

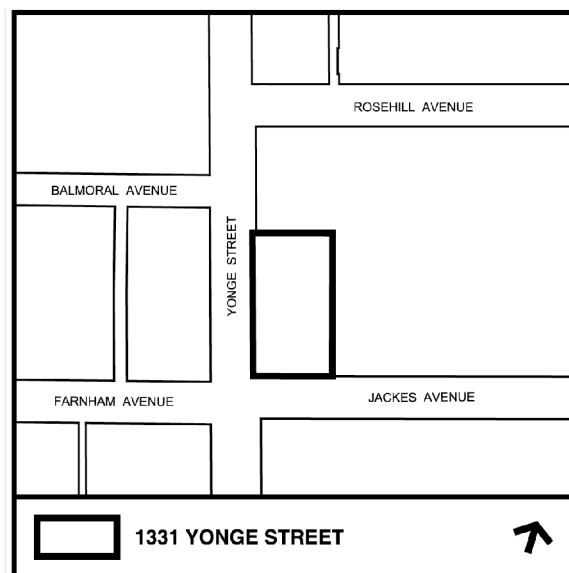
**1331 Yonge Street - Official Plan and Zoning
Amendment Applications - Preliminary Report**

Date:	October 3, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	11-255341 STE 22 OZ

SUMMARY

This application proposes to demolish the existing 2-storey building at 1331 Yonge Street and construct a 13-storey mixed-use commercial/residential building with 214 residential units, 4 retail units at grade, 184 parking spaces on 3 levels below grade including 2 temporary spaces at the rear of the site, and 172 bicycle spaces. The height proposed is 42.5 metres to the roof exclusive of the mechanical equipment. The development will have a total of 19,294 square metres of gross floor area and with a density of 7.47 times the lot area.

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. Staff recommends that a community council meeting be scheduled for the fourth quarter of 2011. Staff anticipate on submitting a final report on the application to Community Council in the second quarter of 2012. These target dates 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 1331 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 on May 20th, 2011. Matters discussed included height, built form, massing, angular plane, setbacks, and parking. In addition, staff worked with the applicant to identify complete application submission requirements.

ISSUE BACKGROUND

Staff have worked with the Deer Park Residents Group to review and evaluate potential soft sites within the existing area with respect to the policy context. The property at 1331 Yonge Street was identified as one of those sites. Through the soft site analysis, staff reviewed the relevant policy documents: the Official Plan, the Yonge-St. Clair Secondary Plan, the Avenues & Mid-Rise Buildings Study and the Yonge-St. Clair Area Specific Zoning By-law. The findings showed that while the policy documents were more permissive than the zoning by-law, the intent of the built form policies for this site were consistent, relevant and current.

Proposal

The applicant proposes the redevelopment of the lands to permit a 13-storey mixed-use commercial/residential condominium containing 214 units with 4 retail units at grade along Yonge Street. The applicant proposes a total of 184 vehicular parking spaces including 129 residential, 13 visitor and 40 surplus spaces on 3 levels below grade, as well as, 2 spaces located at the rear of the site for short term pick up and drop off purposes. Also proposed are 173 bicycle parking spaces including 150 spaces for residents, 17 spaces for visitor residential, 1 space for retail, and 5 spaces for visitor retail.

The proposed height is 42.5 metres excluding the mechanical equipment, and a total of 48.2 metres including the mechanical equipment. The building gross floor area is proposed at 19,294 square metres at a density of 7.47 times the lot area. The loading area

and garbage storage is proposed to be enclosed on the main floor towards the rear end, and with access to the site from a driveway off of Jackes Avenue.

The total retail space proposed is approximately 966 square metres. Proposed are 4 retail units ranging in size approximately from 145, 222, 257 and 341 square metres with 2 units located on the Lower Ground floor level and 2 units located on the Upper Ground floor level that addresses the grade change. All units are to be accessed from Yonge Street.

The proposal consists of 214 residential units. The proposed residential unit breakdown is as follows:

Unit Type	Number of Units
One bedroom	42
One bedroom plus den	91
Two bedroom	34
Two bedroom plus den	41
Three bedroom	6

The applicant proposes approximately 428 square metres of indoor amenity space and 475 square metres of outdoor amenity space, both to be provided on the second floor.

Site and Surrounding Area

The site is located on the northeast corner of Yonge Street and Jackes Avenue. The site is approximately 2,580.9 square metres in area, generally rectangular in shape and has approximately 70 metres of frontage on Yonge Street and approximately 40 metres along Jackes Avenue. The site is occupied by a 2-storey building used for office uses with an adjacent parking lot on the east side.

Surrounding uses include:

North: a 7-storey residential condominium building with retail uses at grade, beyond are a series of 2 to 3-storey buildings with retail uses at grade and commercial and education uses above. At the southeast corner of Yonge Street and St. Clair Avenue is a 10-storey office building.

South: directly south of the subject site is a 3 to 4-storey Cineplex Odeon office building with an east-west laneway at the south end. South of the laneway is a 3-storey commercial building and further south at the north east corner of Yonge Street and Woodlawn Avenue East is a 2-storey commercial building.

East: is the right-of-way for the Yonge Subway line running below grade. East of the subway are 24 and 28-storey apartment buildings with a surface parking lot with open space and pool area adjacent. Further east is the David A. Balfour Park.

