

**197, 197R, 199 and 201 Yonge Street - Official Plan
Amendment and Zoning Amendment Applications –
Refusal Report**

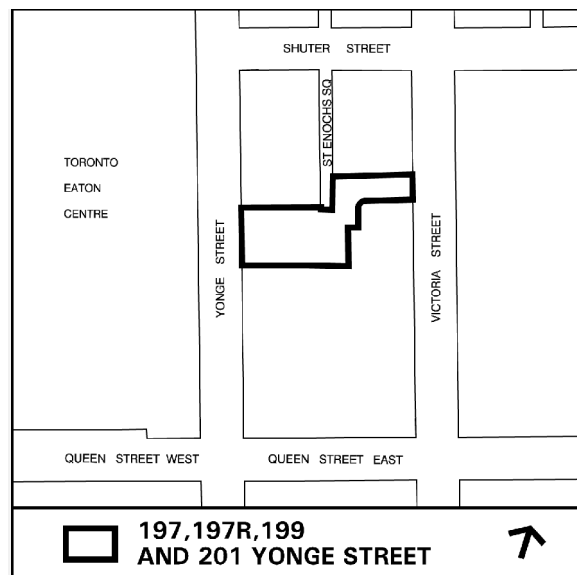
Date:	February 5, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	12 133580 STE 27 OZ

SUMMARY

This application proposes to re-develop the lands at 197 Yonge Street and adjoining properties for the purposes of a mixed use building and to retain the front portion of the existing heritage structure. Included in the proposal is a 60-storey (207 metre) residential tower to the rear of the heritage building. The heritage property is designated under Part IV of the Ontario Heritage Act and is protected by a Heritage Easement Agreement. The proposed base is 9 storeys and contains the lobby within the heritage building, above grade parking, amenity uses and retail uses.

Although the proposal strives to achieve the long term revitalization objectives for the Theatre Block, the development as proposed undermines the policies of the Official Plan as they relate to Built Form and development within Mixed Use Areas. The proposed building does not provide separation to the adjacent structure to the south creating an unsupportable adjacency issue, is deficient in vehicular and bicycle parking and represents over-development of the site.

The approval of the proposed project does not implement Council approved guidelines such as the Design Criteria for the Review of Tall Building Proposals.



This report reviews and recommends refusal of the applications to amend the Official Plan and Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council refuse the applications for Official Plan Amendment and Zoning By-law Amendment at 197, 197R, 199 and 201 Yonge Street for the following reasons:
 - a. The proposal represents an over-development of the property;
 - b. the proposed massing and profile are inappropriate for the development of the lands and creates negative impacts in terms of adjacency;
 - c. the proposal does not conform to the Official Plan including policies related to Built Form, Mixed-use Areas and Area Specific Official Plan Policy 174;
 - d. the proposal is inconsistent with Council-approved guidelines/policies such as the Design Criteria for the Review of Tall Buildings; and
 - e. the massing and profile of the proposal, if approved, has the potential to create a negative precedent for other applications within the downtown area.
2. City Council authorize the City Solicitor together with City Planning and other appropriate staff to appear before the Ontario Municipal Board in support of City Council's decision to refuse the application, in the event that the application is appealed to the Ontario Municipal Board.
3. City Council authorize City Planning in consultation with the Ward Councillor, to secure services, facilities or matters pursuant to Section 37 of the Planning Act, as may be required by the Chief Planner, should the proposal be approved in some form by the Ontario Municipal Board.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The subject site is situated in the middle of an area known as the "Theatre Block" bounded by Queen Street on the south, Victoria Street on the east, Shuter Street on the north and Yonge Street on the west. The Theatre Block was named due to the location of the Elgin and Winter Garden Theatre and Massey Hall each of which is designated a Canadian National Historic site and is included on the City's Inventory of Heritage Properties. A site specific policy was approved by City Council in October 1988 as Amendment No. 476 to the Official Plan and currently in the Official Plan as Site Specific Policy No. 174. The policy recognizes the unique

significance of the historic buildings within the block including the theatres and encourages the development of uses and facilities that are complementary to the theatre and performing arts uses. At the time the policy was drafted the City of Toronto owned the Bank of Toronto building at 205 Yonge Street. The Bank of Toronto was later sold by the City in 2003. The policy encourages consideration of the City owned lands for an interior public space that would act as a cultural centre to the block.

Pre-Application Consultation

Pre-application consultation meetings were held on April 8, 2011, May 25, 2011 and November 10, 2011 with the applicant. At the meeting of April 8, 2011 the applicant described the proposal as a 61-storey tower including 55 storeys of residential above a 6-storey base that would include the heritage bank building and above grade parking. The second floor of the development was proposed as an interconnection between Yonge Street, Victoria Street and Shuter Street that would extend between the proposed development and Massey Hall. The connection was proposed to contain commercial uses and would connect directly to a small theatre addition to the rear (south side) of Massey Hall. St. Enoch's Square would be enclosed above grade to provide a continuous pedestrian route to the front of Massey Hall on Shuter Street. During the meeting staff expressed concerns regarding the height, adjacency to the north and south, setbacks on each side of the site, the potential encroachment into the flight path for St. Michael's Hospital, heritage retention of the designated historic building, traffic and loading.

At the meeting of May 25, 2011 the applicant again outlined the proposal as described at the meeting of April 8, 2011. During this meeting staff also noted that an Official Plan Amendment would be required to address Site Specific Policy 174. The issues expressed at the previous meeting were reiterated including height, adjacency to the north and south, setbacks on each side of the site, the potential encroachment into the flight path for St. Michael's Hospital, heritage retention of the designated historical building, traffic and loading. Additional issues identified included shadow, wind, a direct connection to the subway should be explored given the immediate proximity to the Queen Station subway platform, a "limiting distance" agreement would be required to address the adjacency particularly to the south.

At the meeting of November 10, 2011 the applicant noted that the proposal had changed in that the second floor connection to Massey Hall was no longer included, the proposal would be a stand-alone residential tower with above grade parking and retention of the front 7 metres of the heritage building. The applicant noted that a limiting distance agreement would not be forthcoming to address the Heintzman building to the south (195 Yonge Street) as it is a heritage building and was not planned to be redeveloped. The applicant also noted that the shape of the building would change with a notch at the north-west corner to reflect the location of the St. Michael's Hospital flight path. The applicant was reminded of the concerns expressed at the previous meetings particularly the concerns regarding the proposed tower's adjacency to abutting lots.

ISSUE BACKGROUND

Proposal

The original proposal was submitted March 22, 2012. A second submission as received July 27, 2012 and a site plan application was submitted November 8, 2012. The proposal outlined in this report is based on the most recent site plan drawings but these have not changed significantly since the first submission.

The applicant is proposing to construct a 60-storey (208.29 metres including mechanical penthouse and parapet, 194.29 metres excluding mechanical penthouse and parapet) mixed-use building with a 9-storey base. The front 7 metres of the former Canadian Imperial Bank of Commerce building on site (now a sales office for the condominium development) is to be rehabilitated and incorporated into the new development. The rear portion of the building that contains the former banking hall is to be demolished.

The 4-storey portion of the former Bank of Commerce building is to serve as the residential lobby. North of the bank building on the existing private open space, the ground floor and second floor of the base will contain retail space with music practice studios also on the second floor. Floors 3 to 8 are to be set back from Yonge Street behind the former bank building, and are proposed to contain the parking levels to be served by an automated parking stacker. The base also includes three below-grade levels which are shown to contain bicycle parking spaces and mechanical and service areas.

The proposed development contains a total of 699 residential units including 150 bachelor units (22%) 449 one-bedroom units (64%), 50 two-bedroom units (7%) and 50 three-bedroom units (7%).

The applicant proposes a total of 131 parking spaces in a six-level automated parking stacker located on floors 3 through 8 of the base. One Type G loading space is to be located at the northern side of the proposed Victoria Street driveway adjacent to the rear of Massy Hall which will service the residential and retail uses within the building. An additional loading area is proposed behind the base to service the adjacent Heintzman Building (195 Yonge Street). This loading area may also be used on a shared basis by the proposed building. Vehicular access for parking and servicing will be gained at Victoria Street which will be linked to the existing north-south public lane (St. Enoch's Square), which allows for forward-only motion through the interior of the block. A total of 208 bicycle parking spaces are also to be provided in the below-grade level of the base. There are a number of easements that currently exist on the site to deal with shared access to the Heintzman building to the south, the Elgin Winter Garden Theatre to the east and south and 205 Yonge Street immediately to the north.

The proposed building has a total gross floor area of 48,641.2 square metres, with 47,829.6 square metres of residential gross floor area and 811.6 square metres of non-residential gross floor area for a two storey retail space adjacent to the heritage structure fronting onto Yonge Street. A total of 1,413.68 square metres of indoor amenity space and 489 square metres of outdoor amenity space are proposed. The amenity space is to be contained within floors 9 and

10 of the building. The average size of the floorplate for the tower is 906 sq.m. The shape of the tower has been configured to address the flight path for St. Michaels Hospital by diagonally shaping the north-west corner of the tower.

