

**2263 – 2285 Yonge Street, 10 Eglinton Avenue East and  
25 Roehampton Avenue - Zoning Amendment  
Application - Preliminary Report**

<b>Date:</b>	August 15, 2012
<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>	11-326074 STE 22 OZ

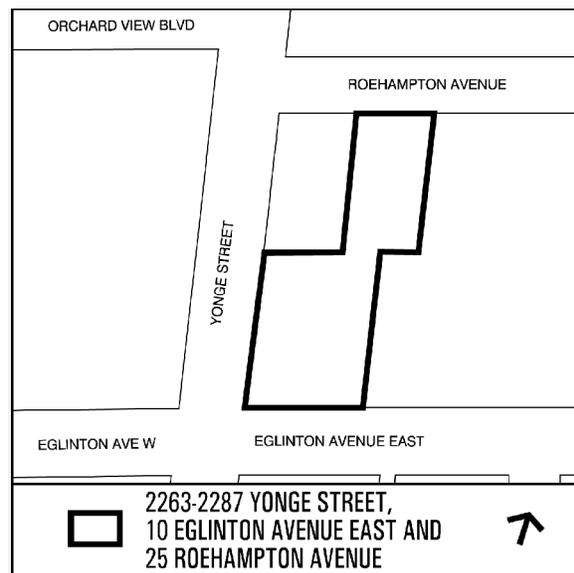
**SUMMARY**

This application proposes to demolish all existing buildings on the site (including a 7-storey rental apartment building).

The applicants are proposing to redevelop the site by constructing a 64-storey building at the northeast corner of Yonge Street and Eglinton Avenue East (2263 – 2285 Yonge Street and 10 Eglinton Avenue East). This building will be referred to as the 'south tower'. The south tower is proposed to consist of a 61-storey residential tower with a floorplate of approximately 780 square metres sitting on top of a 3-storey podium which extends north on Yonge Street to the northerly extent of the site. The podium would contain commercial uses at grade and on the second floor.

This application also proposes to construct a 38-storey residential condominium (the 'north tower') at 25 Roehampton Avenue where the 7-storey rental apartment building currently exists.

This report provides preliminary information on the above-noted application and seeks Community Council's directions



on further processing of the applications and on the community consultation process.

A community consultation meeting was held on June 28, 2012 which allowed local residents to be informed of the application and to have an opportunity to make their views on the proposal known to City planning staff and the applicant.

Application Chronology to date:

- December 19, 2011 - original application submitted and accepted by Customer Service
- application package considered incomplete (ie., studies missing, unsatisfactory and unarticulated elevation drawings)
  
- December 19, 2011 - e-mail sent to applicant advising that the plans had been circulated but the Planning Division would not be sending a preliminary planning report to Toronto and East York Community Council nor would a community consultation meeting be held and neither would the application be assigned an agenda date for the Design Review Panel until proper elevation drawings were submitted
  
- January 23, 2012 - application proceeds to Design Review Panel
- Panel recommends redesign
  
- April 12, 2012 - notification of complete application sent to applicant
  
- however plans were not considered ready to proceed to a community consultation meeting
  
- June 12, 2012 - revised plans submitted and circulated
  
- June 28, 2012 - community consultation meeting held prior to preliminary planning report being sent to Toronto and East York Community Council in order to avoid a summer community meeting.

The statutory public meeting is targeted to be held in the first quarter of 2013, provided that the applicant submits all required information in a timely manner.

## **RECOMMENDATIONS**

---

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

1. The community consultation meeting which was held by the City Planning Division together with the Ward Councillor for the lands at 2263 – 2285 Yonge Street, 10 Eglinton Avenue East & 25 Roehampton Avenue on June 28, 2012 be deemed to satisfy the requirement for such meeting. Notice was given to landowners and residents within a radius that was greater than 120 metres of the site.
2. 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 and planning staff to discuss complete application submission requirements.

Planning staff also attended 3 pre-application meetings which were held by the Ward Councillor. All meetings included presentations by the applicants to the Ward Councillor, planning staff and representatives of local resident's and ratepayer's associations. Meetings were held on June 3, September 20 and October 27, 2011.

Issues raised at these pre-applications meetings by planning staff, the Ward Councillor and/or the residents included:

- some residents expressed concerns with the proposed tower heights, shadow impacts and overall compliance of the proposal with the Yonge-Eglinton Secondary Plan policies and Urban Growth Centre policies;
- planning staff questioned whether the 25 Roehampton Avenue portion of the site is appropriate for a tall building under the Official Plan tall buildings policies or under the, "Design Criteria for the Review of Tall Buildings Proposals";
- the appropriateness of the proposed separation distances between the proposed towers themselves and between the proposed towers and the existing buildings which will remain. Some of these existing buildings contain residential units. All could be potential redevelopment sites;

- planning staff recommended that if the proponents continue to pursue a typical tall building proposal on the Roehampton Avenue portion of the site with less than 12.5 metre setbacks to property lines, some form of limiting distance agreement be negotiated with adjacent land owners;
- the need to properly integrate the ground plane of the development into the existing streetscape;
- the design and size of the open space to be provided at the northeast corner of Yonge Street and Eglinton Avenue;
- the need to widen the Yonge Street sidewalk north of the corner of Yonge and Eglinton;
- intensity of use issues (e.g. traffic, crowding on public sidewalk) resulting from the addition of 889 new condominium units;
- the proposed parking supply of approximately a single parking space for 39% of the proposed units (even though the site is at a subway station) may be too few spaces for the potential demand; and
- a below-grade connection to TTC including retail should be explored.

Revised plans have been submitted subsequent to these pre-application meetings and are under review. However, many matters which were discussed at the pre-application meetings have not been addressed in the revised submission.