Further east on the south side of Jackes Avenue are several apartment buildings ranging between 3, 6, 10 and 29-stories.

West: at the north-west corner of Yonge Street and Balmoral Avenue is a 4-storey commercial building with a restaurant and retail uses at grade. At the south-west corner is a 9-storey residential condominium with retail and restaurant uses at grade. Further west is a residential neighbourhood with 2 to 3-storey detached, semi-detached and townhouse dwellings.

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 site is designated as a *Mixed Use Areas* in the Official Plan on Map 17 – Land Use Plan, and is adjacent to an *Apartment Neighbourhoods* area, to the east of the site. 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. (Policy 4.5.1). Refer to Attachment 7.

The Official plan also includes Development Criteria (Policy 4.5.2) to help guide new development in Mixed Use Areas, including in particular:

- 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;
- provide for new jobs and homes for Toronto's growing population on underutilized lands in the *Downtown*, the *Central Waterfront*, *Centres*, *Avenues* and other lands designated *Mixed Use Areas*, creating and sustaining well-paid, stable, safe and fulfilling employment opportunities for all Torontonians;

- 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;
- have access to schools, parks, community centres, libraries, and childcare;
- take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building resident in every significant multi-unit residential development.

The site is located on "Avenues" on Map 2 – Urban Structure of the Official Plan. Avenues are recognized as important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents. (Policy 2.2.3)

There is no Avenue Study for this portion of Yonge Street. Development in *Mixed Use Areas* on Avenues, prior to an Avenue Study has the potential to set a precedent for the form and scale of reurbanization along the Avenue.

Development may be permitted on Avenues prior to an Avenue Study and will be considered on the basis of all of the policies of the Official Plan. Therefore, Avenue Segment Studies are required for any development proposals on Avenues without an Avenue Study in order to assess; 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 would adversely impact any adjacent *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.

The applicant has submitted an Avenue Segment Study that will be evaluated by staff through the application process. Development that precedes an Avenues Study will include amongst other elements: support and promote the use of transit; contribute to the creation of a range of housing options in the community; contribute to an attractive, safe and comfortable pedestrian environment that encourages walking and strengthens local retailing; provide universal physical access to all publicly accessible spaces and buildings; incorporate environmentally sustainable building design and construction practices.

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

Yonge – St. Clair Secondary Plan

This site forms part of the Yonge-St. Clair Secondary Plan which contains policies relating to properties found on Map 6-1 of the Secondary Plan. (Attachment 8). The site falls within the *Mixed Use Areas 'C'* designation where "lower density and scale "main street type" development" is a Plan objective.

The Secondary Plan provides Urban Design and Built Form guidelines. Within the Secondary Plan, objectives include, but are not limited to, where "buildings will achieve a harmonious relationship to their built form context through building height, massing, setback, stepbacks, roof line and profile, architectural expression and vehicle access and loading." (Policy 3.2.(b)) Specific to the *Mixed Use Areas 'C'* lands, the Plan states that "new development will meet the sunlight and step-back objectives; provide the same architectural quality and detail of exposed rear facades and walls as on facades and walls facing Yonge Street; and place entrances on Yonge Street at the level of the public sidewalk to promote easy pedestrian access."

The Yonge-St. Clair Secondary Plan is available on the City's website at:
http://www.toronto.ca/planning/official_plan/pdf_secondary/35_secondary_map_dec2010.pdf.

Mid-Rise Guidelines

In 2010, Council adopted the 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 Mid-Rise Guidelines include various building performance standards including, but not limited to:

- 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);

- mid-rise buildings may be required to be set back at grade to provide a minimum sidewalk zone;
- the transition between an Avenue property and areas designated *Apartment Neighbourhoods* to the rear should be created through setbacks and other provisions;
- breaks at upper storeys between new and existing mid-rise buildings that provide sky-views and increased sunlight access to the sidewalk. This can be achieved through side step-backs at the upper storeys; and
- the building envelope should allow for a minimum of 5-hours of sunlight onto the Avenue sidewalks from March 21st to September 21st.

The Mid-Rise Guidelines are available on the City's website at:
<http://www.toronto.ca/planning/midrisestudy.htm>

Zoning

The site is zoned 'MCR', mixed-use commercial/residential which allows for a broad range of uses such as, residential, commercial, parks, recreation, community services, and institutional. Refer to Attachment 6.

The permitted density is T3.0 C2.0 R2.5, which allows a total density of 3.0 times the lot area, a maximum non-residential density of 2.0 times and a maximum residential density of 2.5 times the area of the lot. Also permitted is a maximum height of 16.0 metres exclusive of mechanical equipment.

Site Plan Control

The proposed development is subject to site plan control. An application for site plan approval has not been submitted.

Tree Preservation

The applicant has submitted a Tree Assessment Plan prepared by MBTW Group dated August 2011. It indicates that there are twenty-four trees on site. This report is under review by City Forestry staff.

Reasons for the Application

The applicant seeks to amend Zoning By-law to increase the permitted building height from 16.0 metres to 42.5 metres, both heights exclusive of mechanical equipment and the total permitted density from 3.0 to 7.47 times the lot area. Additional areas of non-compliance with the zoning may be identified through the review of this application.

