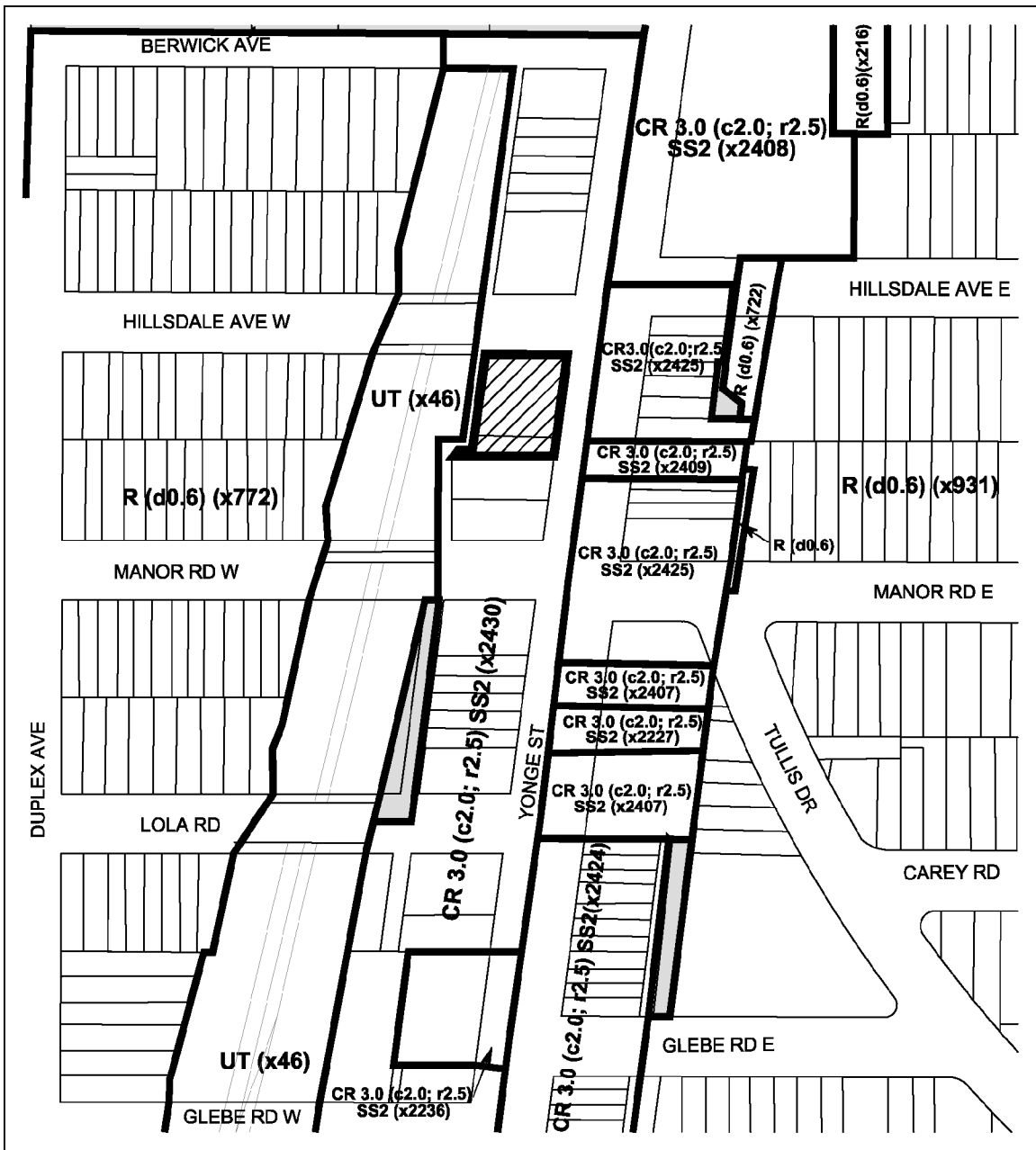
2112 and 2114 Yonge Street  
File # 10\_140492

- R2 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District
- T Industrial District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 01/13/11

Attachment 7: Zoning (By-law 1156:2010)



Zoning-City of Toronto By-law 1156-2010

2112 & 2114 Yonge Street

File # 10 140492

- Not Part of By-Law 1156-2010
- Location of Application
- R Residential
- UT Utility and Transportation
- CR Commercial Residential

↑ Not to Scale



## Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	10 140492 STE 22 OZ
Details	Rezoning, Standard	Application Date:	March 26, 2010
Municipal Address:	2112 YONGE ST		
Location Description:	PL 585E PT LT15 **GRID S2203		
Project Description:	Rezoning application for both 2112 and 2114 Yonge st. Planning application for construction of 9 stoery mixed use building - 73 residential units - 2 levels below grade parking - 50 parking spaces in total - 45 residentil and 5 visitor parking - 509m of retail space on ground floor - no parking related to retail		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
R E MILLWARD & ASSOCIATES LIMITED		raw design	1673688 ONTARIO LIMITED

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	MCR T3.0 C2.0 R2.5	Historical Status:	
Height Limit (m):	16	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	927.4	Height:	Storeys:	9	
Frontage (m):	33.91		Metres:	28.1	
Depth (m):	27.46				
Total Ground Floor Area (sq. m):	642.9				<b>Total</b>
Total Residential GFA (sq. m):	6626		Parking Spaces:	50	
Total Non-Residential GFA (sq. m):	509		Loading Docks	1	
Total GFA (sq. m):	7135				
Lot Coverage Ratio (%):	69.3				
Floor Space Index:	7.69				

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	43
2 Bedroom:	30
3 + Bedroom:	0
Total Units:	73

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	6626	0	0
Retail GFA (sq. m):	509	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Tim Burkholder, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 392-0412</b>