

**454 – 464 Yonge Street
Zoning Amendment Application - Preliminary Report**

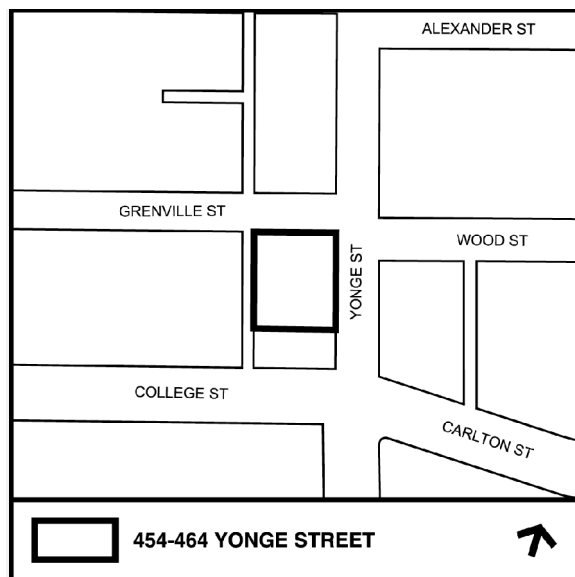
Date:	November 29, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	11 296426 STE 27 OZ

SUMMARY

This application proposes to redevelop the subject site with a mixed-use development including retail and office uses on the first 3 floors and residential above. The address of the site includes the properties between 454 to 464 Yonge Street. The proposed building will have one tower at a height of 60 storeys (207 metres including mechanical penthouse) containing a total of 599 dwelling units.

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.

The next step is to conduct a community consultation meeting to allow the public to review the application and provide feedback. The subject site is also within the study area for the North Downtown Yonge Street Planning Framework. A Final Report is targeted for the third quarter of 2012 assuming the applicant has provided 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 454-464 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

Pre-application consultation meetings were held with the applicant December 9, 2010 and April 12, 2011. At the meeting in December 2010, the applicant described the proposal as a 45-storey residential tower with 512 residential units and vehicular access from St. Luke Lane. The residential lobby was proposed on the 3rd floor with elevator access from Yonge Street at the south east corner of the site. The remainder of the ground floor was to be retail space. Six levels of underground parking was proposed. During the meeting staff expressed concerns over the size of the tower floorplate, height, tower setbacks particularly from Yonge Street and Grenville Street, the heritage context given the adjacency of the historic Oddfellows building to the south, the podium height and meeting the intent of the angular plane and the amount of parking provided.

At the meeting in April 2011, the proponent outlined a proposal including 55 storeys (192 metres including mechanical penthouse) with a total of 618 residential units and two floors of retail space. The proposal included six floors of underground vehicular parking, increased setbacks of the tower portion of the site to Yonge Street and St. Luke Lane of 10 metres and 7 metres respectively and a podium height of 16 metres along Yonge Street then stepped back 4 metres to the 5th floor then setback 6 metres for the tower step back of 10 metres. Vehicular loading was proposed at grade with a tandem loading bay along St. Luke Lane. The access to the residential lobby was moved to Grenville Street at the northwest corner of the site with the lobby at grade. During this meeting, staff expressed concerns over the proximity to heritage sites along College Street, the height of the building, width of St. Luke Lane, amount of building face along the laneway that is utility space, the interface on the west side with the proposed building at 9-21 Grenville Street, the slab form of the tower, potential PATH connection to the subway, and the amount and type of parking provided.

ISSUE BACKGROUND

Proposal

The applicant is proposing to construct a 60-storey (207 metres including mechanical penthouse, 198.5 metres excluding mechanical penthouse) residential condominium building with a 4-7 storey podium.

Residential pedestrian access is proposed from a lobby on the west side of the site, facing north onto Grenville Street. Retail access is proposed from three entrances fronting onto Yonge Street and another entrance on the north side of the site, fronting onto Grenville Street, while office access is proposed off Yonge Street. The development is proposed to contain a total of 599 residential units including 45 bachelor units (7.5%) 324 one bedroom units (54%), 225 two bedroom units (37.5%) and 5 three bedroom units (1%).