## **ISSUE BACKGROUND**

### **Proposal**

This is a rezoning application to permit the construction of a 64-storey (202.05 metre) mixed commercial residential building at the northeast corner of Yonge Street and Eglinton Avenue East (the south tower) and a 38-storey tower at 25 Roehampton Avenue (the north tower). (Refer to Attachment 1: Site Plan).

The proposed south tower consists of a 3-storey podium plus a 61-storey tower. The building has a maximum of 704 residential units and approximately 5,380 square metres of commercial space in the concourse, ground and second floor levels. (Refer to Attachment 2: South Elevation).

The proposed north tower consists of a 38-storey (119.70 metre) residential condominium with a maximum of 185 units. (Refer to Attachment 3: North Elevation).

Combined, the two proposed towers have a total of 889 units. The total proposed density is 16.0 times the lot area.

The applicant is proposing a total of 450 parking spaces on 6 levels of underground parking. Eighty-three of those spaces are "compact spaces" which are spaces that do not comply with the parking space dimensions specified by the zoning by-law. One hundred and five of the total of 450 parking spaces are proposed for commercial use. The total number of parking spaces proposed for residential use (including 63 compact spaces which will need a by-law amendment to be permitted) is 345 spaces for 889 units. No visitor parking spaces are proposed.

The proposed access to both the parking and loading is from Roehampton Avenue using the existing service lane located within the property owned by the applicants adjacent to the western lot line of the 25 Roehampton Avenue portion of the site. The access will consist of a 2-way service laneway leading to a service court at the centre of the site. The laneway would be covered. The access would also lead to a ramp which splits to access the parking which is located under each tower. (Refer to Attachment 1: Site Plan).

For a complete listing of project statistics, refer to Attachment 7: Application Data Sheet.

The existing building at 25 Roehampton Avenue is a 30 unit rental apartment building comprised of twenty three 1-bedroom and seven 2-bedroom units. All of the existing units are considered to have mid-range rents. The applicant is proposing to include 30 rental replacement units. However, the units are not proposed to be replaced with the same bedroom type as currently exists. The replacement of the same number of units by unit type is a policy matter that will need to be addressed as part of this application.

### **Site and Surrounding Area**

The site is located at the northeast corner of Yonge Street and Eglinton Avenue East. It is an irregularly shaped parcel of land which is comprised of 6 individual properties. The site has frontages on Yonge Street, Eglinton Avenue East and on Roehampton Avenue.

The current uses existing on the site are:

#### **2263 – 2273 Yonge Street**

- a 2-storey office/commercial building which includes the TD Bank as the primary tenant;

#### **2275 – 2279 Yonge Street**

- a 2-storey commercial building occupied by a restaurant;

#### **2281 – 2285 Yonge Street**

- a 2-storey commercial building occupied by a shoe store and a photography store;

#### **2287 Yonge Street**

- a 2-storey commercial building occupied by a kitchen supplies store and office uses above;

### **10 Eglinton Avenue East**

- a 2-storey commercial building occupied by a fast food restaurant, a beauty supply outlet and a dental office; and

### **25 Roehampton Avenue**

- a 7-storey rental apartment building with 30 residential units plus a laneway at 25R Roehampton Avenue which is privately owned by this applicant but with easements in favour of some of the commercial properties which back onto it.

Surrounding land uses are as follows:

**North:** to the immediate north of the site on the east side of Yonge Street are a number of 2-storey commercial buildings containing fast food outlets, a pub/restaurant and retail stores. North of Roehampton Avenue at the northeast corner of Yonge Street and Roehampton Avenue is an 8-storey office building. East of that and on the north side of Roehampton Avenue is a Toronto Parking Authority surface parking lot that recently received rezoning approval to permit a 33-storey residential condominium. Adjacent to the site is the newly redeveloped North Toronto Collegiate, sports field, and 2 residential condominiums at 27 and 24-storeys. Lands generally to the northeast of the site are part of the Yonge-Eglinton Apartment Neighbourhood.

**South:** to the south of the site on the southeast corner of Yonge Street and Eglinton Avenue East is an 8-storey office building. South of that building are the 54 and 39-storey Minto Midtown residential condominium towers. To the southeast of the site is the Canada Square complex of buildings which is comprised of an 18-storey office building, a 6-storey office building and a 17-storey office building. The complex includes a shopping concourse, a movie theatre and an access to the TTC Yonge-Eglinton subway station.

**East:** immediately to the east of the site on Eglinton Avenue East is a 5-storey commercial building with a fast food restaurant at grade and 4-storeys of offices above. To the east of that, Eglinton Avenue is comprised of commercial and residential buildings and mixed use (commercial-residential) buildings which range in height from 3 to 21-storeys. A full-block mixed use development on the south side of Eglinton Avenue East between Dunfield Avenue and Lillian Street has had its rezoning approved to permit 2 towers, one at 36-storeys and the other at 33 storeys.

**West:** to the west of the site at the northwest corner of Yonge Street and Eglinton Avenue West is the Yonge-Eglinton Centre development. This development is comprised of 2 offices towers of 30 and 22-storeys (approved for 7 and 5 additional storeys respectively), 2 rental apartment towers at 22 and 17-storeys and a multi-level retail complex containing a movie theatre, restaurant, food store and other retail stores.

## **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 split designated *Mixed Use Areas* and *Apartment Neighbourhoods* under the Official Plan. (Refer to Attachment 5: Official Plan).

### **i) Mixed Use Areas**

Most of the site is within the *Mixed Use Areas* designation of the Official Plan. *Mixed Use Areas* permit a range of commercial or residential uses in single use or mixed use buildings. The Official Plan provides a list of criteria which are intended to direct the design and orientation of new development proposals within *Mixed Use Areas* particularly those *Mixed Use Areas* which abut *Neighbourhoods* designations (this application does not abut a *Neighbourhoods* designation but may have an impact on the *Neighbourhoods* to the northwest and southwest). Criteria are found in Section 4.5.2 of the Plan and include:

- 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 an adequate supply of parking for residents and their 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 residents in every significant multi-unit residential development.