There is an existing stairwell for 205 Yonge Street toward the rear of the building that encroaches into the subject site approximately 1.7 metres. The proposed setbacks for the north side of the subject site include setbacks to the stairwell as well as setbacks to the property line. The setbacks below to the west and south side describe the new construction and do not include the existing heritage structure that will remain. The setbacks for each side of the subject site are as follows (all numbers are minimums and from the property line except for the north side as noted):

Proposed Setbacks:

<p>North Setback (to 205 Yonge Street)</p>	<p>Setback to the Closet point of the adjacent building:</p> <ul style="list-style-type: none"> • 2.0 metres to the base levels 1 to 5 • 0 metres to the base level 6 to 10 • Overhang of the rear stairwell of 205 Yonge Street, 1 metre to the closest part of 205 Yonge Street from the tower
<p>South Setback (to 195 Yonge Street)</p>	<p>0 to 1.7 metres to the base levels 1-10 0 to 0.79 metres to the balcony face of the tower 1.5 to 2.1 metres to the building face (as per plan A4.11)</p>
<p>East Setback (to Elgin Theatre/ Winter Garden)</p>	<p>13.4 metres to the base levels 1-2 0 metres to the base levels 5- 9 1 metre to the base level 10 1.6 to 4.85 metres from the balcony face to the Elgin building face</p>
<p>West Setback (to the property line)</p>	<p>1.6 metres to the base levels 1-2 (new construction only) 9.9 metres to the base levels 3-9 (new construction only) 9 metres to the base level 9 and 10 7 metres to the balcony face, 9.4 metres to the building face of the tower</p>

Table 1 – Summary of Revisions to the Application

	First Submission March 2, 2012	Second Submission July 27, 2012	Third Submission November 8, 2012 (site plan application)
Site Area	1,873.4 sq.m.	1,873.4 sq.m.	1,873.4 sq.m.
Tower Floorplate (approximate average)	906 sq.m.	906 sq.m.	906 sq.m.
Gross Floor Area (above grade)			
Total Residential	48,185 sq.m.	48,185 sq.m.	48,969 sq.m.
Non-Residential	<u>819 sq.m.</u>	<u>819 sq. m.</u>	<u>812 sq.m.</u>
Total	49,005 sq.m.	49,005 sq.m.	49,782 sq.m.
Floor Space Index (including lands to be conveyed)	26.15 x lot area	26.15 x lot area	26.57 x lot area
Number of Units	687	699	699
Proposed Vehicular Parking	116	113	131
Proposed Bicycle Parking	200	200	308
Loading Spaces			
Type G	1 space	1 space	1 space
Amenity Space			
Interior Residential	1,089 sq.m. (1.55 sq.m. per unit)	1,089 sq.m. (1.55 sq.m. per unit)	*1,637 sq.m. (2.34 sq.m. per unit)
Exterior Residential	476 sq.m. (0.68 sq.m. per unit)	476 sq.m. (0.68 sq.m. per unit)	489 sq.m. (0.69 sq.m. per unit)
Total Amenity Space Provided	1,565 sq.m. (2.24 sq.m. per unit)	1,565 sq.m. (2.24 sq.m. per unit)	*2,126 sq.m. (3.04 sq.m. per unit)
Building Height (including mechanical penthouse and architectural elements)	208.29 m	208.29 m	207.68 m

*Amenity space has been further refined since the third submission to increase the interior amenity area from 1,131 sq.m. to 1,637 sq.m.

Massey Hall

Massey Hall is an important heritage structure in the City of Toronto and within the Theatre Block. The building was home to the Toronto Symphony until they relocated to the new Roy Thompson Hall in 1982. Massey Hall is a designated heritage building and included on the City of Toronto Heritage Inventory and is also designated a National Historic site since 1981.

The Planning Rationale Report noted that as part of the application for 197-201 Yonge Street a portion (450 sq.m.) of the rear of the site fronting onto Victoria Street and immediately adjacent to Massey Hall is to be conveyed to Massey Hall. This is discussed in the applicant's report as being a key element of the development proposal. A site plan application for redevelopment of those lands has been submitted by Massey Hall (file no. 12-256738 STE 27 SA). The site plan proposal is to demolish the existing St. Albert Hall at the rear of Massey Hall and to construct a

10,830 sq.m. (6-storey) addition to the rear of the existing Massey Hall on the St. Albert Hall site and conveyed lands. The proposal includes renovations to the existing Massey Hall to conserve the historic building while the addition would provide new space for performers, new patron facilities, administrative offices as well as new back-of-house space. Passarelles are proposed on each of the east and west facades at the second floor level to link the front gallery area to the new patron facilities in the addition at the rear of the building. The passarelles would make the balcony areas accessible to the disabled and the addition would permit loading and unloading for events to be done at the rear of the building.

The site plan application is not part of this report except as it relates to the lands proposed to be conveyed by the property owner at 197-201 Yonge Street through the applications for Official Plan Amendment and Zoning By-law Amendment that are the subject of discussion in this report.

Site and Surrounding Area

The site is located on the east side of Yonge Street, in the block north of Queen Street, and extends through the block with additional frontage on Victoria Street. The property is located in the Downtown Yonge Business Improvement Area and Yonge Street Community Improvement Plan. The site is within the Special Character Area of the Tall Buildings Downtown Study. The subject site is 1,873.4 square metres in size with frontage of 26.98 metres along Yonge Street and 11.89 metres along Victoria Street.

The southern part of the Yonge Street frontage is currently occupied by the heritage designated Canadian Imperial Bank of Commerce building, and north of this building is a parcel of open space known as Jazz Parkette. The rear portion of the site is currently occupied by a surface parking lot, with access from Victoria Street.

The surrounding uses are as follows:

South: at 193 Yonge Street the 8-storey Heintzman Building, built in 1903 and a designated heritage building (Designation By-law 260-85). Further south is 189 Yonge Street, the Elgin and Winter Garden Theatre, built in 1913, owned by the Ontario Heritage Trust, a designated heritage building (Designation By-law 12-79) and a National Historic Site.

East: the east side of the site is bounded by Victoria Street, and beyond which is St Michael's Hospital, a complex of buildings that rises to 16-storeys in height.

North: the Bank of Toronto building at 205 Yonge Street, built in 1904, a designated heritage building (Designation By-law 505-75) and also designated by the Ontario Heritage Trust. Further north is an 11-storey residential building at 209 Yonge Street. Immediately north of the Victoria Street frontage at 178 Victoria Street is Massey Hall, constructed in 1892, a designated heritage concert hall (Designation By-law 501-75) and a National Historic Site.

West: the west side of the site is bounded by Yonge Street. Further to the west is the Toronto Eaton Centre, combining a shopping mall and three office towers of 142 metres, 151 metres and 111 metres in height.

Provincial Policy Statement and Provincial Plans

Section 2 of the Planning Act sets forth matters of Provincial interest which municipal Councils shall have regard to in making decisions under the Act. These include 2(h) the orderly development of safe and healthy communities; 2(l) the protection of the financial and economic well-being of the Province and its municipalities; and 2(p) the appropriate location of growth and development.

The Provincial Policy Statement 2005 (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. Its objectives include: building strong communities; wise use and management of resources; and carefully managing land use to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns. Section 3(5) of the Planning Act requires City Council's planning decisions to be consistent with the PPS.

The *Planning Act*, PPS and the City's Official Plan are inter-connected. One of the stated purposes of the *Planning Act* in Section 1.1(f) is to recognize the decision-making authority of municipal councils in planning. Section 4.5 of the PPS provides that the official plan is the most important vehicle for implementation of the PPS. In addition, the PPS provides that comprehensive, integrated and long term planning is best achieved through municipal official plans, that official plans are to identify provincial interests and set out appropriate land use designations and policies, and that official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas. The City's Official Plan is up-to-date, having been approved at the OMB in 2006, and, along with guiding development in the City, it implements the PPS in order to protect Provincial interests.

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 have reviewed the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

This application has been reviewed against the policies in the Official Plan. 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.

The Official Plan locates the subject site within the *Downtown*. Chapter Two – Shaping the City identifies that the downtown area offers opportunities for substantial employment and residential growth, but that this growth is not anticipated to be uniform. Rather, it is expected that the physical setting of many areas will remain unchanged and that design guidelines specific to particular areas of historic or distinct character will be implemented to ensure new development fits into the context of existing built form, streets, setbacks, heights and relationship to landmark buildings.

Chapter Three – Building a Successful City identifies that most of the City’s future development will be infill and redevelopment and, as such, will need to fit in, respect and improve the character of the surrounding area. Section 3.1.2 Built Form provides policies that are aimed at ensuring that new development fits within and supports its surrounding context. Policies 3.1.2.1 to 3.1.2.4 seek to ensure that development is located, organized and massed to fit harmoniously with existing and/or planned context; frames and appropriately defines streets, parks and open spaces at good proportion; and limits impacts of servicing and vehicular access on the property and neighbouring properties. Meeting these objectives requires creating consistent setbacks from the street, massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion, creating appropriate transitions in scale to neighbouring existing and/or planned buildings, and limiting shadow and wind impacts on streets, open spaces and parks.

Section 3.1.3 contains specific policies on tall buildings and built form principles to be applied to the location and design of tall buildings. The background text in Section 3.1.3, which provides context for the policies, is clear in stating that tall buildings do not belong everywhere. Tall buildings are generally limited to areas in which they are permitted by a Secondary Plan, an area specific policy, a comprehensive zoning by-law, or site specific zoning. Tall buildings will only be permitted in other areas on the basis of appropriate planning justification consistent with the policies of the Official Plan.