The applicant is also requesting an amendment to the Yonge-St. Clair Secondary Plan with respect to policies related to the required maximum building height of 21 metres where 48.2 metres in height to the top of the mechanical penthouse roof is being

proposed and the required minimum of 5 hours of sunlight (around solar noon) on the opposing sidewalk during the period of March 21 to September 21, where 3 hours are being proposed.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report
- Qualitative Pedestrian Wind Assessment
- Avenue Segment Study
- Transportation Impact Study
- Servicing and Stormwater Management Report
- Noise and Vibration Feasibility Study
- Stage 1 Archaeological Assessment
- Preliminary Geotechnical Investigation Report
- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment
- Shadow Study
- Toronto Green Standards Checklist & Statistics
- Tree Assessment Plan

A Notification of Complete Application was issued on September 2, 2011.

Issues to be Resolved

Issues identified in the review of the application include, but are not limited to the following:

1. consistency with the Official Plan policies and objectives, particularly with respect to the sections on built form and massing issues including but not limited to height, setbacks, stepbacks, privacy and shadowing in relation to its existing and planned context;
2. conformity to the Avenue policies and Mid-Rise Guidelines and consideration of the Avenue Segment Study;
3. the appropriateness of the scale and density of the development as well and the transition of it in relation to its location adjacent to areas of lower scale and density;
4. adequacy of sunlight (around solar noon) on the opposing sidewalk during the period between March 21 to September 21;
5. the treatment of the ground floor, walls, streetscape, landscaping and animation elements;

6. adequacy of indoor and outdoor on-site amenity space, including location and size;
7. traffic, access and circulation; and
8. the identification of public benefits and mechanisms for securing them pursuant to Section 37 of the *Planning Act*.

Section 37

Section 37 of the *Planning Act* allows the City to enter into an agreement with an applicant to grant a height and/or density increase for a particular project that is greater than what the zoning by-law would otherwise permit in return for community benefits. Should staff consider the project to be good planning and recommend it for approval, the details of the agreement will be negotiated with the applicant during the review of the application and further consultation with the Ward Councillor.

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

Gregg Lintern, Director, MCIP, RRP
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