## **ii) Apartment Neighbourhoods**

The portion of the site located at 25 Roehampton Avenue is within the *Apartment Neighbourhoods* designation of the Official Plan. The *Apartment Neighbourhoods* designation permits apartment buildings and all forms of residential development permitted in Neighbourhoods. The Plan indicates that "built up Apartment Neighbourhoods are stable areas of the City where significant growth is generally not anticipated. There may, however, be opportunities for additional townhouses or apartments on underutilized sites and the Plan sets out to evaluate these situations."

Development criteria used to evaluate redevelopment proposals include:

- locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing setbacks from, and/or stepping down of the heights towards, lower scale *Neighbourhoods* (*Neighbourhoods* are located to the northwest and southwest of the site);
- locating and massing 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;
- providing sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize impacts on adjacent streets and residences; and
- providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces.

## **iii) Built Form**

The Built Form section of the Official Plan also provides policies that will assist in the evaluation of this proposal. These include:

- New development is to be located and organized to fit within its existing and/or planned context and will limit its impacts on neighbouring streets, parks, open spaces and properties by:
  - i. Creating appropriate transitions in scale to neighbouring existing and/or planned buildings;
  - ii. Providing for adequate light and privacy;
  - iii. Adequately limiting any resulting shadowing of and uncomfortable wind conditions on, neighbouring streets, properties and open spaces.
- Taller buildings will be located to ensure adequate access to sky view for the proposed and future use of bordering streets, parks and open spaces.

**iv) Healthy Neighbourhoods**

- Section 2.3.1 states that *Apartment Neighbourhoods* are considered to be physically stable areas and that development within *Apartment Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas.

**v) Housing**

This development proposal includes an application to permit the demolition of a 30-unit rental apartment building. The following Official Plan policies apply to the rental housing demolition and replacement aspects of the proposed development:

- Section 3.2.1 of the Official Plan includes housing policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units. Policy 6 indicates that new development that will result in the loss of six or more rental housing units will not be approved unless:
  - (a) all the rental housing units have rents that exceed mid-range rents; or
  - (b) the following are secured:
    - (i) at least the same number, size and type of rental housing units are replaced and maintained with rents similar to those at the time the redevelopment application is made;
    - (ii) for at least 10 years, rents for replacement units will be the rent at first occupancy with annual increases subject to specific limits; and

- (iii) an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship; or
- (c) in Council's opinion, the supply and availability of rental housing in the City has returned to a healthy state.

To review these and all sections of the Toronto Official Plan refer to the City's website at: [www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm).

### **Yonge-Eglinton Secondary Plan**

The site is also within the boundaries of the Yonge-Eglinton Secondary Plan. (Refer to Attachment 6: Yonge-Eglinton Secondary Plan). The Secondary Plan generally defers to the Official Plan with respect to providing policy guidance for this site. However, some specific Secondary Plan policies apply to this site. These policies include:

#### **Section 4.2 Mixed Use Area 'A' (Yonge-Eglinton Focused Area)**

- a) Within this area, the height, density and scale of development will be greater than elsewhere in the Secondary Plan area recognizing its role as the transportation and commercial focal point of the local community. In considering new development proposals, particular regard will be had in avoiding adverse impacts resulting from height, scale and density on abutting *Neighbourhoods* and on other *Mixed Use Areas*.
- c) Improvements to existing pedestrian conditions, including underground connections to the subway and light rapid transit will be encouraged and investigated to address local pedestrian needs and opportunities.
- d) Comprehensive redevelopment of the northeast quadrant of the Yonge-Eglinton intersection that incorporates publicly accessible open space on the corner will be encouraged.
- h) Transit-oriented developments which enhance accessibility to nearby TTC facilities and services including direct connections will be a priority in Mixed Use Area 'A'.

#### **Section 5.0 Yonge-Eglinton Centre**

The Province's Growth Plan for the Greater Golden Horseshoe contains policies to direct a significant portion of future population and employment growth into a number of intensification areas. These areas include five "Urban Growth Centres" (UGCs) within the City. Under the Growth Plan, municipalities were required to delineate the boundaries of the UGCs within their Official Plans.

The proposed development is within one of those five designated Urban Growth Centres. It is within the area defined as the Yonge-Eglinton Centre by Official Plan Amendment 116 (amendment to the Yonge-Eglinton Secondary Plan). Section 5 of the Yonge-Eglinton Secondary Plan includes the following Urban Growth Centre policies which are applicable to the site:

- 5.2 Within the Yonge-Eglinton Centre, the highest heights, densities and scale of development will be within *Mixed Use Area 'A'* on the blocks at the four quadrants of the intersection of Yonge Street and Eglinton Avenue.
- 5.3 The heights, densities and scale of development will decrease along Eglinton Avenue East with increasing distance from the Yonge-Eglinton intersection within the Yonge-Eglinton Centre.
- 5.4 The *Apartment Neighbourhoods* within the Yonge-Eglinton Centre are largely built-up and considered to be physically stable areas. Development in these *Apartment Neighbourhoods* will comply with the policies of the Official Plan, particularly the policies in Sections 2.3.1 and 4.2.
- 5.7 New development in the Yonge-Eglinton Centre will be compatible with maintaining the character of surrounding *Neighbourhoods* (to the northwest and southwest).

### **Design Criteria for the Review of Tall Buildings Proposals**

A tall building is generally defined as a building that is taller than the road right-of-way adjacent to the site.