Policy 3.1.3.1 indicates that where a tall building is appropriate, it should have a base at an appropriate scale for the street and that integrates with adjacent buildings, a middle with a floor plate size and shape with appropriate dimensions for the site, and a top that contributes to the skyline character. Policy 3.1.3.2 requires new tall development to address key urban design considerations, including:

- meeting the built form principles of the Official Plan;
- demonstrating how the proposed building and site design will contribute to and reinforce the overall City structure;
- demonstrating how the proposed building and site design relate to the existing and/or planned context;
- taking into account the relationship of the site to topography and other tall buildings;

- providing high quality, comfortable and usable publicly accessible open space areas; and
- meeting other objectives of the Official Plan.

Site Specific Policy 174

The Official Plan also contains Site Specific Policy 174 which applies to 197 Yonge Street. This policy provides specific wording in addition to the policies in Section 3.1, Built Environment. Site Specific Policy 174 pertains to the Downtown Yonge Street area which are those lands fronting onto and in the vicinity of Yonge Street between Queen Street and just north of Gerrard Street as shown on Attachment 7 to this report.

The site specific policy recognizes Downtown Yonge Street as a prominent area within the City that should be promoted and enhanced as a primary retail and entertainment location through redevelopment and re-use of existing buildings. In the site specific policy there is specific direction for the area between Queen Street East and Dundas Street on the east side of Yonge Street directs that "new development will be compatible with and enhance the historic buildings existing in this block with respect to height and transition in scale from the high rise buildings south of Queen Street East to the lower buildings north of Queen Street East."

The site specific policy also states that developments subject to agreements under Section 37 of the *Planning Act* and the policies of the Official Plan should consider such facilities, services or matters which will enhance Downtown Yonge Street as a pedestrian oriented retail and entertainment area including the provision of public open space and parking facilities accessible to the public.

The site specific policy also contains built form principles for new development include direction regarding:

- Location in relation to the property lines fronting on Yonge Street to define and form continuous edges along the street;
- The scale of new buildings is consistent with the height limits within the Area and respects the existing transition in height and scale between the buildings and height limits within the Area and the surrounding buildings and height limits;
- The siting and organization of the lower levels of new buildings associated with the pedestrian realm should enhance the public nature of streets, open spaces and pedestrian routes; provide public uses which are directly accessible from grade level; encourage where possible, servicing and vehicular parking to be accessed from rear lanes rather than from streets; and encourage the design and location of servicing parking so as to minimize pedestrian/vehicular conflicts;
- New buildings are sited and massed to meet adequate light, view and privacy standards;

- New buildings achieve harmonious relationship to their built form context through such matters as, but not limited to, building height, massing, scale, setbacks, stepbacks, roof line, profile and architectural character and expression;
- New buildings and additions to existing buildings are articulated and massed in widths compatible with the narrow low pattern dominant on Yonge Street between Gerrard and Queen Street; and
- New buildings and additions to existing buildings adjacent to Yonge Street are massed and designed to minimize the wind and shadow impacts on Yonge Street, flanking streets and open spaces.

This application was reviewed against the policies in the Official Plan including those in the “Downtown”, “Public Realm”, “Built Form” and “Mixed Use” sections of the Plan and Site Specific Policy 174.

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

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

Zoning

The west half of the site is zoned CR T6.0 C4.5 R6.0 under Zoning By-law 438-86, with a height limit of 46 metres. The eastern half of the site is zoned CR T7.8 C4.5 R7.8 with a height limit of 61 metres. The site is also subject several permissive and restrictive exceptions, including Section 12(2)259, which requires that 60% of the Yonge Street frontage of the site be used for street-related retail and service uses. Section 12(2)260 imposes a 60 degree angular plane above 28 metres on the Yonge Street frontage.

Downtown Tall Buildings Vision and Performance Standards Design Guidelines

In July of 2012, Toronto City Council adopted the Downtown Tall Buildings Vision and Performance Standards Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development proposals falling within the Guideline boundaries. The Guidelines replace the city wide tall building guidelines which already applied in this evaluation and are largely consistent with the city wide guidelines.

The Guidelines identify where tall buildings belong Downtown and establish a framework to regulate their height, form and relationship to their surroundings. They focus on enhancing the pedestrian environment; minimizing shadowing of sidewalks, parks and public squares; protecting landmark views and heritage resources and improving the quality of life (access to natural light, sky views and privacy) for people living and working Downtown. The Guidelines include a vision statement for downtown tall buildings; maps which identify "High Street" and "Secondary High Street" locations, recommended heights and building typologies for these streets; and twenty-three Performance Standards relating to the base conditions or tower portions of tall buildings or to their contextual fit within the Guideline area. Guideline details are available at <http://www.toronto.ca/planning/tallbuildingstudy.htm>.

The subject property is located on Yonge Street which is not identified as either a High or Secondary High Street on Map 1. This portion of Yonge Street is identified as Yonge Street Special Character Street on Map 2 and Map 3 and is identified as a Retail Street on Map 4.

Site Plan Control

The proposed development is subject to site plan control. An application for Site Plan Approval has been submitted (file no.12-276720 STE 27 SA).

Reasons for the Application

The proposal requires an Official Plan Amendment to address Area-Specific Policy 174. Section (b)(i)(b) of Policy 174 states that the scale of new buildings shall be consistent with the height limits within the area.

The proposal requires a Zoning By-law Amendment to permit the proposed height and density and to revise other development regulations as necessary to accommodate the proposal.

Application Submission

The following reports/studies were submitted with the application: Planning and Urban Design Rationale Report, Sun/Shadow Study, Community Services and Facilities Study, Green Development Standard Checklist, Noise Impact Study, Pedestrian Wind Study, Vibration Study, Transportation Impact Study, Functional Servicing and Stormwater Management Report, Geotechnical Investigation Report, Archaeological Assessment and Heritage Impact Statement.

Community Consultation

A community consultation meeting was held May 22, 2012 at the Metropolitan United Church to allow the public to review the applicant's submission and ask questions of City staff and the applicant. The meeting was attended by approximately 29 people. Issues raised included the following:

- concerns about the site generating additional traffic on Victoria Street and on Shuter Street;
- concerns about the impact of vehicles exiting the site, including service vehicles from the loading area, on St. Enoch's Square;
- concern that there will be an increase in the demand for on-street parking for surrounding streets as reduced parking is proposed for the site;
- the amount of bicycle parking being provided is insufficient to compensate for reduced vehicular parking and the location of the site in the midst of downtown;
- above grade parking should not be permitted; and

- concern that the proposed height and density is too much given lack of infrastructure in the area including parks and transit capacity.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application.

COMMENTS

Overview

The analysis provided below reveals that the general policy direction to achieve Theatre Block revitalization has to be balanced with a well executed built form and conceptual design. The challenge is significant – to preserve and enhance important cultural and heritage resources, to build mid-block on an oddly configured site, to introduce enough density to realize development and to execute in a way that is generally consistent with policy, development criteria and guidelines that are intended to maintain liveability as the city grows.

While the proposal addresses the long term objective for revitalization, and knowing that compromises typically must be made, there remains aspects of the proposal that require modification. Certain elements have been balanced off given when the application was filed in relation to processes underway and other aspects are acceptable but perhaps could use further refinement. However, staff have the most concern with indications of too much density and overcrowding because of unresolved massing and setback issues. Specifically, a combination of a reduced tower floor plate and a setback from the south lot line or incorporation of the site to the south or another form of mitigation in relation to future potential development to the south would result in a more balanced outcome.

These aspects have are reviewed below in detail.

Land Use

The proposed mix of residential and commercial uses is consistent with the land use provisions of the Official Plan and Zoning By-law.

The subject site is designated *Mixed Use Areas* on Map 18- Land Use Plan of the Toronto Official Plan. It is anticipated that *Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing.

Intensification in keeping with the heritage context and other built form objectives is appropriate for this site particularly given its proximity to transit.

Area Specific Policy 174 recognizes Downtown Yonge Street as an important retail street and major shopping focus within the Greater Toronto Area. The vision for the Theatre Block was that any redevelopment that would occur would link the entertainment venues that currently exist within the block and enhance/compliment the entertainment uses with other compatible uses. The policies speak to redevelopment and re-use of existing buildings for the "promotion and

enhancement of the street-related retail and entertainment uses". Residential was not a use envisioned at the time that would implement the policies. The Theatre Block policies came into force in 1988. Since that time there has been an increase in the amount of residential development in the downtown which has added to the vibrancy of the downtown area and provided a live-work relationship much sought after by both residents and businesses. The proposed residential use of the majority of the site with some retail at street level on Yonge Street is appropriate in this location.

Density, Height, Massing

Density

As discussed earlier in this report the subject site is comprised of two zone provisions. The density permission for the subject site through the existing zoning provisions is 6 times the area of the lot on the west side of the site fronting Yonge Street and 7 times the area of the lot on the east side fronting Victoria Street. The applicant is requesting a density of 26 times the area of the lot.