The applicant proposes six levels of underground parking for a total of 196 parking spaces that includes ten car share spaces and 30 visitor and commercial spaces. One Type G and one Type B loading space are proposed on the ground floor and accessed from St. Luke Lane. A total of 608 bicycle parking spaces are proposed to be provided on the first underground parking level with 480 resident spaces and 128 spaces for visitors and commercial space.

The building proposes a residential gross floor area of approximately 41,604 square metres with approximately 1,010 square metres of indoor amenity space and 440 square metres of outdoor amenity space. The amenity space is proposed to be contained within the podium with the outdoor space proposed to be on the roof of the podium including barbeque and seating areas.

The proposed tower setbacks are as follows (all numbers are minimums and from the property line):

	Ground Floor and Mezzanine	2nd and 3rd Floor	4th Floor to 6th Floor	7th Floor	8th to 60th Floors
North Setback (Grenville Street)	1 metre	Zero	Zero	Between 0 and 5 metres	5 metres
South Setback (Oddfellows Historic Building)	Zero	Zero	3 metres	6 metres	6 metres
East Setback (Yonge Street)	1 metre	Zero	4 metres	10 metres	10 metres
West Setback (St. Luke Lane)	Zero	Zero	Zero	Between 0 and 7 metres	7 metres

The proposed tower separation distance between the subject site and the approved residential tower at 9-21 Grenville Street immediately to the west of this site on the west side of St. Luke Lane and south side of Grenville Street is 26.28 metres. The rezoning application for 9-21 Grenville Street has been appealed to the Ontario Municipal Board with no hearing date scheduled at this time.

The typical tower floorplate would be 21.4 metres by 34.7 metres and a total gross floor area of 734 square metres. Continuous weather protection with a minimum depth of 3.0 metres is proposed along Yonge Street and Grenville Street. The weather protection extends 1.0 metre over the subject site and

2.0 metres over the public sidewalk. The applicant is proposing to set back their building from the property line and widen the sidewalk by 1.0 metre on Yonge Street and Grenville Street.

Site and Surrounding Area

The site is located on the southwest corner of Yonge Street and Grenville Street, occupying much of the block just north of College Street between Yonge Street and St. Luke Lane. The subject site is 0.18 ha in size with frontage of 46 metres along on Yonge Street and 38 metres on Grenville Street. The site is located in the Yonge Street Community Plan area, Downtown Yonge Business Improvement Area (BIA), and the potential consideration of a Yonge Street Heritage Conservation District (College/Carlton Streets to Davenport Road or part thereof).

The site contains a two-storey building occupied by commercial uses at grade and office space above, all oriented to Yonge Street.

The surrounding uses are as follows:

South: 4-storey designated heritage building (Oddfellows' Hall)

East: south of Wood Street is an 18-storey commercial office building with retail at grade and north of Wood Street is the Marriott Hotel, ranging from 9 to 16 storeys

North: 1-storey McDonalds Restaurant and further north several commercial/retail establishments with heights ranging from 1 storey to 3-storeys.

West: St. Luke Lane and beyond is a commercial parking lot and three-storey designated heritage building. This site is subject to an appeal by the applicant to the Ontario Municipal Board (file: 10 313898 STE 27 OZ and OMB file: PL111050) and has a City Council approved settlement for a 50-storey residential condominium building.

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

This application will be reviewed against the policies in the Official Plan. The Official Plan places the site within the Downtown and Central Waterfront urban structure area. The site is designated “Mixed Use Areas” on Map 18 – Land Use Plan in the Official Plan. This designation permits a range of residential, commercial and institutional uses. The Plan includes criteria that direct the form and quality of development in this land use designation. The criteria state that new buildings provide a transition between areas of different intensity and scale, including a stepping down of heights towards lower scale neighbourhoods; minimize shadow impacts and provision of an attractive, safe and comfortable pedestrian environment.

This application will be reviewed against the policies in the Official Plan including those in the “Downtown”, “Public Realm”, and “Built Form” sections of the Plan.

(www.toronto.ca/planning/official_plan/introduction.htm).