The Design Criteria provide policy recommendations for tall buildings on issues of transition, building placement and orientation, entrances, massing of base buildings, tower floor plate sizes, tower setbacks and separation distances, pedestrian realm considerations and sustainable design. This document will be used in the evaluation of the proposed development.

### **Rental Housing Demolition and Conversion By-law**

The Rental Housing demolition and Conversion By-law, contained in Chapter 667 of the City's Municipal Code, implements the City's Official Plan policies protecting rental housing. The By-law prohibits demolition or conversion of rental housing units without obtaining a permit from the City issued under Section 111 of the City of Toronto Act.

Applications under Chapter 667 for rental demolition are typically handled concurrently with an application to amend the Zoning By-law and City Council may decide on both applications at the same time. Unlike Planning Act applications, City Council decisions to approve or refuse demolitions are not subject to any appeal to the Ontario Municipal Board.

## **Zoning**

The site is split-zoned CR T5.0 C4.0 R3.0 (the Yonge Street and Eglinton Avenue East properties) and R2 Z2.0 (25 Roehampton Avenue). The CR zoning classification permits a range of commercial and residential uses in single purpose or mixed use buildings. Total permitted mixed use density is 5 times the lot area. The height restriction is 61 metres.

The R2 classification permits a range of residential uses, including apartment buildings, up to a total density of 2 times the lot area and a height of 38 metres. (Refer to Attachment 4: Zoning).

## **Site Plan Control**

This application is subject to site plan control. An application will be submitted.

## **Reasons for the Application**

The applicant seeks to amend the provisions of By-law 438-86 to permit the proposed heights of 205 metres for the south tower where 61 metres is permitted and 119.7 metres for the north tower where 38 metres is permitted.

The applicant would also need zoning amendments to permit an overall density of 16 times the lot area where a mixed use density of 5.0 times the lot area is permitted in the CR zoned portion of the site and 2.0 times the area of the lot is permitted in the portion of the site located in the R2 zoning. Other areas of non-compliance (i.e., parking) will be determined by the Buildings Division through their zoning review of the application.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- architectural drawings
- planning rationale
- survey
- landscape drawings
- transportation impact study
- shadow study
- arborist study
- Toronto Green Standard Checklist
- geotechnical soil investigation
- environmental phase 1 & 2 reports
- pedestrian level wind study
- noise and vibration study
- site servicing and storm water management report
- draft zoning by-law
- rental housing demolition application

A Notification of Complete Application was issued on April 11, 2012.

## **Community Consultation Meeting**

A community consultation meeting was held on June 28, 2012. The community meeting was held at the Orchard View Boulevard Public Library and was attended by approximately 135 residents and other interested parties.

Many of the issues raised at the community meeting were discussed at the pre-application meetings held by the Ward Councillor (which included members of local resident's associations). Issues raised at the community meeting and how they were subsequently addressed by the developer will be discussed in the final rezoning report.

## **Issues to be Resolved**

Prior to submitting a Final Report to Toronto and East York Community Council, the following issues as well as any others which may be identified will need to be reviewed and satisfactorily addressed to allow Community Planning to recommend approval:

**i) Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe.**

- particularly but not exclusively with those policies which are related to Urban Growth Centres.

**ii) Conformity with the Official Plan Policies**

- particularly but not exclusively with those policies of the Mixed Use Areas, Apartment Neighbourhoods and Built Form sections.

With respect to tower height and density, the UGC policies of the Yonge-Eglinton Secondary Plan require the highest heights and densities within the Yonge-Eglinton UGC to be located at the 4 corners of Yonge Street and Eglinton Avenue within the *Mixed Use Area 'A'*. The Secondary Plan also specifies that heights and densities will decrease on Eglinton Avenue with distance (eastwards) from the intersection of Yonge Street and Eglinton Avenue.

Building heights and densities in *Mixed Use Area 'A'* include: an existing 54-storey and approximately 10 times coverage building (the north Minto tower), a planned rezoned area that allows approximately 40 storeys and 9 times the lot area (the southwest corner), and an approved height of 37 commercial storeys and a density of 8.7 times the lot area (Yonge-Eglinton Centre). These existing and approved heights and densities are currently considered to establish the height and density context for the intersection.

The proposed 64-storey south tower is within *Mixed Use Area 'A'*. Therefore, the south tower is considered to be in a location which is appropriate for the highest heights and densities in the Secondary Plan area provided that the building is designed according to the Official Plan policies and the design criteria (set out in

the Design Criteria for Review of Tall Buildings Proposals) which regulate tall buildings.

The density (16.5 times the lot area) is the density of both towers on the full lot. The density for the south tower alone on its portion of the site would be significantly higher than 16.5 times the lot area.

The height and density of the south tower will be evaluated on the basis of its fit within the context (as described) of the four corners of Yonge Street and Eglinton Avenue and the relevant Official Plan policies and tall buildings design criteria.

The 38-storey north tower is not within any of the mixed use areas of the Yonge-Eglinton Secondary Plan. Its portion of the site is designated *Apartment Neighbourhoods* in both the Official Plan and the Secondary Plan. The evaluation of the height and density of this tower will be based on the proposal's fit within the height and density context of this Apartment Neighbourhood and on the Official Plan policies and the design criteria which regulate tall buildings.

**iii) Conformity with the Design Criteria for the Review of Tall Building Proposals**

- particularly but not exclusively with those criteria pertaining to height, tower floor plate size, shadowing, setbacks and separating distances of the north tower, and the size and configuration of the pedestrian space at the corner of Yonge Street and Eglinton Avenue East and the width of the sidewalk north of the corner on Yonge Street.