The current direction of the Official Plan identify the *Mixed Use Areas* as locations for residential intensification. The Official Plan states that a full range of housing opportunities will be encouraged through residential intensification in the *Mixed Use Areas of Downtown* (2.2.1 Policy 4). Growth will be directed to the *Downtown* in order to concentrate jobs and people in areas well served by surface transit and rapid transit stations (2.2 Policy 2).

The density proposed for this site is higher than other densities experienced in the area and more in keeping with densities experienced in the Financial District, particularly for commercial office developments.

Below are examples of residential sites within the Financial District:

- The Trump Tower (311 Bay Street) has a density of 42.6 times the lot area;
- The residential building at 1 King West has a density of 21.88 times the lot area;
- The Shangri-La (180 – 188 University Avenue) has a density of 18.37 times the area of the lot; and
- The recently approved site at 40 Scott Street (now marketing under 88 Scott Street) has an approved density of 15.3 times the area of the lot.

This site is outside of the Financial District. The densities in the area around the subject site are less than the proposed density on the subject site. The following sites are to the north and east of the subject site and include densities of:

- 18.35 times the area of the lot (21 Dundas Square); and
- 19 times the area of the lot (155 Dundas Street East).

There are limitations to the extent of future development potential within the Theatre Block including the existing Manulife building along the southern part of the block along Queen Street East between Queen Street and Yonge Street, the location of the flight path for St. Michaels Hospital immediately to the north of the subject site and the heritage status of a number of the buildings within the block including those that are designated by the City of Toronto, include ownership and/or interest by the Ontario Heritage Trust (205 Yonge Street and the Elgin and Winter Garden Theatre) or are designated a National Historic site (Massey Hall).

The subject site is suitable for some intensification given the location of the property in the downtown area and its proximity to transit. Given the floorplate of the proposed tower, and the adjacency issue outlined below, the resulting density indicates an over-development of the property.

Height

The proposed height of 207 metres (including mechanical penthouse) exceeds the current permission of the Zoning By-law of 61 metres. Section 12(2)260 of Zoning By-law 438-86 contains an angular plane provision for this section of Yonge Street. The angular plane requires a maximum base height of 28 metres with any tower to be stepped back at a 60 degree angular plane. This would result in a tower of a maximum of 12 storeys assuming a minimum 10 metre minimum setback from Yonge Street in accordance with the Downtown Tall Building performance standard. Additional height may be achieved if the tower was stepped back within the angular plane. Although the proposed tower protrudes into the angular plane the above grade parking structure element of the base meets the angular plane requirement of the zoning by-law.

Map 2, Downtown Vision Height Map of the Downtown Tall Buildings Vision and Performance Standards Design Guidelines (the "Downtown Vision Guidelines") identifies Yonge Street in the from Front Street to Davenport Road as the Yonge Street Special Character Area however there are no height provisions for Yonge Street. The Yonge Street Special Character Area is described in the Downtown Vision Guidelines as an important cultural corridor and subway line and an active street for shoppers, pedestrian commuters and visitors to the Downtown core.

South of Queen Street is the Financial District containing the tallest buildings within the downtown. There are a range of heights of other office and residential condominium developments (built or under construction) in or near the Financial District that have been before City Council including:

Within the Financial District:

- the Trump Tower at 333 Bay Street (269 metres),
- 1 King Street West (176 metres to the top of the residential floors),
- Shangri-la at 180-188 University Avenue (214 metres to the top of the residential floors),
- 40 Scott Street (204 metres), and

- L-Tower at the Sony Centre (200 metres).

Immediately to the west of the subject site is the Toronto Eaton Centre with three office towers of 142 metres, 151 metres and 111 metres in height. Heights in areas adjacent to the Financial District should provide a transition from the Financial core to areas of lower form development. While the location of the tower adjacent to the Financial District the height of the tower at 207 metres (60 storeys) is generally in keeping with the taller height and scale in the area, height should not be considered in isolation of resolving other built form issues.

Massing

The subject site was reviewed in accordance with the Area Specific Policy #174 and the Downtown Vision Guidelines as well as Section 3 of the Official Plan.

Base:

The scale of the base of the building generally responds to the existing buildings adjacent to the site. The proposed 2-storey (10 metre) glass retail space provides an appropriate relief between the existing former bank building on the subject site to 205 Yonge Street. The proposed 9-storey (35 metre) above grade parking structure responds to the 10-storey Heintzman building adjacent to the south and the 12 storey residential building further north (207 Yonge Street).

The setbacks to the base of the building vary from the ground floor to the ninth floor on the north and east side of the subject site. The proposed ground floor of the building is pulled back from the street and shaped on the north side to accommodate the existing ramp and pedestrian walkway for 205 Yonge Street. The setback on the north side is reduced to zero as the base rises for the parking garage. The setback on the east side from the ground floor to the second floor is setback 13 metres to the property line to provide a service at the rear of the site for access to the parking garage for the subject site, the loading area for the Heintzman building to the south and the garbage bins for the Elgin Theatre to the east. The proposed car parking garage overhangs this area above the second floor to provide a zero setback on the east side of the site.

The proposed setback on the west side of the site from the Yonge street frontage to the 9-storey base is approximately 9.9 metres to the building face. The setback is further reduced to 7.0 metres in the tower as the balconies overhang the heritage structure. The Downtown Vision Guidelines Performance Standard #15 requires a 10 metre setback to a tower but when heritage resources are present the setback should be increased to 20 metres. The application for the subject site was submitted prior to the adoption by Council of the Downtown Vision Guidelines at its meeting of July 11, 12 and 13 2012.

Staff find the reduction in the setback from the front lot line to the tower acceptable. The proposed elements of the base are in keeping with the adjacent context along Yonge Street.

Tower:

In accordance with the direction provided in the Official Plan and the Downtown Vision Guidelines the middle of the tower should be designed with a floor plate size and shape that provide appropriate dimensions for the site, be located and oriented on the site and in relation to the base of the building and adjacent buildings. The Official Plan also emphasizes the manner in

which the building and site fit within the context of the area and City to limit the impact on neighbouring streets, parks, open spaces and properties (Section 3.1.2 of the Official Plan). This is to be achieved in a number of ways including as set out in the following policies:

- massing new buildings to frame adjacent streets and open spaces to respect the existing and/or planned street proportion;
- incorporating exterior design elements, their form, scale, proportion, pattern and materials and their sustainable design to influence the character, scale and appearance of the development;
- creating appropriate transitions in scale to neighbouring existing and/or planned buildings;
- providing adequate setbacks between buildings to provide adequate light and privacy; and
- limiting shadow and uncomfortable wind conditions on neighbouring streets and properties and open spaces and having regard for the varied nature of such areas.

The tower is rectangular in shape with a north/ south length of 38 metres and an east/west width of 25 metres. The shape of the tower responds to the rectangular configuration of the site. The tower is proposed to be clad in glass with continuous balconies around the perimeter of the tower. The configuration of the tower has been designed to remain outside of the St. Michael's Hospital helicopter flight path as shown on Attachment 1 to this report. The development proposal provides large tower floor plate that rises consistently from the base to the mechanical penthouse. The proposed tower floor plate size is 906 square metres which is more than the maximum recommended size of 750 square metres – as per Performance Standard #13 of the Downtown Vision Guidelines and the earlier city wide Design Criteria for the Review of Tall Buildings Proposals. There are exceptions to the maximum floorplate provision for buildings greater than 50 storeys, commercial/institutional/hotels, if the building is articulated to break down the mass, if a greater setback is provided or if the applicant has demonstrated that a larger floorplate is necessary to provide efficient functioning of the building or to accommodate additional structural elements for stabilization measures. The applicant has not demonstrated that the size of the floorplate is necessary in relation to the provisions outlined in Performance Standard #13.

The setbacks to each face of the base and the tower are outlined previously in this report. The heritage status of the Bank of Toronto building at 205 Yonge Street has a layered protection for the whole of the building including the interior and the rear banking hall. Development potential of this site has been discussed with the Ontario Heritage Trust with the result that no alterations to the existing structure would be permitted with the current protections in place. The setback for the subject site has therefore been evaluated based on the 12-storey residential building at 207 Yonge Street. The setback from the property line to the 207 Yonge Street is approximately 11 metres at the closest point (as measured off plan). This setback varies from 13 metres to the base, lessening to 11 metres as the tower rises. It is understood that the units within the

residential building at 207 Yonge Street face primarily east and west and any windows facing south are not for the main living area.

There is a layered approach to provide direction for new development in the city policies and guidelines. The Official Plan policies as noted above direct that new development respect and be massed to fit within the existing and planned context, provide appropriate setbacks, create appropriate transitions to neighbouring development and provide for adequate light and privacy. The city wide Design Criteria for Review of Tall Building Proposals and the subsequent Downtown Vision Guidelines were formulated to implement the Built Form policies as found in Section 3 of the Official Plan and provide detailed direction particularly to development within the downtown. Performance Standard #16 requires a 12.5 metre minimum setback from the external wall of a building to the side and rear property lines or the centre line of an abutting lane. It is noted in the performance standard that the setback is to address several concerns including a "first-to-the-post" development scenario, whereby the development of one site restricts adjacent sites from developing in a similar manner such as in this particular instance if a tall building development is indeed appropriate for that site. The protection of light, skyview and privacy are also noted as concerns.