Compliance with other relevant policies of the new Official Plan including the environment and transportation will also be addressed.

Tall Building Guidelines

Toronto City Council approved the use of the document, “Design Criteria for Review of Tall Building Proposals” in June, 2006 and in April, 2010 extended authorization of its use. A tall building is generally defined as a building that is taller than the road right-of-way adjacent to the site. In this case, the right-of-way for Yonge Street is 20 metres wide and as such, the proposed building at 207 metres in height is considered a tall building. The Design Criteria provide policy recommendations for tall buildings on issues of building placement and orientation, entrances, heritage conservation, massing of base buildings, tower floorplates, separation distances, pedestrian realm considerations, sustainable design and transition. This document will be used to assess the proposed building.

The City’s “Design Criteria for Review of Tall Building Proposals” can be found on the City’s website at: <http://www.toronto.ca/planning/urbdesign/index.htm>.

North Downtown Yonge Street Planning Framework

The area of Yonge Street between College Street/Carlton Street to Bloor Street is changing. Contrary to several other areas within the Downtown and Central Waterfront Area, this part of Yonge Street is not subject to a Secondary Plan or Special Policy Area. A better understanding of the evolving neighbourhood and planned context of this area of Yonge Street is required prior to making any decisions on this and other recently received development applications. Planning staff have started the North Downtown Yonge Street Planning Framework process which involves community consultation and a charrette. The North Downtown Yonge Street Planning Framework includes in the study process a review of the built form of the area, special places and streets, pedestrian improvements, open space, heritage, view terminus and the Green Development Standards among other considerations. The review provided through this process will take into consideration other ongoing work that is currently underway within the City and particularly the downtown area including the Tall Buildings Downtown Study.

The study process will result in the preparation of urban design guidelines for the North Downtown Yonge Street neighbourhood generally bounded by Charles Street, Bay Street, Church Street and College/Carlton Street. Consultation has included the Downtown Yonge Neighbourhood Business

Improvement Area, and representatives from the Bloor East Neighbourhood Association, Greater Yorkville Residents Association, Bay Cloverhill Community Association and Church Wellesley Neighbourhood Association. Staff will report back in the first quarter of 2012. Where possible these guidelines should compliment and be coordinated with other City and community heritage, economic and social development/revitalization initiatives. Further updates to the North Downtown Yonge Street Planning Framework may be found on the City's website at:

<http://www.toronto.ca/planning/northyongeplanningframework.htm>

Zoning

The site is zoned CR T3.0 C2.0 R3.0 under By-law 438-86, with a height limit of 18 metres. There is an angular plane of 16 metres and then 44 degrees along Yonge Street. The CR zone permits a wide range of residential and non-residential uses including apartment buildings, retail stores, offices and hotels. The zoning permits a maximum non-residential density of 2.0 times the area of the lot and a maximum residential density of 3.0 times the area of the lot. Attachment 3 shows the zoning for the site and surrounding area.

Site Plan Control

The subject site and proposed development are subject to Site Plan Control. An application for Site Plan Control has been submitted and is being reviewed concurrently with the Zoning Bylaw Amendment application (file 11-213852 STE 27 SA).

Tree Preservation

There are three trees on this site subject to the City's Private Tree By-law or Public Street Tree By-law. The trees must be removed in order to facilitate construction of the proposed development. The applicant has submitted an Arborist Report and a Landscape Plan which will be reviewed by Urban Forestry staff.

Reasons for the Application

The proposal requires an amendment to the Zoning By-law for an increase in density and height, breaching the angular plane, a reduction and refinement to residential and other parking, reduced amenity space and other development standards that will be tailored on a site-specific basis.

Additional areas of non-compliance may be identified through the circulation and review process.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Survey (Legal and Topographic)
- Site Plan, Statistics and Architectural Plans
- Architectural Renderings and Massings
- Landscape Plan and Details
- Tree Preservation Plan
- Planning Rationale Report
- Site Servicing, Grading and Erosion and Sediment Control Plans

- Shadow Studies
- Draft Official Plan and Zoning By-law Amendments
- Urban Transportation Considerations
- Functional Servicing Report
- Stormwater Management Report
- Pedestrian Wind Study
- Toronto Green Development Standard Checklist

A Notification of Incomplete Application issued on December 8, 2011 identifies the outstanding material required for a complete application submission as follows: Heritage Impact Assessment, Arborist Report and electronic version of all plans and reports.