With respect to tower setbacks and separating distances, the Design Criteria recommend a setback of 12.5 metres to a property line (which is not a street line). A 12.5 setback on a development site assumes that a matching setback is or would be provided on an adjacent site if it contains or could be redeveloped as a tall building. With matching setbacks, total tower separation is 25 metres. Twenty-five metres is considered an acceptable distance between towers to ensure light, view and privacy.

In this case, the applicant has proposed 10 metre tower setbacks to the east and west property lines of the north tower. The applicant is currently studying the possibility of increasing one or both setbacks of the north tower through design modifications. If this cannot be done to the satisfaction of Planning staff, a limiting distance agreement(s) may be required as an alternative.

**iv) Design issues as identified by the Design Review Panel**

The applicant's architect has presented the project to the Design Review Panel on two occasions and has volunteered to return for a third session.

At its first review of the proposal in January 2012, the Panel voted unanimously in favour of redesign. The Panel recognized that the northeast corner of Yonge Street and Eglinton Avenue is a site of great significance to the neighbourhood and to the City. The intersection is a hub of transit, business and entertainment activity.

The Panel was also unanimous in their concerns with respect to the treatment of many of the key elements of the proposal including: the inappropriately low overhang at the corner of Yonge Street and Eglinton Avenue; the inadequate space between the two towers; the height and lack of differentiation of the north tower from the south; the neutralizing affect that this development could have on the remainder of the Yonge Street block; and the lack of consideration given to the significance of the Eglinton subway station.

At its second review in July 2012, the Panel voted for refinements. The Panel was generally supportive of the revisions which had been made to the south tower of the proposal since the first review. Revisions to the south tower included: increased setbacks to the east and north property lines of the south tower; increasing the height and lessening the mass of the overhang at the corner of Yonge and Eglinton; and increasing the area and prominence of the proposed public plaza at the Yonge and Eglinton intersection.

However, the panel was not supportive of the north tower. In particular they were concerned with: the detrimental impact that the north tower could have on the redevelopment opportunities for the remainder of the Yonge Street block; the transition of height of the north tower (38 storeys) to the east and to the north on Roehampton Avenue; and the lack of open space at grade. The Panel requested Roehampton Avenue perspective drawings of the north tower in its context.

It is expected that the applicant will return for a final presentation to the Panel in the last quarter of 2012.

**v) Transportation and Parking Issues**

- particularly but not exclusively including transportation issues which may arise that are related to local traffic circulation and the proposed vehicular parking supply (the adequacy of proposed parking for 39% of the 889 residential units).

**vi) Issues raised at pre-application meetings and at the Community Consultation Meeting**

- as outlined previously in this report.

**vii) Rental Housing Demolition Issues**

- particularly but not exclusively including appropriate replacement of the same type and size of rental housing units, submission of a phasing plan for the rental replacement units, further details on a Tenant Assistance and Relocation Plan to assist current tenants, and further information on unit mix and size of new market units, in particular the inclusion of a greater number of 2 and 3-bedroom units.

**Section 37**

The Official Plan includes 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 is 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 established if the development is recommended for approval.

**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 storm water 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.

As noted in the Pre-Application Consultation and the Issues sections of this report, the proposed development raises a number of significant issues which are currently under review. Further revisions addressing these issues are anticipated to be submitted by the applicants prior to the drafting of a final rezoning report. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

Tim Burkholder, Senior Planner

Tel. No. (416) 392-0412

Fax No. (416) 392-1330

E-mail: tburk@toronto.ca

## **SIGNATURE**

---

Raymond David

Director, Community Planning, Toronto and East York District

(P:\2012\Cluster B\pln\TEYCC\5934725069.doc) - smc

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: South Elevation, South Building