Through the pre-application consultation the applicant was advised by staff that the proximity to the southerly lot line was a concern that needed to be addressed prior to the application being submitted. The application when submitted did not address this concern. The adjacency issue was noted in the preliminary report and further discussed with the applicant on many occasions through the application process but in each re-submission the floorplate of the tower was not reduced and the proximity to the southerly lot line remained the same.

With the proposed side yard setbacks of 0 to 2.1 metres on the south side the subject application does not meet the intent of the Official Plan policies as elaborated in the Downtown Vision Guidelines in terms of providing appropriate setbacks between existing development and new development. Continuous balconies are not appropriate in this location given the additional encroachment into the south side yard setback that bring the tower directly adjacent to the southerly lot line. In addition, approximately 150 units have windows only facing south.

Given that the Elgin Winter Garden Theatre to the east of the subject site is not only a designated heritage structure but also a National Historic Site and the last remaining stacked theatre in North America it is unlikely that the site will be redeveloped in the future. Even if tragedy were to occur to the theatre and the land was to become vacant there is sufficient room on the site to offset a possible tower form of development. However, the Heintzman building immediately to the south is a smaller site with less flexibility for siting of a building with more height and density. Although the Heintzman site is also a designated heritage property there is no Heritage Easement Agreement currently in place. The applicant has consistently suggested that due to the fact the Heintzman site comprises a heritage property and has access limitations it is unlikely that it would be redeveloped in the future. Staff do not agree with this position given the many sites (including the subject site) that have been proposed and/or approved for redevelopment and which contain heritage resource(s). In many cases development of a site containing heritage resources provides an opportunity to conserve the heritage resource(s) that might not otherwise be achievable. If redevelopment is done in a way that is compatible with the heritage

resource(s), then it is important that this opportunity remain available. The size of the Heintzman site is similar to other sites in the downtown area that have obtained approval for a tower such as:

- 426 University Avenue (Royal Canadian Military Institute) – approved by Council but with agreements on title to address the adjacency issue; and
- 224 King Street West (Theatre District Condominium) – not recommended by staff, approved by the Ontario Municipal Board.

Staff have pursued discussions with the Heintzman building property owner in an attempt to achieve some form of agreement or easement that would provide some assurance that a future tower will not be pursued on such site given the adjacency issue but have not been successful in securing that assurance. Although the owner of the Heintzman building was willing to discuss options and were open to ideas, they were not willing to enter into any agreement that may limit their potential for future development on the site. The adjacent landowner has assured staff of their support of the subject application but this does not address the concerns regarding adjacency.

The downtown area has experienced tall towers in many shapes and forms and varying floorplates. Other sites have been able to achieve significant height with floorplates that either meet or are less than the Downtown Vision Guidelines Performance Standard #14 maximum of 750 sq.m. or highly articulate the tower. The applicant has not demonstrated that the proposed floorplate of 906 sq.m. is the only viable option for the subject site. The proposed tower floorplate is not appropriate for the site given that the site cannot achieve the performance standard for side yard setbacks.

With respect to spatial separation between towers, The Tall Building Downtown Guidelines suggest that conditions beyond the requirements of the Zoning By-law are often necessary to achieve light, view and privacy. The Guidelines note that the taller the building the more separation distance there should be to achieve the desired adequate conditions. The expectation of the Downtown Vision Guidelines is for any development site to address the performance standards on their own site. It is more appropriate that an applicant apply the standards in terms of the setbacks and stepbacks and whatever is left over is the development area. The Guidelines do not envision that every site is appropriate for development. When the performance standards cannot be adequately addressed, it is a clear indication that the site is less suitable for tower development.

Shadow

Section 3.1.3 (Built Form) of the Official Plan includes a policy that tall buildings must minimize the negative impact of shadows on adjacent public spaces including streets, parks and open spaces. The Downtown Vision Guidelines identify certain areas within the downtown as shadow sensitive area to protect the public realm from undue overshadowing by proposed buildings. The applicant has submitted a Shadow Analysis to illustrate the shadows created by the proposed 60 storeys during March 21st, June 21st and September 21st between the hours of 9:18 a.m. and 6:18 p.m. The Planning Rationale report recognizes that there is incremental

shadowing on Trinity Square in the morning of March/September 21 and on the grounds of the Metropolitan United Church in the afternoon of June 21. These incremental shadows are not undue and given that the additional shadows will not impact Dundas Square or Nathan Philips Square the shadow study is considered satisfactory.

Pedestrian Amenity and Streetscape

The proposed pedestrian infrastructure including design, width and location of sidewalks and walkways is typically reviewed through the site plan approval process. The Downtown Yonge Business Improvement Area Streetscape Guidelines address pavement and landscape improvements within the public realm. On the subject site there is limited opportunity to widen the sidewalk with the retention of the heritage building. However the proposed retail space has been set back from the lot line 1.3 metres which provides a wider pedestrian area along that part of the frontage of the site. The heritage building on the site also limits the opportunity for weather protection along the frontage. However such limitations with the location of the heritage structure are off-set by the contribution to the aesthetic and heritage of the street by the retention of such an architecturally significant heritage resource. Staff have no concerns with the pedestrian amenity and streetscape of the subject site.

Residential Amenity Space

The Official Plan Section 3.1.2(6) requires every significant multi-unit residential development to provide indoor and outdoor amenity space. The policies direct that each resident will have access to outdoor amenity space such as balconies, terraces, courtyards, rooftop gardens and other types of outdoor spaces.

Zoning By-law No. 438-86 requires two square metres of common outdoor and indoor residential amenity space per unit for exclusive use of the residents which results in a requirement of a minimum of 1,398 square metres each of exclusive use indoor and outdoor amenity space given the number of units proposed.

This development proposes 489 square metres of outdoor amenity space to be located on the rooftop of the base. This is approximately 0.69 square metres per unit whereas the provisions of the zoning by-law require 2 square metres per unit be provided. The applicant is also proposing to provide 1,637 square metres of indoor amenity area which is approximately 2.34 square metres per unit whereas 2 square metres is required. In buildings where there are site constraints reduced outdoor amenity space has been accepted. Given that the applicant is able to exceed the required amount of indoor amenity space the reduced exterior amenity space is acceptable.

Cycling Infrastructure

The applicant proposes to provide bicycle parking in accordance with the requirements of City of Toronto Zoning By-law 438-86 but not in accordance with the Toronto Green Standard.

	Residents	Visitors	Total
City of Toronto Zoning By-law 438-86	160 spaces	40 spaces	200 spaces
Toronto Green Standard	550 spaces	138 spaces	683 spaces
Proposed to be provided by the applicant			547 spaces

Bicycle parking is proposed to be located in the three basement levels through stackers and custom-designed combination lockers that would accommodate both bicycle and regular storage locker. Access to these areas would be through a dedicated elevator.

The Toronto Green Development Standard implements the policies of the Official Plan through a set of performance targets that encourage sustainable site and building design. The targets respond directly to Toronto's local environmental pressures, integrating existing City policies, programs, guidelines and targets with other industry appropriate standards. During the development approval process for all applications, a green development checklist is completed by the applicant to summarize the minimum and enhanced green features included in their proposal. Staff are currently reviewing the criteria and requirements for bicycle parking and opportunities for alternative parking devices and locations. The review is not yet complete. Until such time as alternative requirements may be available staff cannot support the proposed provision of bicycle parking on the site less than required through the Toronto Green Development Standard.

Transit Infrastructure

The site is well served by public transit. The site is immediately adjacent to the Queen Street access of the Yonge Street subway which provides a direct connection to the Bloor Street subway line to the north and Union Station to the south. The site is also within a 2 minute walk to the Queen Street streetcar line and a 5 minute walk to the Dundas Street streetcar line.

Traffic Impact, Access, Parking

Parking and Access

The applicant is proposing a total of 131 parking spaces above-grade in the base in a fully automated garage. There are no parking spaces proposed for the visitor or retail component. The requirement for this site is 428 spaces that include 358 spaces for residential plus 69 spaces for visitors. The applicant submitted a Traffic Impact Study completed by BA Group, which indicated that the proposed parking to be provided was adequate. City Staff have reviewed the study and find the information provided insufficient. City staff do not support the parking reduction as proposed by the applicant.

Loading/Access

The applicant is proposing one type "G" loading space accessed off a 6.6 metre wide public lane to service the project. The space is proposed to be located off the access from Victoria Street within the lands to be conveyed to Massey Hall. The loading space is proposed to be shared with both the residential and retail components of the site as well as with Massey Hall in terms of their loading requirements for events. Staff are satisfied with the proposed loading and access

for the site subject to the entering into and registration of appropriate agreements to secure such access. The Heintzman building to the south has their existing loading dock and garbage compactor behind 197 Yonge Street. Provision is to be made on the site for these uses to continue in their current location.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per the City Wide Parkland Dedication By-law 1020-2010.

The application proposes 699 residential units and 824 sq.m. of retail/commercial uses on a site with a net area of 1,873 sq.m. At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication requirement is 0.932 hectares or 497% of the site area. However, for sites less than 1 hectare in size, a cap of 10% is applied to the residential use while the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 185 sq.m.

The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as an on-site parkland dedication requirement of 185 sq.m. would not be of a useable size and the site is proposed to be fully encumbered below grade. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

If this application were to proceed the development would be required to meet Tier 1 of the TGS.