Issues to be Resolved

The following issues will need further review and will need to be addressed by the applicant:

1. Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
2. Conformity with Official Plan policies, particularly with respect to the sections on built form, heritage and housing;
3. Conformity with the Design Criteria for Review of Tall Building Proposals, including the sections on transition in scale, adjacency issues to heritage buildings, tower floorplate and separation distance, pedestrian realm and sustainable design;
4. Height and density of proposal;
5. Other built form and massing issues including, but not limited to: sky view, light penetration, shadowing on adjacent parks and open spaces, privacy and wind mitigation, continuous weather protection around the site and heritage adjacency;
6. Retail unit size and ability to animate Yonge Street;
7. Implementation of Downtown Yonge BIA's streetscaping initiatives;
8. Provision for reduced on-site parking including impacts on the supply of on-street parking in the area;
9. Mix of unit sizes particularly the provision of family size units;
10. Appropriate servicing to accommodate the proposed development;
11. Assessment of traffic generation, access and transportation impacts;
12. Commitment to providing resident and visitor bicycle parking and a bike share program given the site's proximity to the Wellesley Street and College Street bike lanes and proposed Bay Street bike lanes;

13. Treatment of the ground floor of the building and its relationship to the streetscape, the width of the sidewalk and the provision of continuous pedestrian realm weather protection;
14. Adequacy of community services and parkland in the area;
15. Determination of the appropriate design review panel process for the project; and
16. Identification and securing of public benefits pursuant to Section 37 of the *Planning Act* should the proposal 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.

The Toronto Green Standard guidelines and checklist can be found on the City's website at: <http://www.toronto.ca/planning/environment/greendevlopment.htm>.

CONTACT

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SIGNATURE

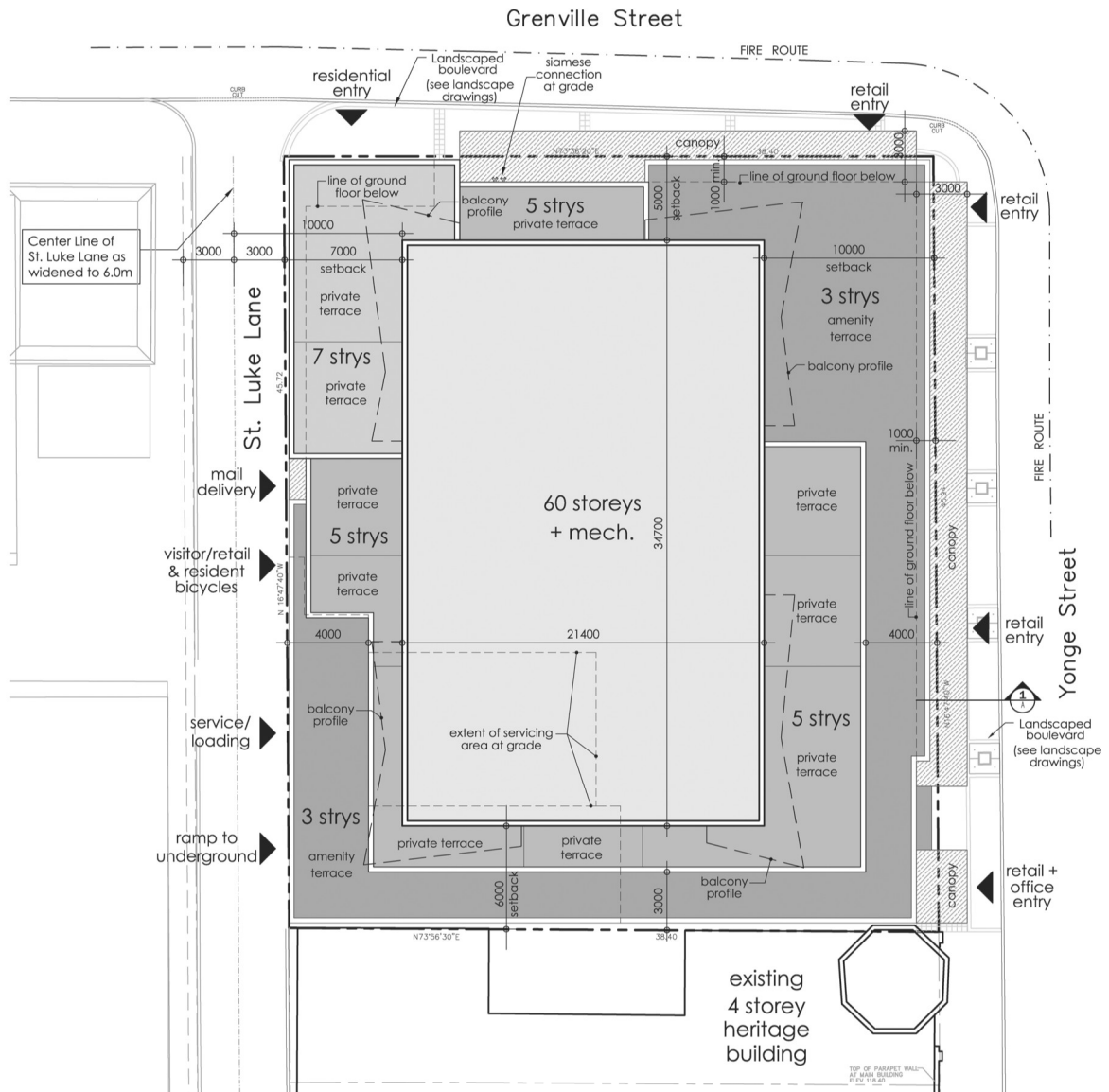
Gregg Lintern, Director, MCIP, RPP
Community Planning, Toronto and East York District