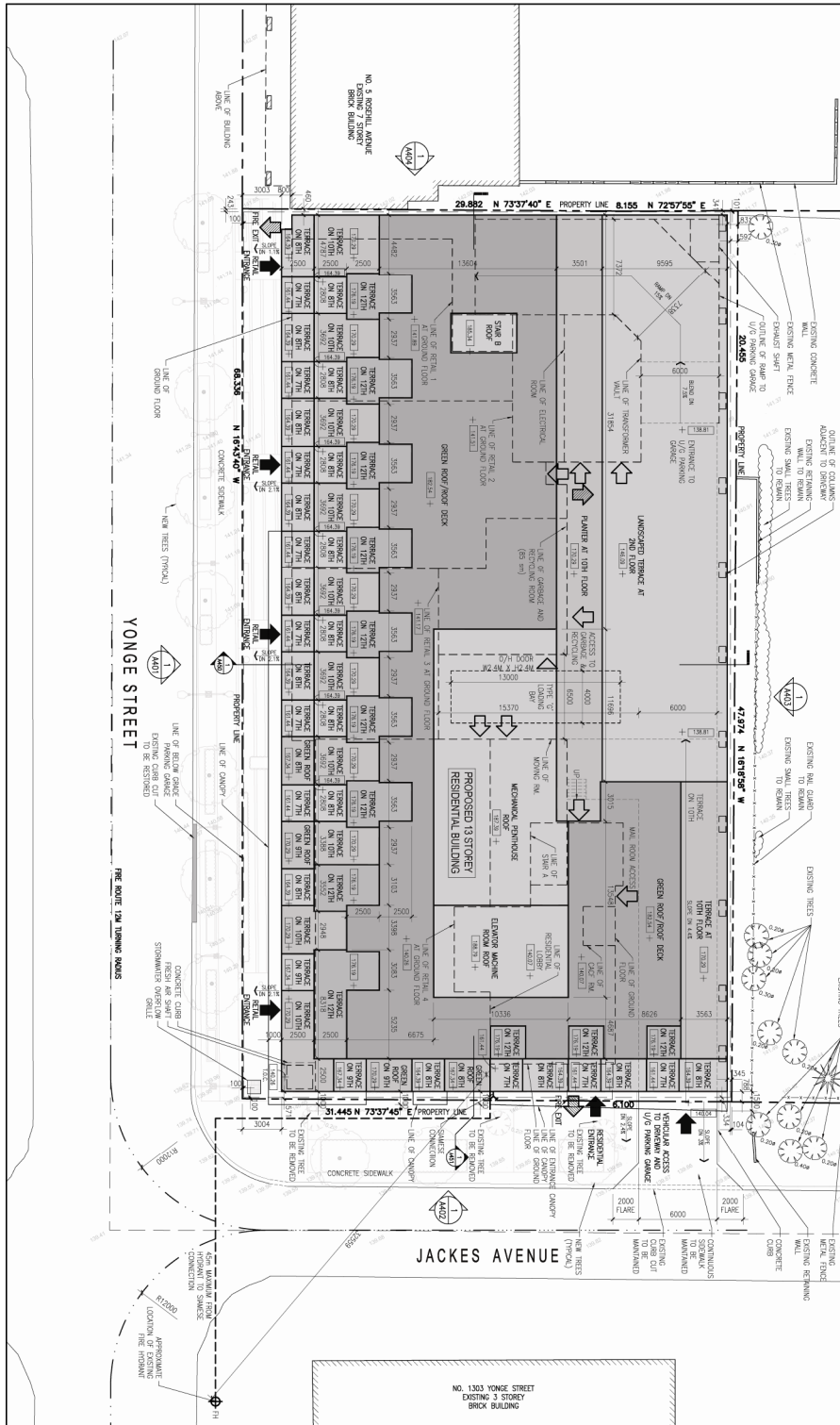
Attachment 6: Zoning

Attachment 7: Official Plan

Attachment 8: Yonge-St. Clair Secondary Plan

Attachment 9: Application Data Sheet

Attachment 1: Site Plan



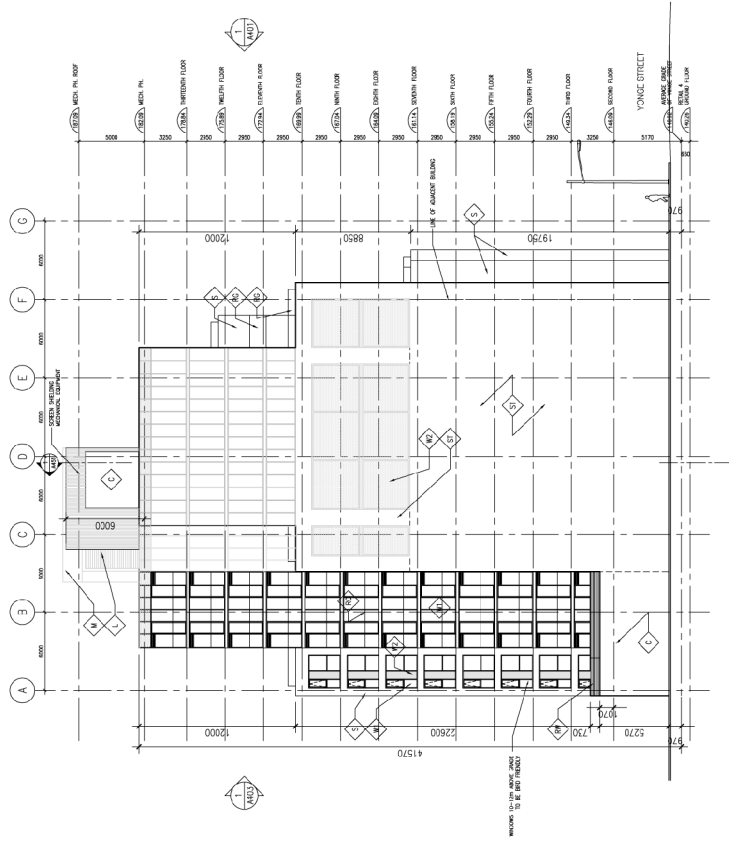
1331 Yonge Street

Site Plan
 Applicant's Submitted Drawing

File # 11 255341 0Z

Not to Scale
 09/19/2011

Attachment 2: North Elevation



North Elevation

1331 Yonge Street

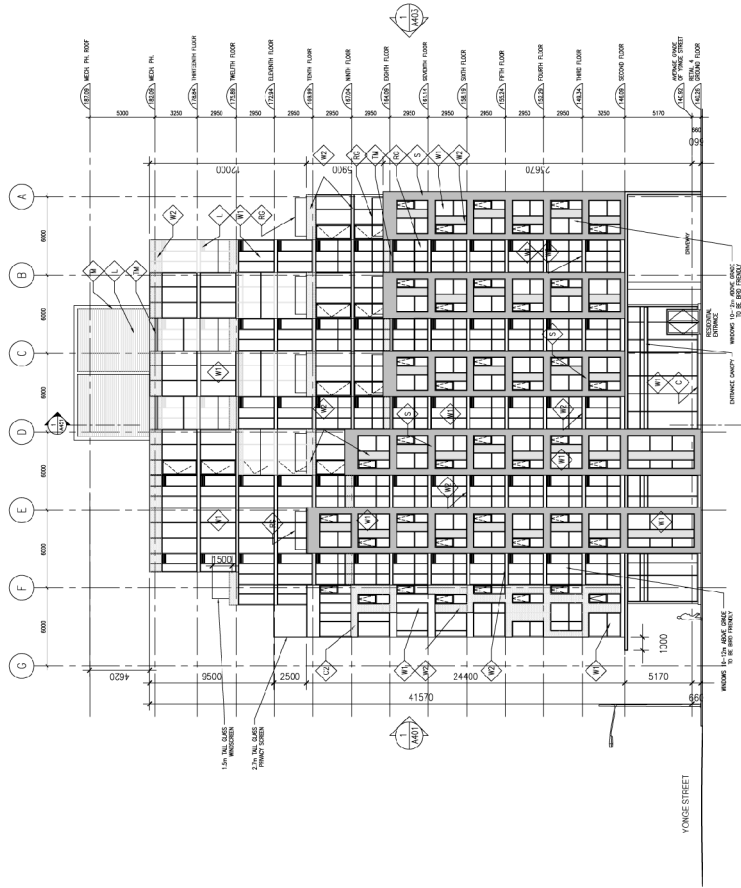
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Elevations