Conclusion

The application outlined and discussed in this report proposes a 60-storey tower with a 9-storey base containing a retail component, above grade parking and retention of a heritage resource. The site is located on Yonge Street which identified as Yonge Street Special Character Street in the Downtown Tall Building Guidelines and is within the policy area known as the Theatre Block. While the proposal responds to the revitalization objectives for the Theatre Block, the massing and setbacks proposed indicate overdevelopment as follows:

- The proposal does not conform with nor maintain the intent of a number of Official Plan policies related to built form or tall buildings among others;

- The lack of setbacks of the proposed tower from its southerly lot line and/or a reduced tower floorplate and the deficiency of vehicular and bicycle parking do not comprise good planning;
- The proposal does not provide appropriate separation from the adjacent site to the south as set forth in the city wide Design Criteria for the Review of Tall Building Proposals and the more recent Downtown Vision Guidelines. The approval of this proposal could affect the future development potential of the adjacent landowner, serve as an inappropriate precedent for other developments and/or could compromise quality of life for future residents; and
- The proposal could set a negative precedent which encourages a "first-to-the-post" approach in dealing with adjacency issues.

The Official Plan policies and Downtown Tall Buildings Vision and Performance Standards Design Guidelines underscore the importance of locating and organizing new development to fit with the "existing" and "planned" context of a given area as well as providing protection for heritage resources. The proposed development was reviewed against the policies in the Official Plan and the Performance Standards as set out in the Downtown Tall Buildings Vision and Performance Standards Design Guidelines. The planning concerns outlined in this report have not been resolved and remain significant. The recommendation of Planning staff is to refuse these applications.