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ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2a: North and East Elevations
- Attachment 2b: West and South Elevations
- Attachment 3: Zoning
- Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

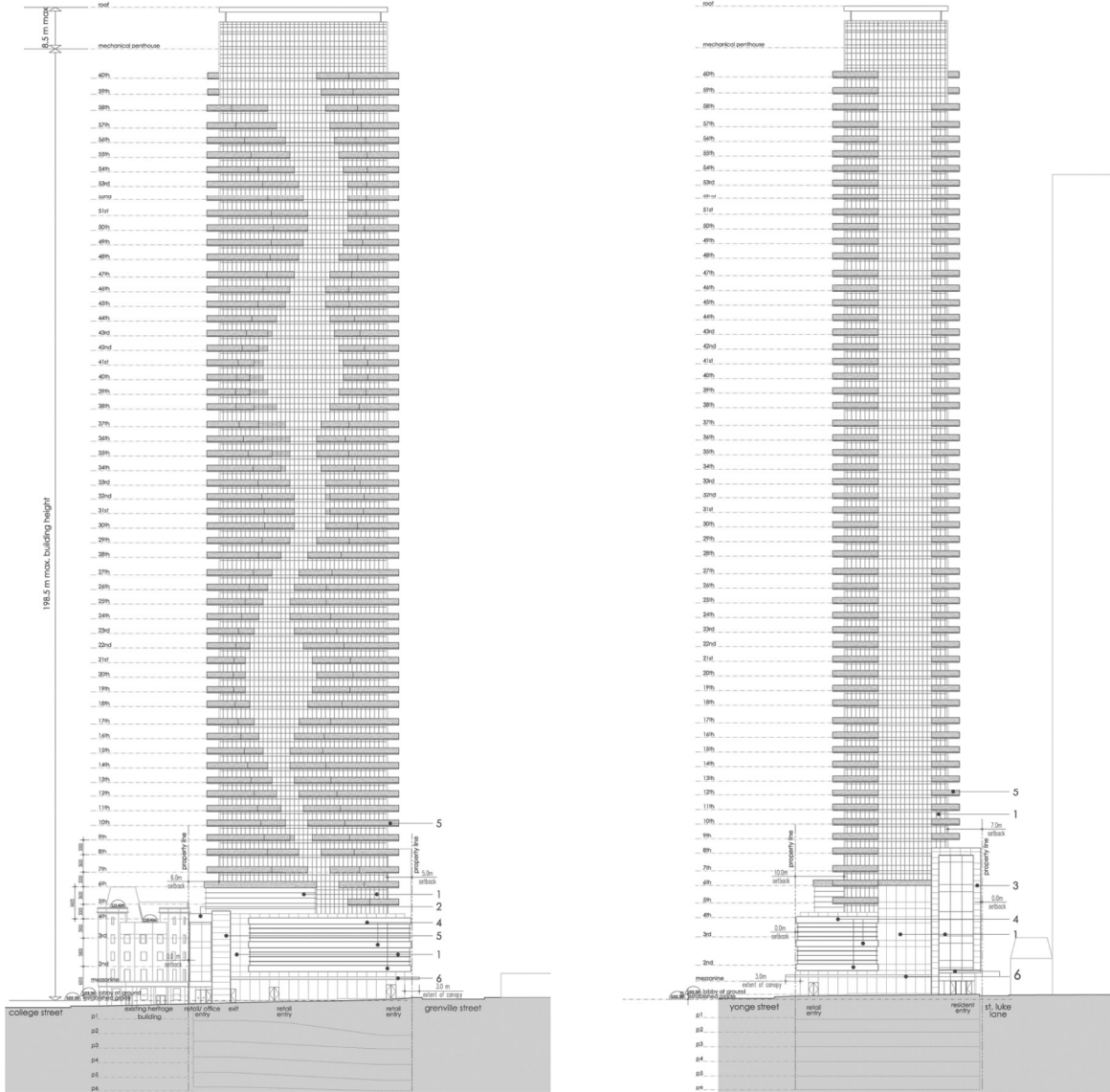
454-464 Yonge Street

Applicant's Submitted Drawing

Not to Scale 
11/14/2011

File # 11 296426 0Z

Attachment 2a: North and East Elevations



East Elevation

North Elevation

Elevations

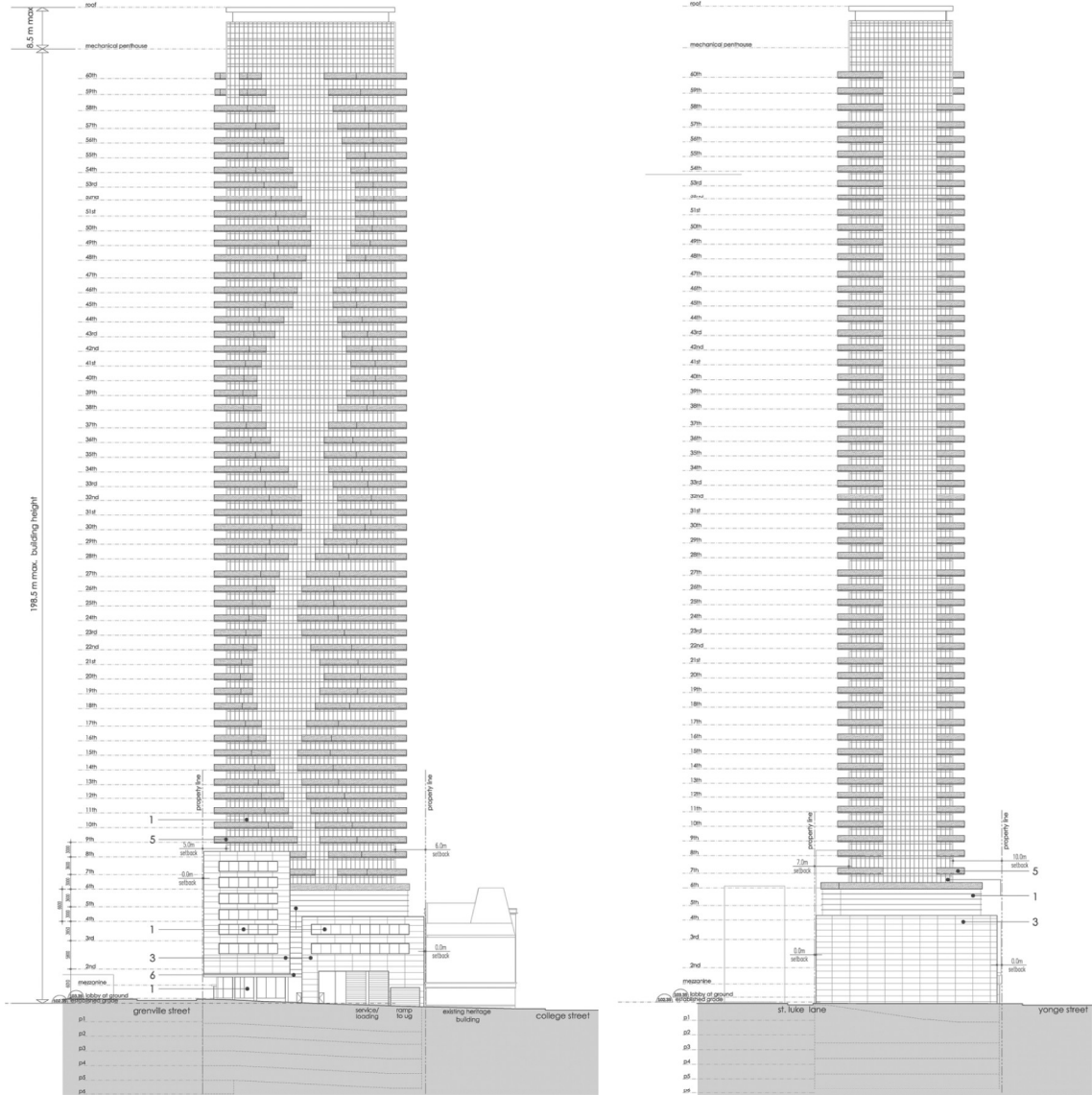
Applicant's Submitted Drawing

Not to Scale
11/14/2011

454-464 Yonge Street

File # 11 296426 0Z

Attachment 2b: West and South Elevations



West Elevation