Applicant's Submitted Drawing

Not to Scale
09/19/2011

Attachment 3: South Elevation



South Elevation

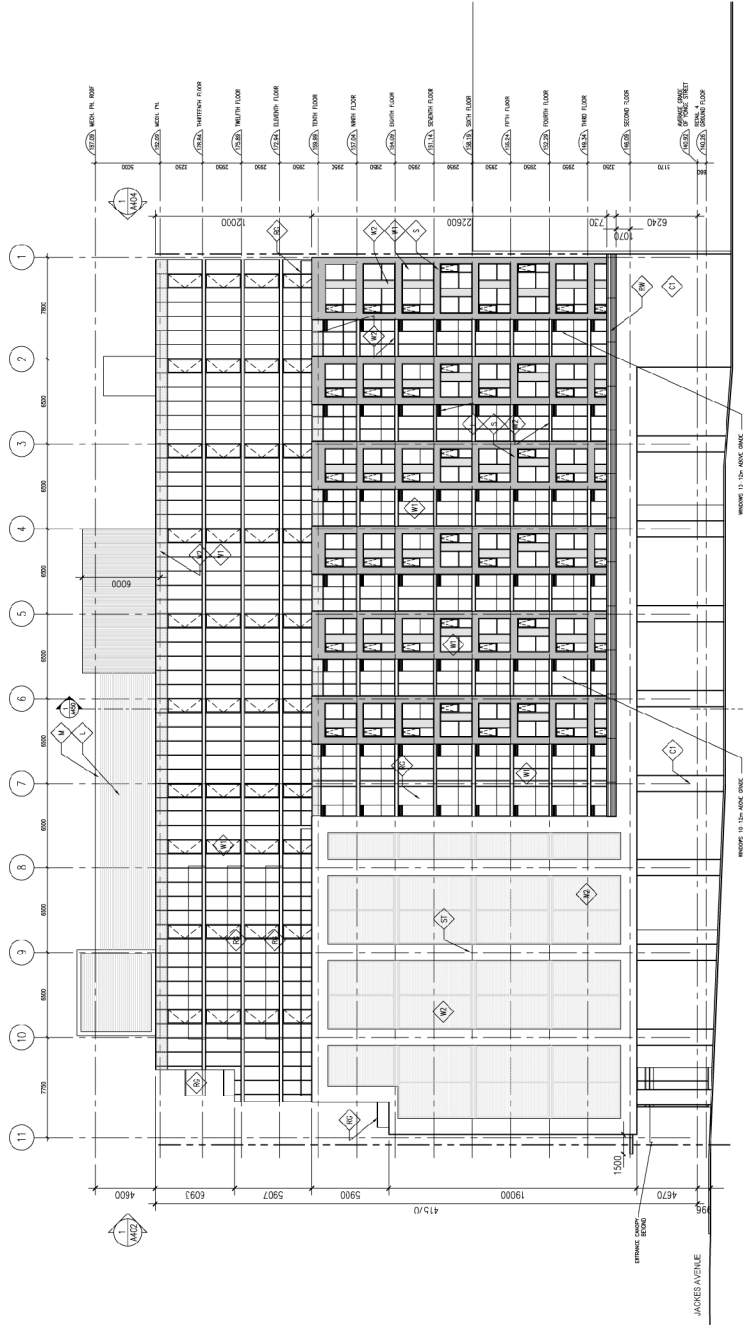
1331 Yonge Street

Elevations
 Applicant's Submitted Drawing

File # 11 255341 0Z

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Attachment 4: East Elevation