CONTACT

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SIGNATURE

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

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ATTACHMENTS

Attachment 1: Site Plan with Tower Location

Attachment 2: Site Plan with Detailed Layout

Attachment 3: North Elevation

Attachment 4: South Elevation

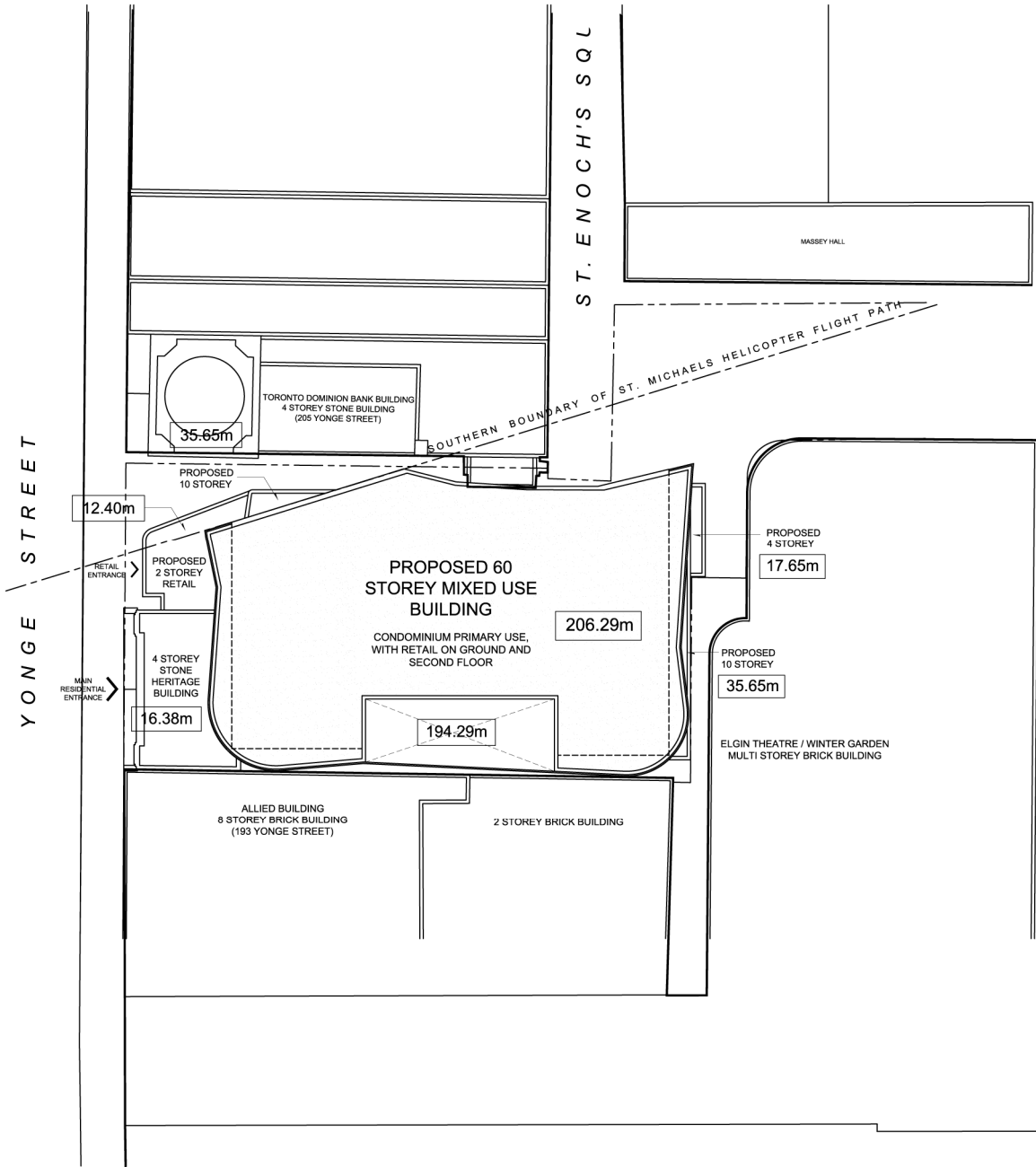
Attachment 5: East Elevation

Attachment 6: West Elevation

Attachment 7: Site Specific Policy 174

Attachment 8: Application Data Sheet

Attachment 1: Site Plan with Tower Location



Site Plan and Tower Location

197, 197R, 199 and 201 Yonge Street

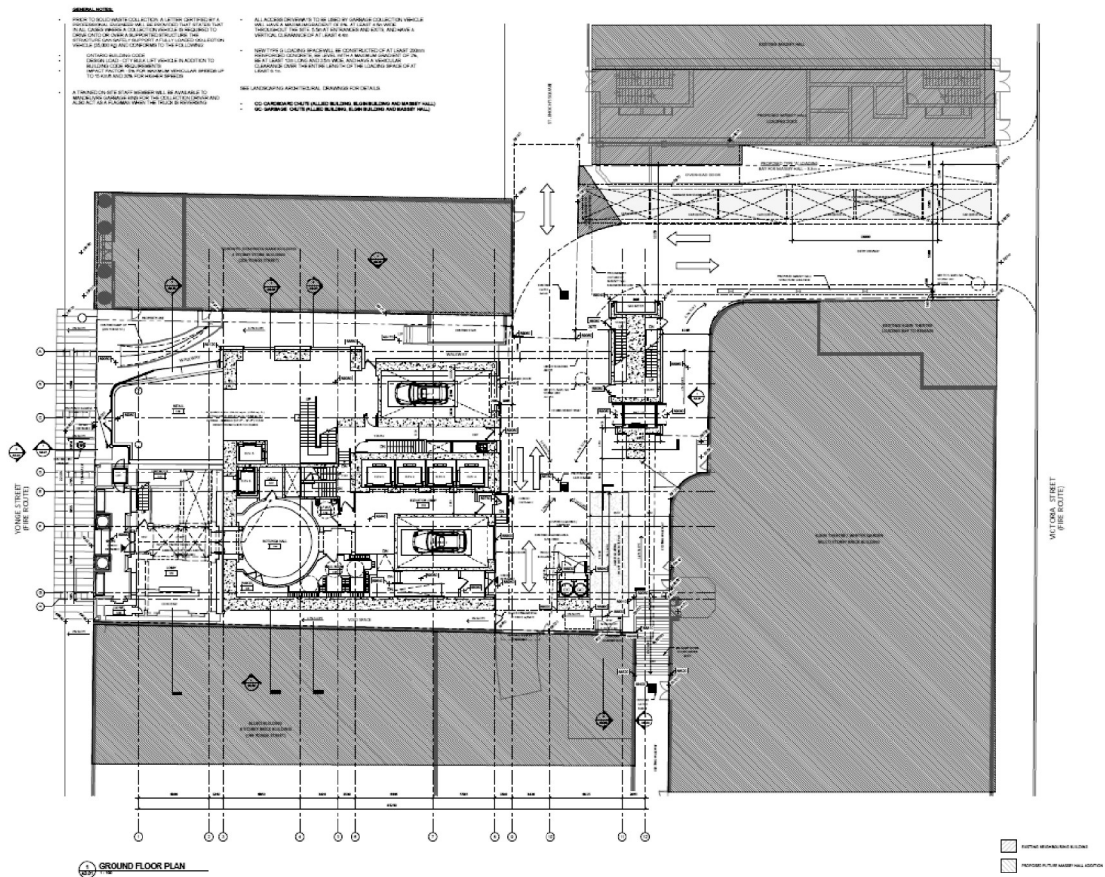
Applicant's Submitted Drawing

Not to Scale
01/18/2013



File # 12_133580_OZ

Attachment 2: Site Plan with Detailed Layout



Site Plan

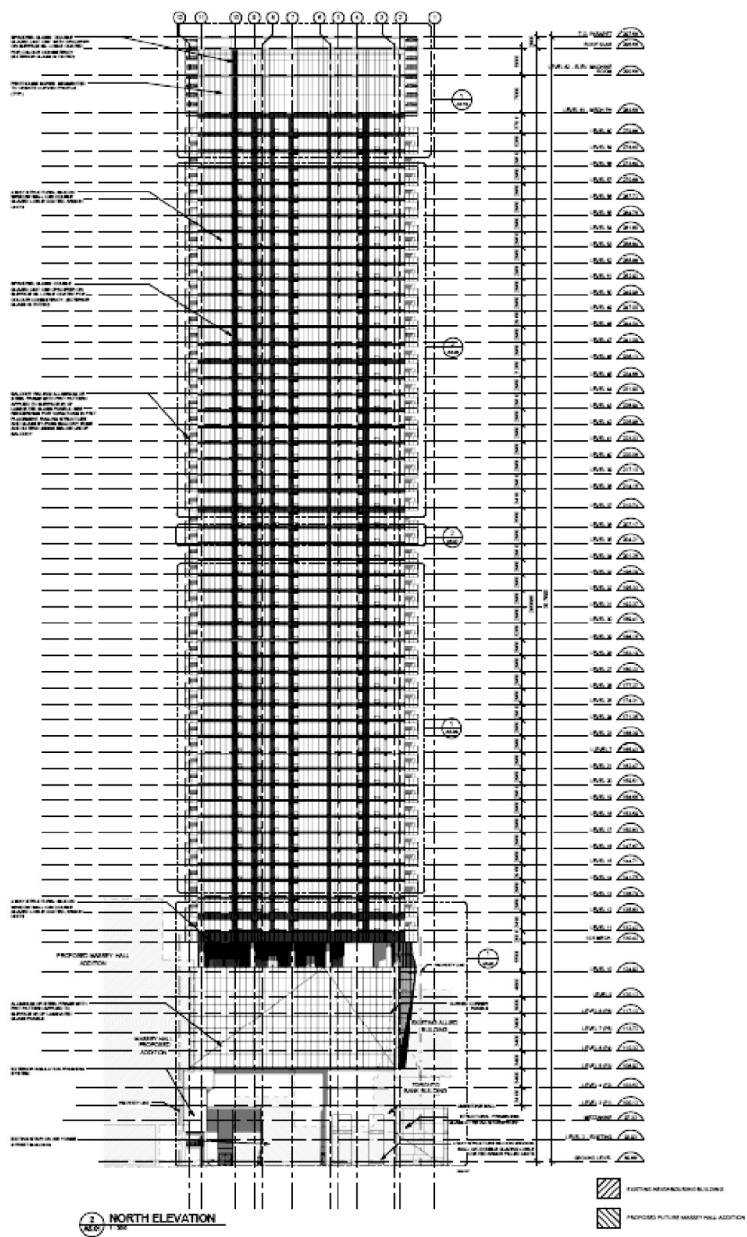
197, 197R, 199 and 201 Yonge Street

Applicant's Submitted Drawing

Not to Scale

File # 12_133580_02

Attachment 3: North Elevation



North Elevation

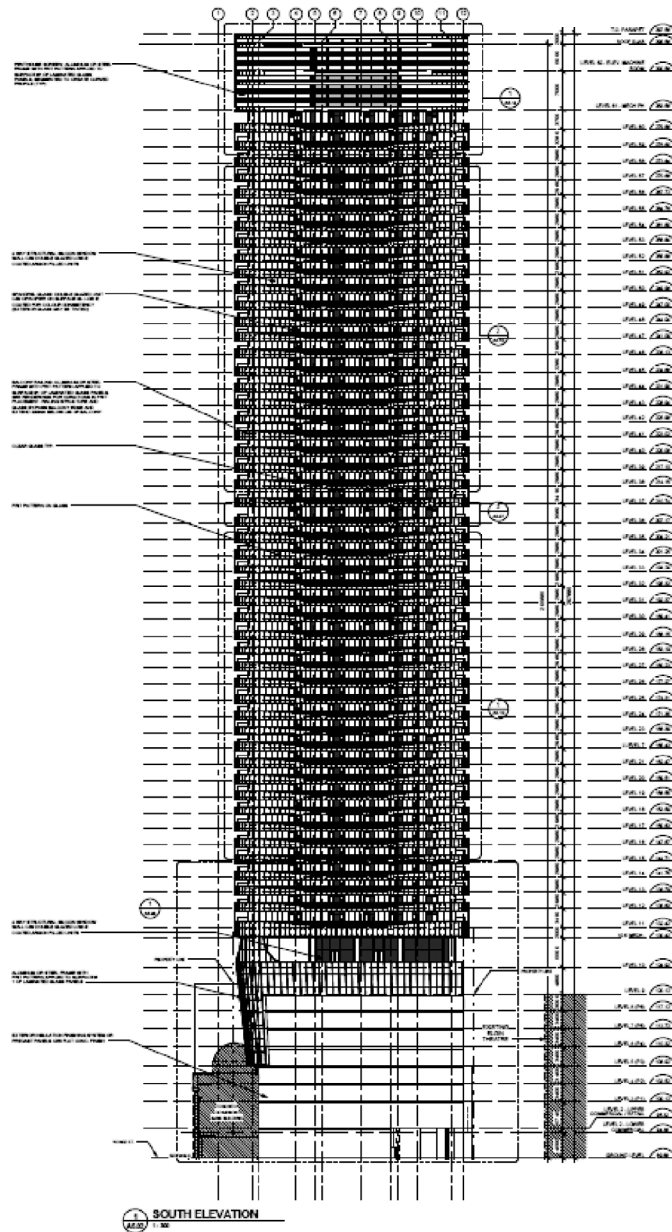
197, 197R, 199 and 201 Yonge Street

Applicant's Submitted Drawing

Not to Scale
01/18/2013

File # 12_133580_02

Attachment 4: South Elevation



South Elevation

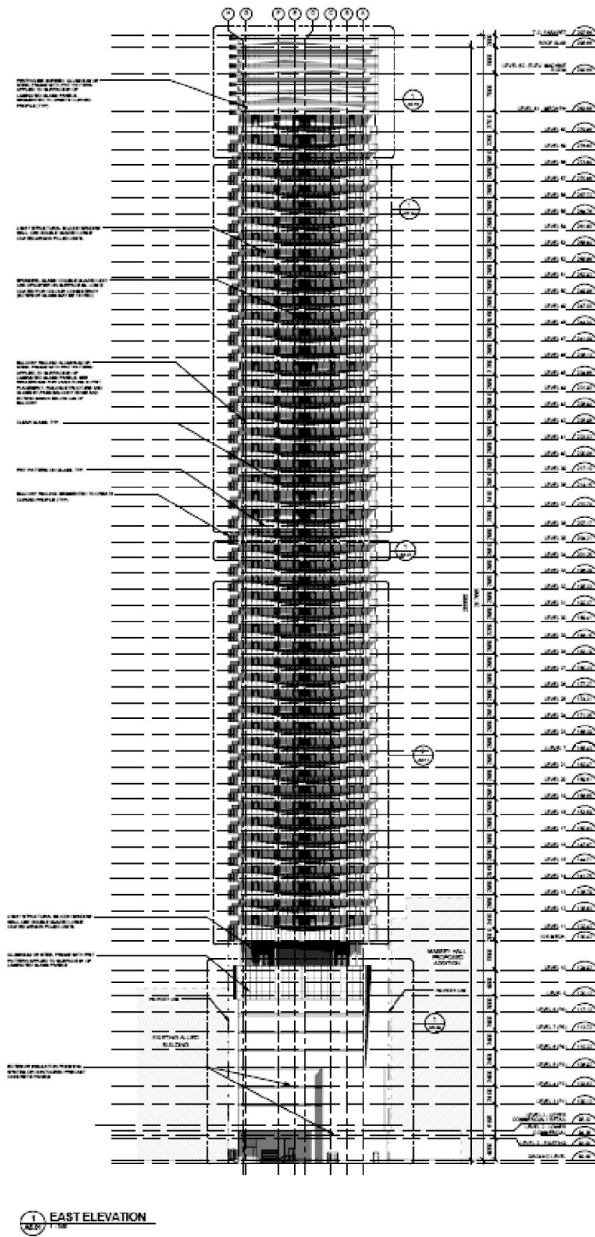
Applicant's Submitted Drawing

Not to Scale
01/18/2013

197, 197R, 199 and 201 Yonge Street

File # 12_133580_02

Attachment 5: East Elevation



East Elevation

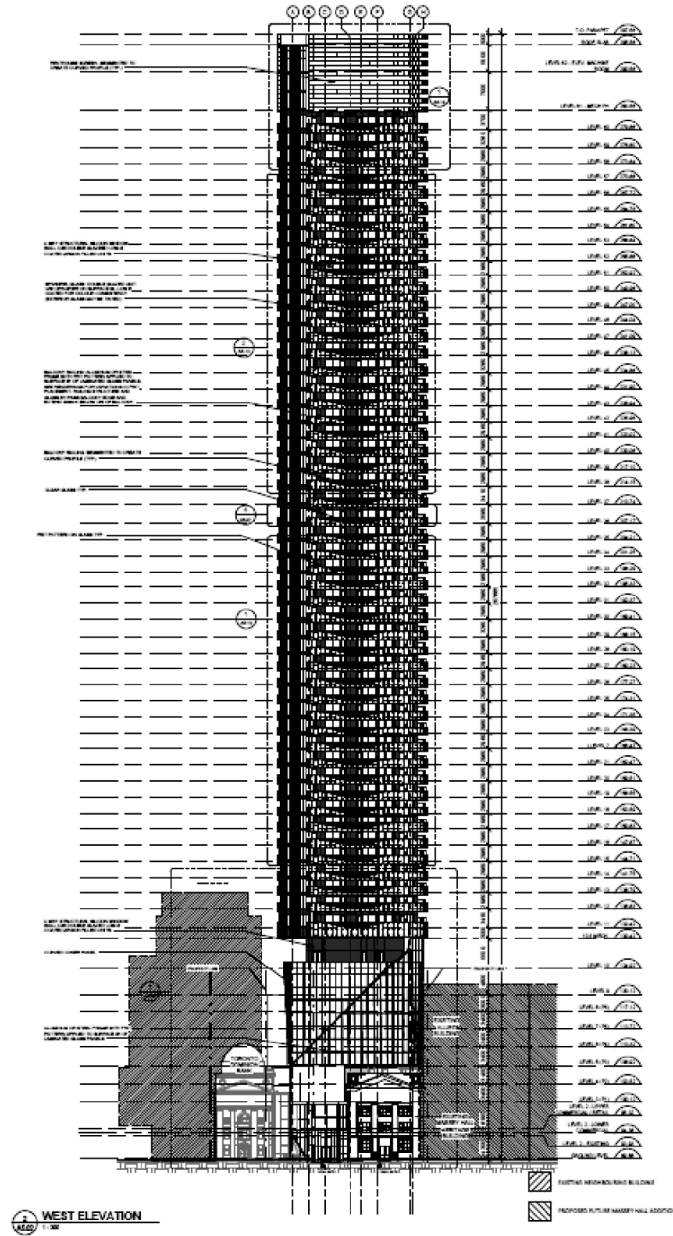
197, 197R, 199 and 201 Yonge Street

Applicant's Submitted Drawing

Not to Scale
01/18/2013

File # 12_133580_02

Attachment 6: West Elevation



West Elevation

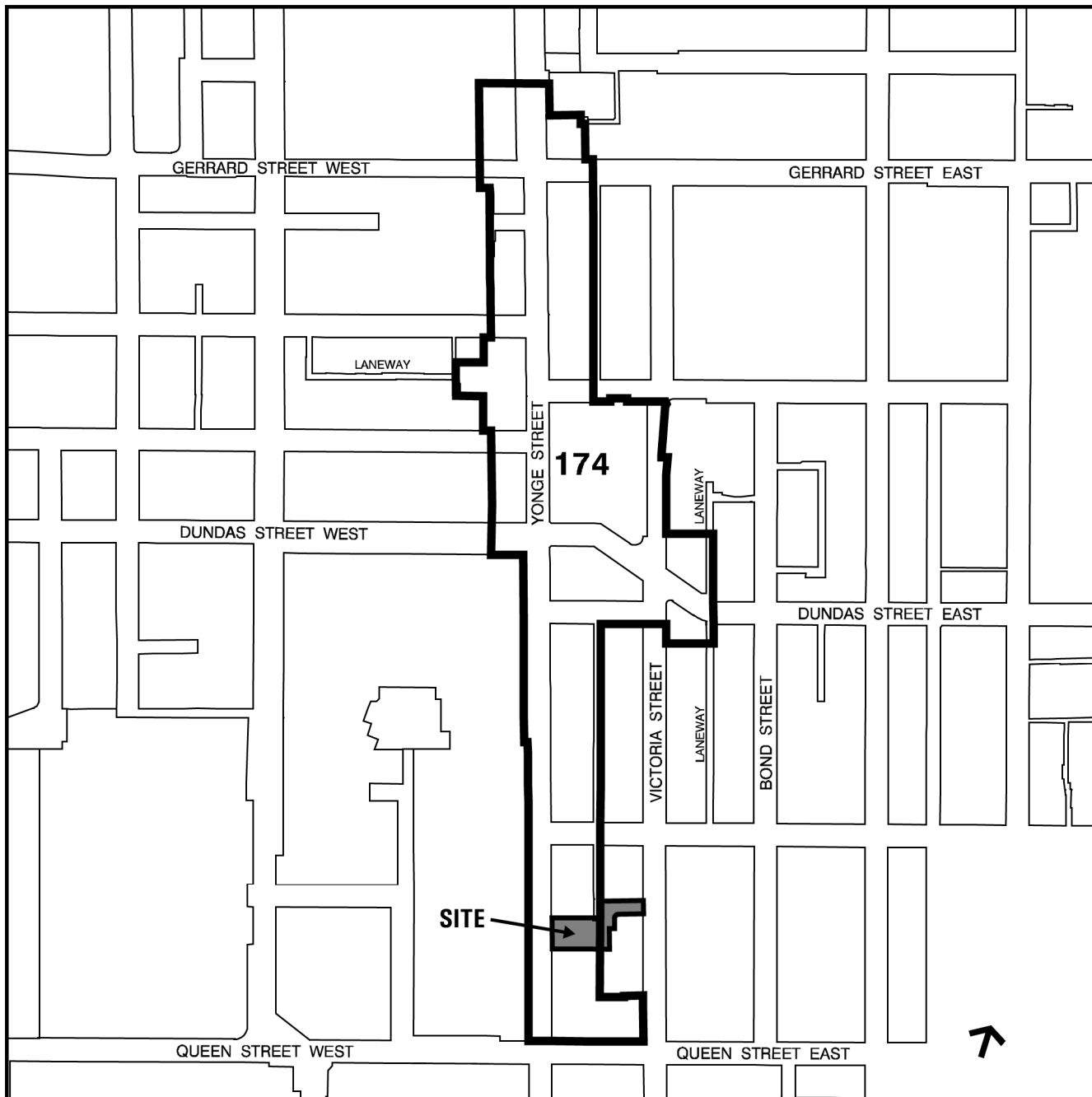
197, 197R, 199 and 201 Yonge Street

Applicant's Submitted Drawing

Not to Scale
01/18/2013

File # 12_133580_OZ

Attachment 7: Site Specific Policy Area #174



Attachment 8: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	12 133580 STE 27 OZ
Details	OPA & Rezoning, Standard	Application Date:	March 7, 2012
		First Resubmission:	July 27, 2012
		Site Plan Application:	November 8, 2012
Municipal Address:	197, 197R, 199 AND 201 YONGE STREET		
Location Description:	CON 1 FB PT PARK LOT 8 **GRID S2714		