South Elevation

Elevations

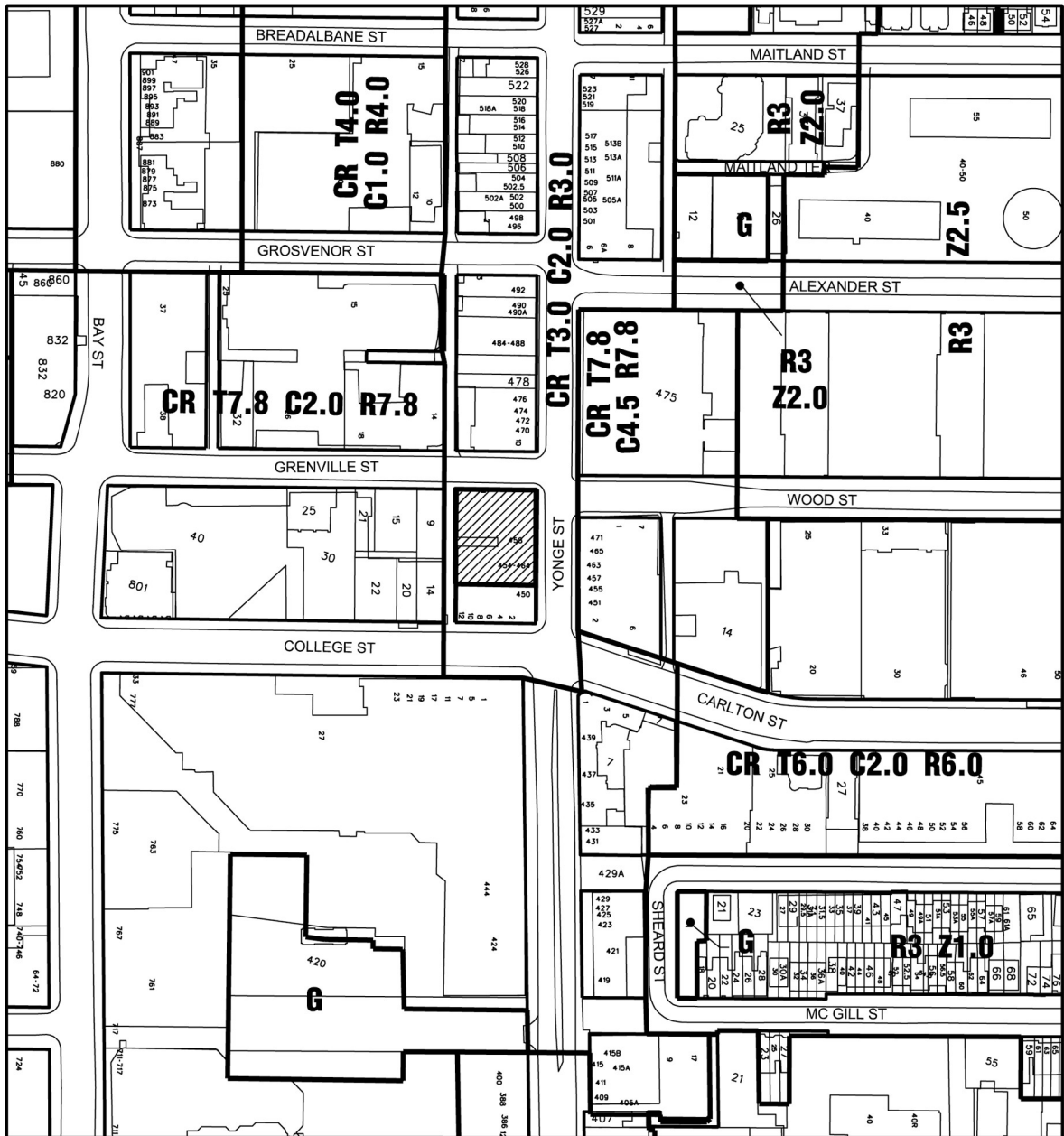
Applicant's Submitted Drawing

Not to Scale
11/14/2011

454-464 Yonge Street

File # 11 296426 0Z

Attachment 3: Zoning



454-464 Yonge Street

File # 11 296426 0Z

- G Parks District
- R3 Residential District
- CR Mixed-Use District



Not to Scale
Zoning By-law 438-86 (as amended)
Extracted 11/14/2011

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	11 296426 STE 27 OZ
Details	Rezoning, Standard	Application Date:	October 20, 2011
Municipal Address:	454-464 YONGE ST		
Location Description:	PLAN 159 LOTS 1 TO 5 << STRUCTURE ADDRESS FOR 454-464 YONGE ST **GRID S2709		