East Elevation

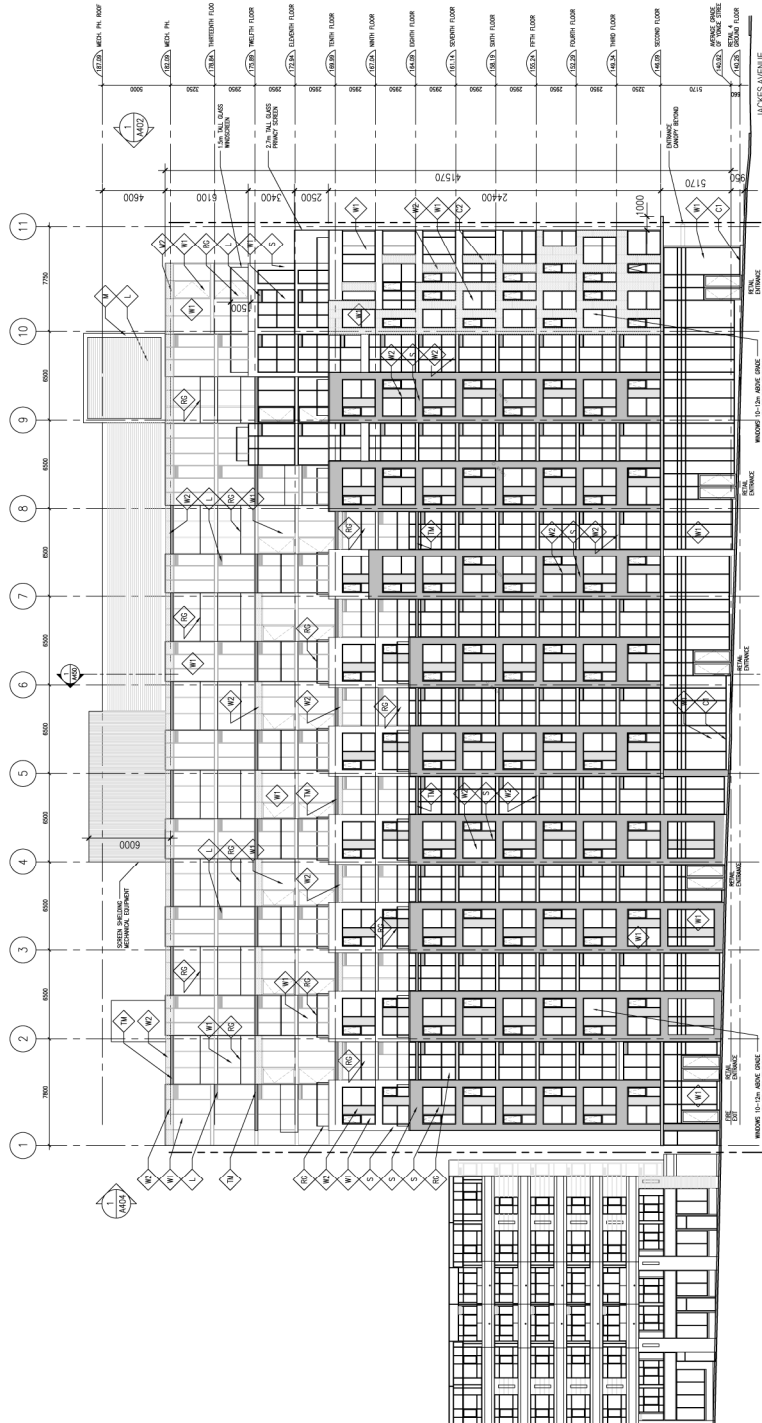
1331 Yonge Street

Elevations
 Applicant's Submitted Drawing

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Attachment 5: West Elevation