Attachment 3: North Elevation, North Building

Attachment 4: Zoning

Attachment 5: Official Plan

Attachment 6: Yonge-Eglinton Secondary Plan

Attachment 7: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

Not to Scale 

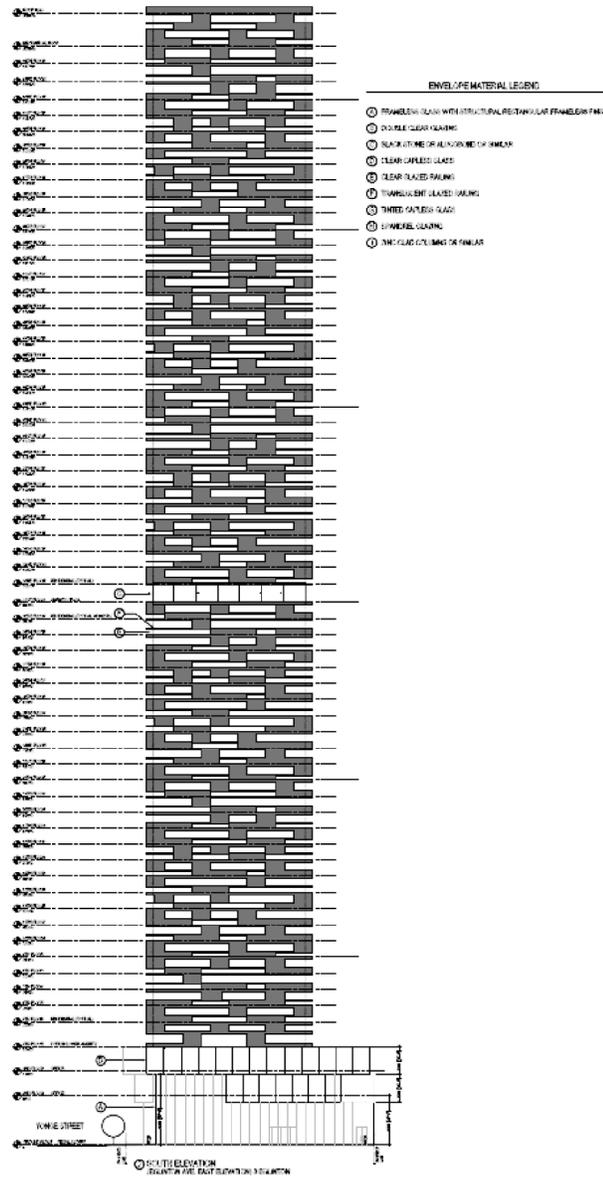
16/07/2012

2263-2287 Yonge Street,

10 Eglinton Avenue East and 25 Roehampton Avenue

File # 11\_326074

## Attachment 2: South Elevation, South Building



South Elevation of South Building

### South Elevation

Applicant's Submitted Drawing

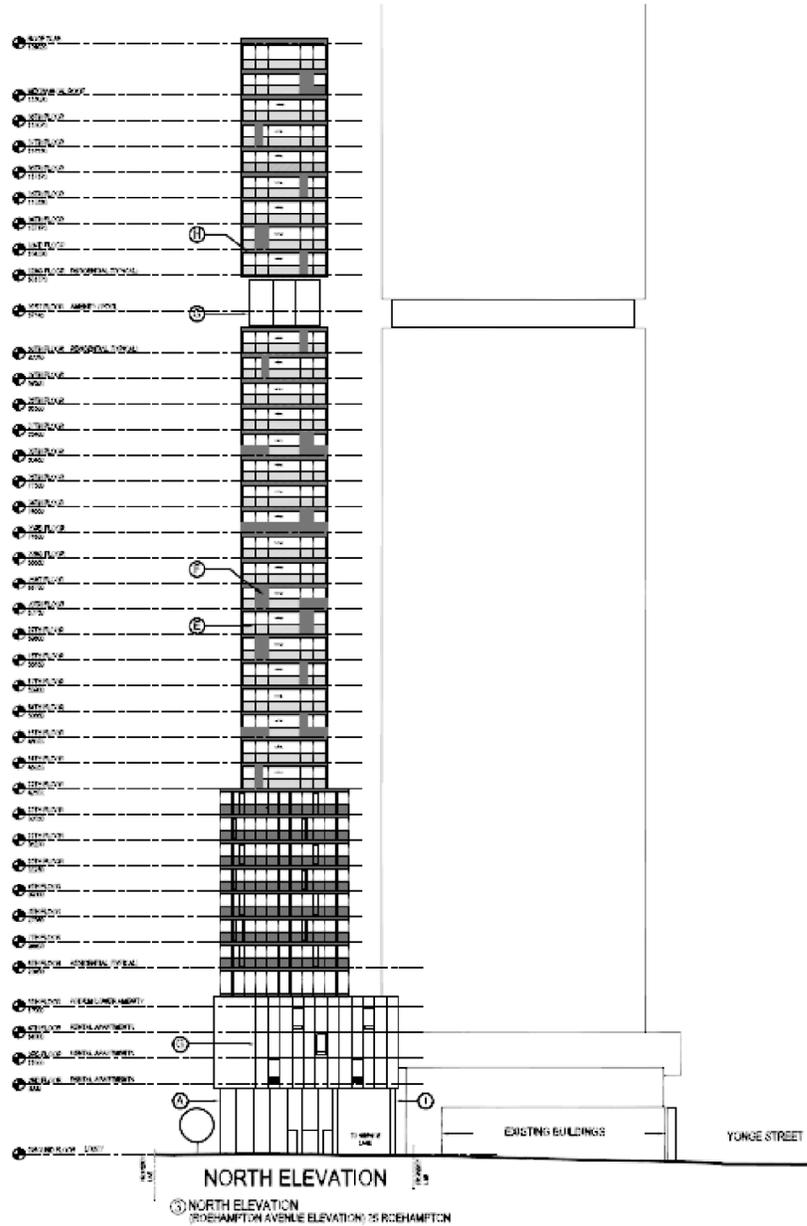
Not to Scale  
16/07/2012

2263-2287 Yonge Street,

10 Eglinton Avenue East and 25 Roehampton Avenue