Project Description:	Rezoning application to permit the redevelopment of the lands for a new mixed use building, 60 storeys in height complete with 3 levels of commercial/office space, 599 residential units above and 196 parking spaces in a below grade parking structure.		

Applicant:	Agent:	Architect:	Owner:
Armstrong Hunter 156 Duncan Mill Road Suite 6A Toronto ON M3B 3N2		Graziani + Corazza Architects Inc. 1320 Shawson Dr. Suite 100 Mississauga ON L4W 1C3	454 Yonge GP Inc. 1075 Bay Street Suite 400 Toronto ON M5S 2B1

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR T3.0 C2.0 R3.0	Historical Status:	N
Height Limit (m):	18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1759	Height:	Storeys:	60
Frontage (m):	38.4		Metres:	198.5
Depth (m):	45.9			
Total Ground Floor Area (sq. m):	1218			Total
Total Residential GFA (sq. m):	41,604		Parking Spaces:	196
Total Non-Residential GFA (sq. m):	3,946		Loading Docks	2
Total GFA (sq. m):	45,550			
Lot Coverage Ratio (%):	69.2			
Floor Space Index:	25			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0 (0%)	Residential GFA (sq. m):	41604	0
Bachelor:	45 (7.5%)	Retail GFA (sq. m):	2476	0
1 Bedroom:	324 (54%)	Office GFA (sq. m):	1470	0
2 Bedroom:	225 (37.5%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	5 (1%)	Institutional/Other GFA (sq. m):	0	0
Total Units:	599 (100%)			

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