West Elevation

1331 Yonge Street

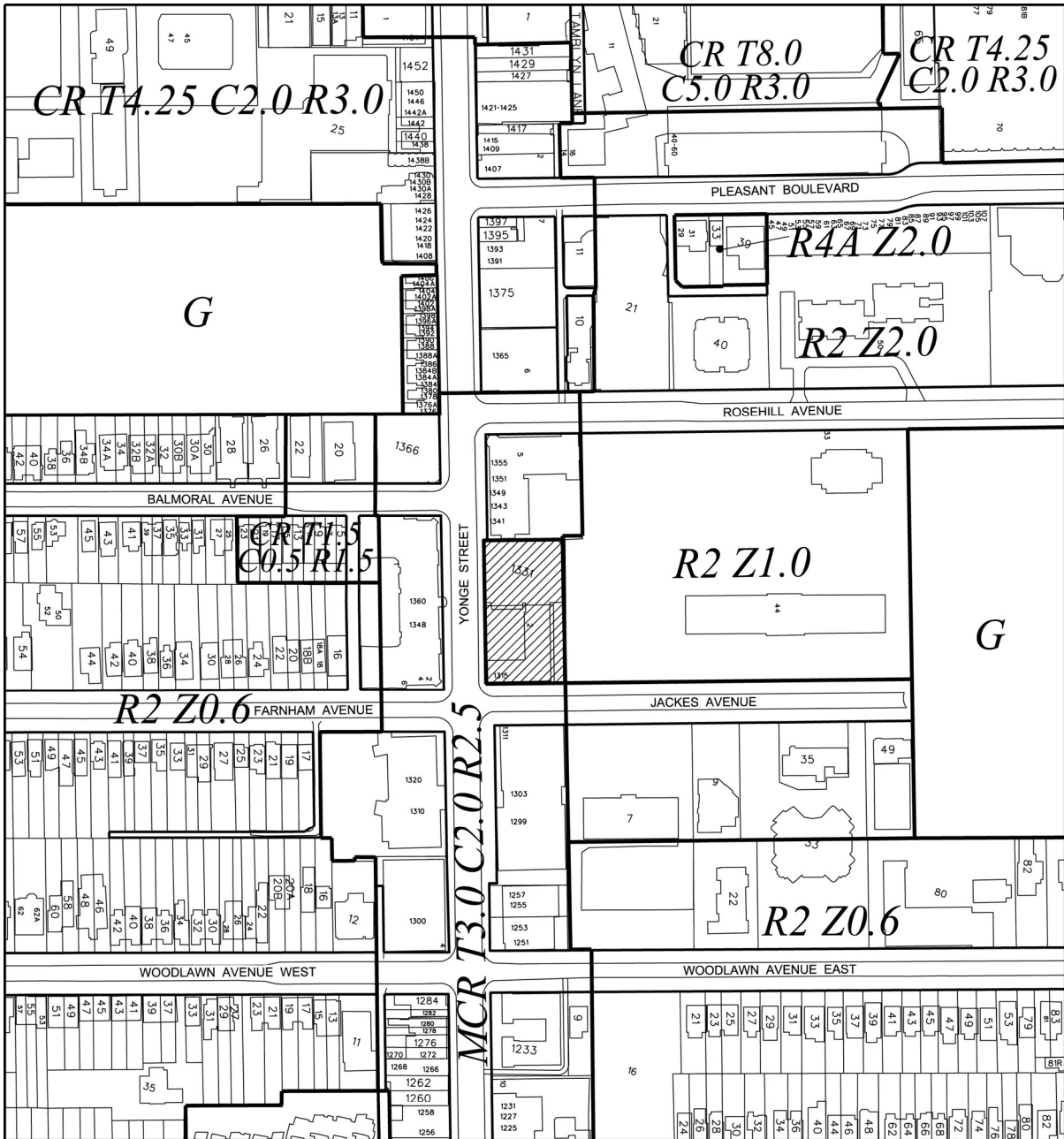
Elevations

Applicant's Submitted Drawing

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File # 11 255341 0Z

Attachment 6: Zoning



1331 Yonge Street

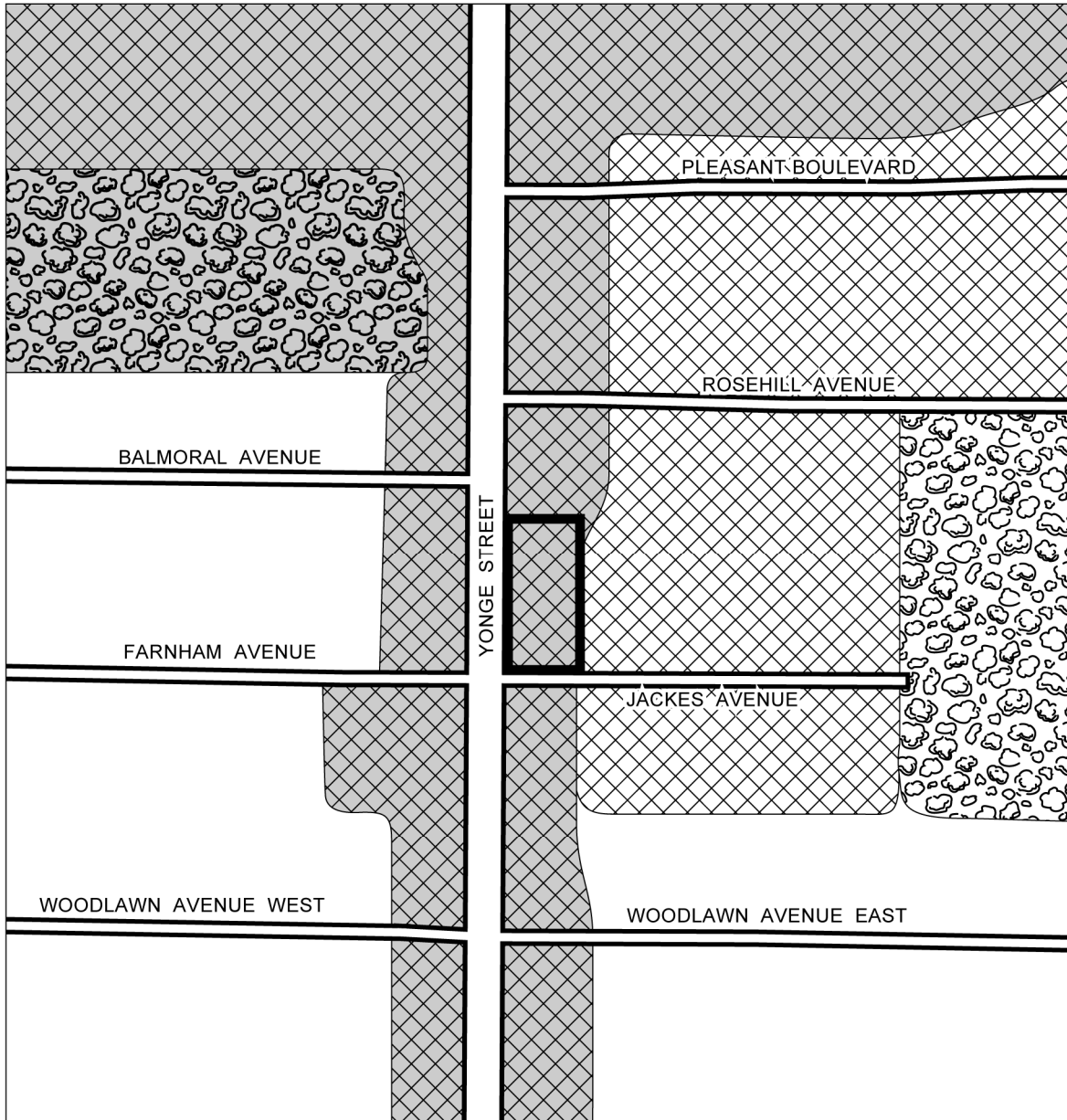
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- R2 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District
- G Parks District



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Zoning By-law 438-86 (as amended)
Extracted 09/21/2011