File # 11\_326074

**Attachment 3: North Elevation, North Building (and partial outline of south building)**



**North Elevation of North Building**

**North Elevation**

Applicant's Submitted Drawing

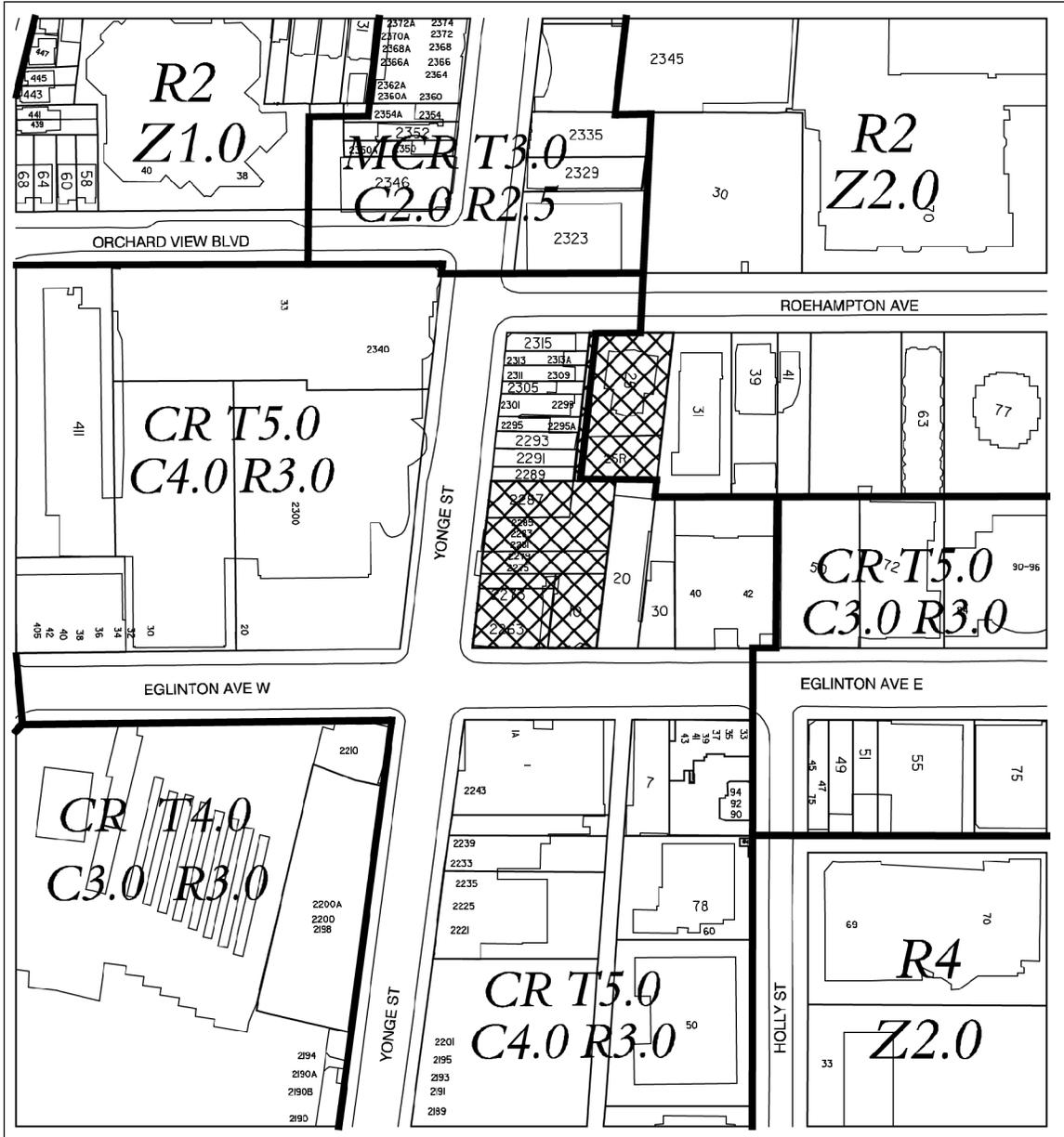
Not to Scale  
16/07/2012

**2263-2287 Yonge Street,**

**10 Eglinton Avenue East and 25 Roehampton Avenue**

File # 11\_326074

### Attachment 4: Zoning

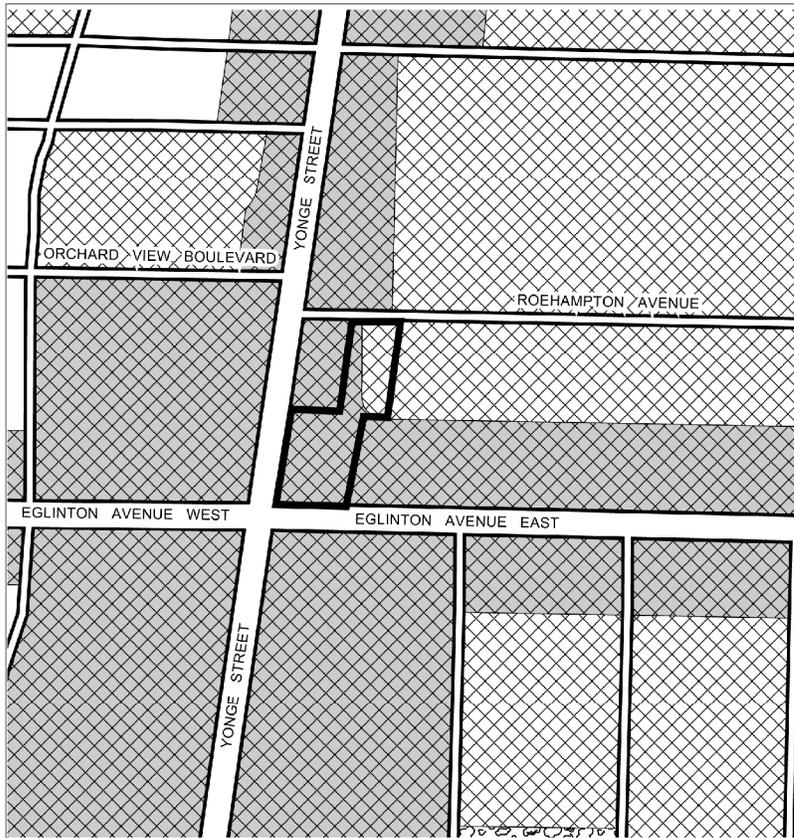


2263-2287 Yonge Street,  
 10 Eglinton Avenue East and 25 Roehampton Avenue  
 File # 11\_326074\_0Z

- R2 Residential District
- R4 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District