Project Description:	Official Plan and Zoning by Law Amendment application to permit the re-development of the lands for the purposes of a new mixed use building. The application proposes to retain the front portion of the existing heritage building (Bank Building) on the premises. Included in the proposal is a 60-storey (207 metre) residential tower containing 687 dwelling units to the rear of the heritage building. The proposed base is 9 storeys containing the lobby to be located within the heritage building, above grade parking (floors 3 to 8), amenity uses (floors 9 and 10) and retail uses at grade in the area currently used as private open space adjacent the heritage building on the north side. There are 116 above grade parking spaces proposed. Three below grade levels are proposed to include mechanical and service areas, and bicycle parking.		

Applicant:	Agent:	Architect:	Owner:
GOODMANS LLP 333 Bay Street Suite 3400 Toronto, ON M5H 2S7		HARIRI PONTARINI ARCHITECTS 602 King Street West Toronto, ON M5V 1M6	MOD DEVELOPMENTS (197 YONGE) INC. 1067 Yonge Street Toronto, ON M4W 2L2

PLANNING CONTROL

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Y (Site Specific Policy #174)
Zoning:	CR T6.0 C4.5 R6.0 (west side) CR T7.8 C4.5 R7.8 (east side)	Historical Status:	Y
Height Limit (m):	46 metres (west side) 61 metres (east side)	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1,873.4	Height:	Storeys:	60
Frontage (m):	26.98		Metres:	207.68 (including mechanical penthouse)
Depth (m):	irregular			
Total Ground Floor Area (sq. m):	818.03			Total
Total Residential GFA (sq. m):	48,970.71		Parking Spaces:	131
Total Non-Residential GFA (sq. m):	811.61		Loading Docks	1
Total GFA (sq. m):	49,782.07			
Lot Coverage Ratio (%):	35.36			
Floor Space Index:	26.6			

DWELLING UNITS

		FLOOR AREA BREAKDOWN (upon project completion)		
Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	48,970.71	0
Bachelor:	150 (22%)	Retail GFA (sq. m):	811.61	0
1 Bedroom:	449 (64%)	Office GFA (sq. m):	0	0
2 Bedroom:	50 (7%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	50 (7%)	Institutional/Other GFA (sq. m):	0	0
Total Units:	699 (100%)			

CONTACT:	PLANNER NAME:	Sarah Henstock, Senior Planner		
	TELEPHONE:	416-392-7196,	E-MAIL: shensto@toronto.ca	