Attachment 7: Official Plan



TORONTO City Planning
Official Plan

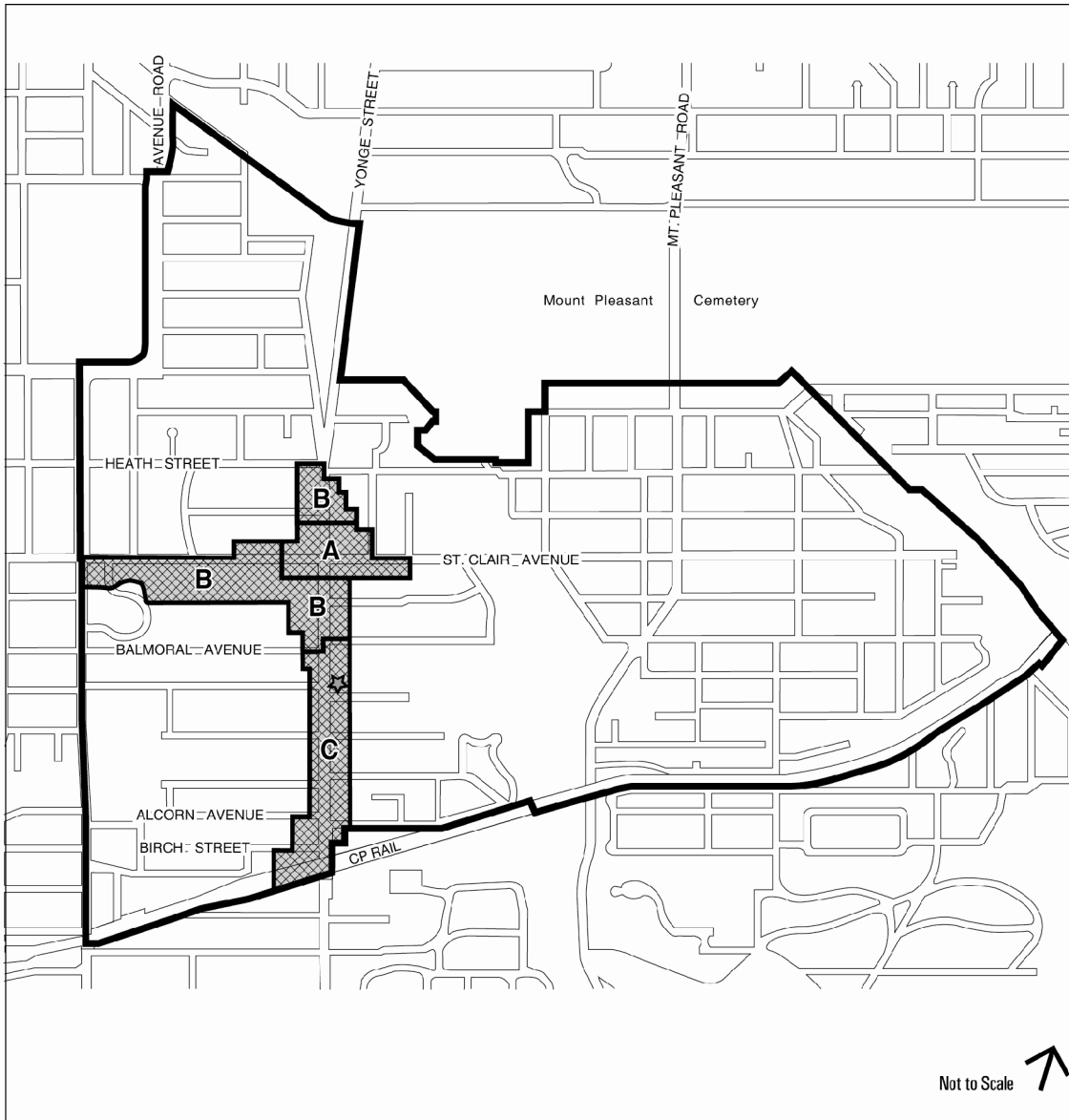
1331 Yonge Street

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

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Attachment 8: Yonge-St. Clair Secondary Plan



TORONTO City Planning
Official Plan

Yonge-St. Clair Secondary Plan
MAP 6-3 Mixed Use Areas
 File # 11_255341_OZ

-  Secondary Plan Boundary
-  Mixed Use Areas
-  Subject Site 1331 Yonge St

October 2011

Attachment 9: Application Data Sheet

Application Type: Official Plan Amendment & Rezoning Application Number: 11 255341 STE 22 OZ
 Details: OPA & Rezoning, Standard Application Date: August 11, 2011
 Municipal Address: 1331 Yonge Street
 Location Description: PLAN 1389 PT LOT C **GRID S2211
 Project Description: An official plan amendment and rezoning application for a new 13-storey mixed-use building with 214 residential suites, 184 parking spaces, 3 levels below grade parking, 172 bicycle parking spaces and 4 retail units at grade.

Applicant:	Agent:	Architect:	Owner:
Bousfields Inc. 200-3 Church Street Toronto, ON, M5E 1M2	Same as applicant	Quadrangle Architects 380 Wellington Street West Toronto, ON, M5V 1E3	Jackes (ARH) Developments Ltd. 29 Floral Parkway Concord, ON, L4K 5C5

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	MCR T3.0 C2.0 R2.5	Historical Status:
Height Limit (m):	16.0	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	2580.9	Height:	Storeys:	13
Frontage (m):	70		Metres:	41.57
Depth (m):	40			
Total Ground Floor Area (sq. m):	1,401			Total
Total Residential GFA (sq. m):	18,299		Parking Spaces:	184
Total Non-Residential GFA (sq. m):	995		Loading Docks	1
Total GFA (sq. m):	19,294			
Lot Coverage Ratio (%):	54.3			
Floor Space Index:	7.475			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	133
2 Bedroom:	75
3 + Bedroom:	6
Total Units:	214

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	18,299	0
Retail GFA (sq. m):	995	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: **PLANNER NAME:** Diane Silver, Planner
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