↑  
 Not to Scale  
 Zoning By-law 438-86 as amended  
 Extracted 07/18/2012

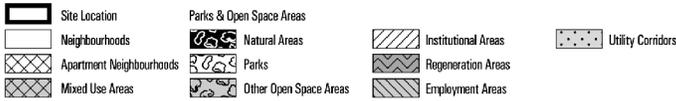
## Attachment 5: Official Plan



**TORONTO** City Planning  
Official Plan

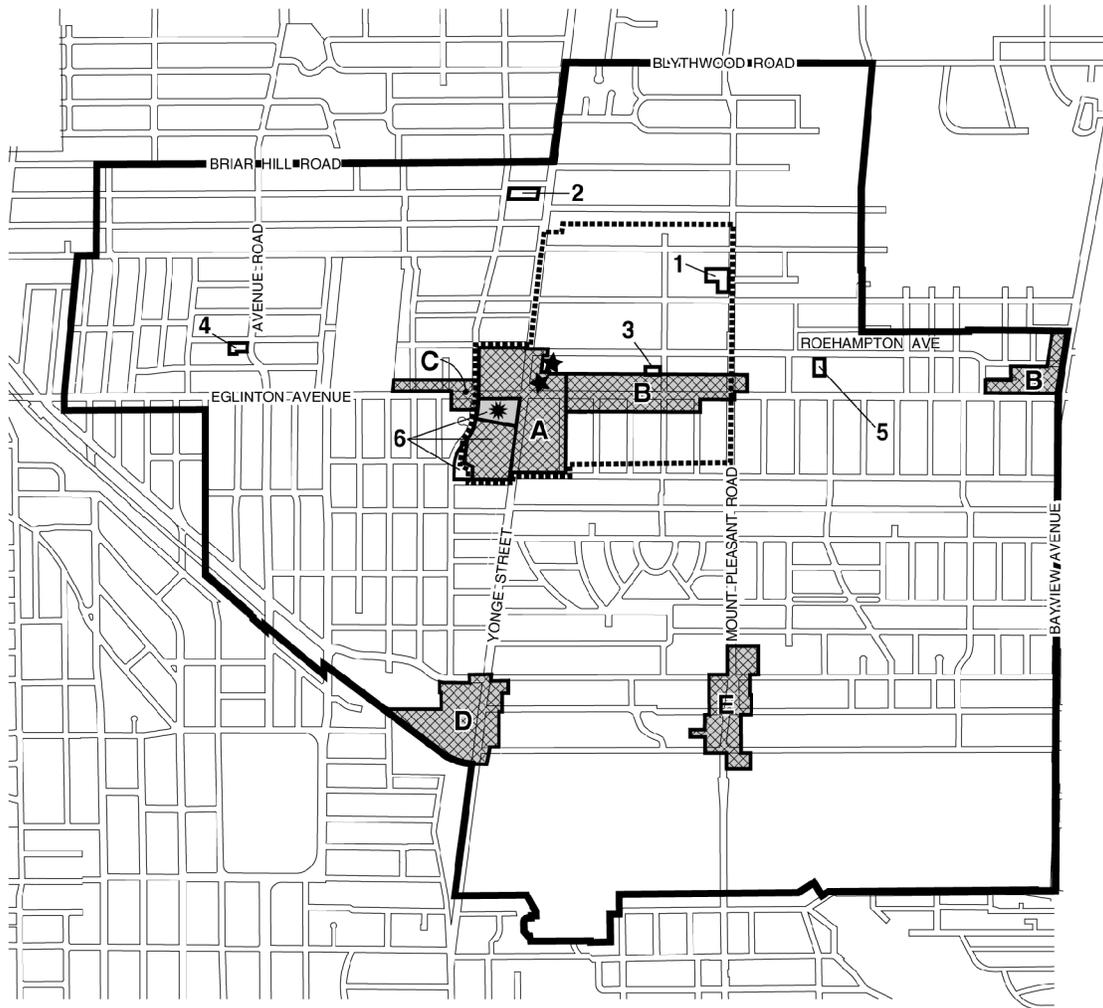
2263-2287 Yonge Street,  
10 Eglinton Avenue East and 25 Roehampton Avenue

File # 11\_326074



↑  
Not to Scale  
07/16/2012

## Attachment 6: Yonge-Eglinton Secondary Plan



March 2010

-  Secondary Plan Boundary
-  Mixed Use Areas
-  Special Study Area
-  Proposed Tower Locations
-  Yonge-Eglinton Centre
-  1 Site and Area Specific Policies

### Yonge-Eglinton Secondary Plan

MAP 21-1 Land Use Plan

Not to Scale 

16/07/2012

2263-2287 Yonge Street,  
10 Eglinton Avenue East and 25 Roehampton Avenue

File # 11\_326074

## Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	11 326074 STE 22 OZ
Details	Rezoning, Standard	Application Date:	December 14, 2011 revised June 12, 2012

Municipal Address: 2263 YONGE ST  
 Location Description: PLAN 639 PT LOT A \*\*GRID S2201  
 Project Description: Rezoning application to permit the redevelopment of the lands for the purposes of a new mixed use building comprised of two residential towers 64 stories and 38 stories in height respectively connected by a 3 storey podium containing retail and office uses. Included in the proposal is the demolition and replacement of 30 existing rental dwelling units secured through a related Residential Demolition Control Application. Proposal will contain 889 dwelling units complete with 450 parking spaces located in a below grade parking facility, 105 of which would be provided for retail and office purposes.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
R Varacalli Architect Inc			NE Holdings Inc

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas & Apt Neighbourhoods	Site Specific Provision:
Zoning:	CR T5.0 C4.0 R3.0 & R2 Z2.0	Historical Status:
Height Limit (m):	61 & 38	Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq. m):	4432.12	Height:	Storeys:	64 & 38
Frontage (m):	48.93		Metres:	203.0 & 125.0
Depth (m):	116.47			
Total Ground Floor Area (sq. m):	2537.4			<b>Total</b>
Total Residential GFA (sq. m):	67698.74		Parking Spaces:	450
Total Non-Residential GFA (sq. m):	5482.15		Loading Docks	4
Total GFA (sq. m):	73180.89			
Lot Coverage Ratio (%):	57			
Floor Space Index:	16.5			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	67698.74	0
Bachelor:	146	Retail GFA (sq. m):	1318.51	605
1 Bedroom:	383	Office GFA (sq. m):	3558.64	0
2 Bedroom:	360	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	889			

**CONTACT: PLANNER NAME: Tim Burkholder, Sr. Planner (416) 392-0412**