

2851 Yonge Street - Zoning Amendment Application - Preliminary Report

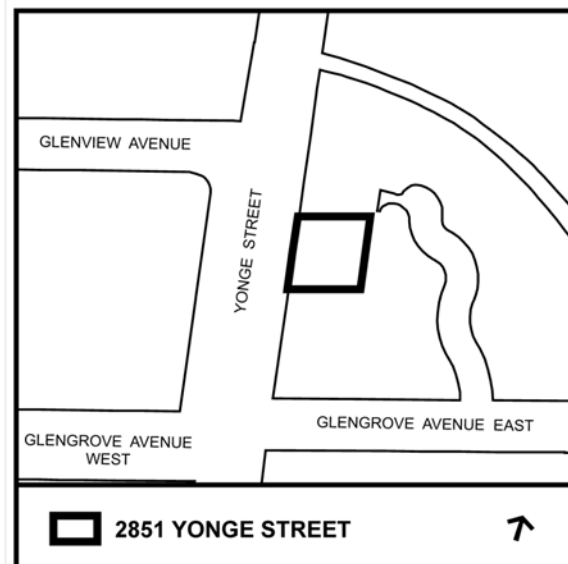
Date:	May 27, 2015
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	15 138688 NNY 25 OZ

SUMMARY

This application proposes to rezone the lands at 2851 Yonge Street to permit an eight-storey, 49-unit rental apartment building, having a gross floor area of approximately 4,580 square metres, and floor space index of 4.99 (By-law 438-86) or 4.64 (By-law 569-2013). An application for Zoning By-law Amendment is required to allow for increases in the permitted height and density, as well as adjustments to the built form provisions.

This report provides preliminary information on the above-noted application, and seeks Community Council's direction on further processing of the application and on the community consultation process.

It is recommended that a Community Consultation Meeting be held to present the proposal to the public, and obtain input. Provided the applicant submits all required information in a timely manner, it is anticipated that a Statutory Public Meeting could be held in the first or second quarter of 2016.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2851 Yonge Street, together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the subject lands.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held on October 15, 2014 with Community Planning and Urban Design staff and the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

As outlined in Attachments 1 and 2, this application proposes to develop the lands at 2851 Yonge Street with a 49-unit rental apartment building, which would be accessed off of Yonge Street. The proposed building would have a Floor Space Index (FSI) of 4.99 under Toronto Zoning By-law No. 438-86 and 4.64 under Toronto Zoning By-law No. 569-2013. This variation is due to differences in the calculation of gross floor area between the two zoning by-laws.

The proposed building height is 26.2 metres and eight-storeys, plus a mechanical penthouse, which would have an overall height of 30.8 metres. Also proposed is 106.1 square metres of indoor amenity space, and 76.9 square metres of outdoor amenity space, both of which would be located on the second floor, at the rear of the building. With respect to parking, 15 underground parking stackers, for a total of 30 resident vehicular parking spaces are proposed; one visitor vehicular parking space is proposed on the ground level, inside the building, however it would be an accessible parking space. Forty-one indoor bicycle parking spaces are proposed, of which 7 would be visitor. A garbage room is proposed on the ground floor at the front of the building, from which direct access to Yonge Street would be provided by way of a double-door. It is proposed that the bins would be rolled out onto Yonge Street on garbage collection day for curbside pick-up.

The proposed type and size breakdown of the 49 units are as follows:

Type	Number	Average Unit Floor Area
Bachelor	4	46.9m ²
One-bedroom	5	51.0m ²
One-bedroom + Den	9	61.5m ²
Two-bedroom	19	81.7m ²
Two-bedroom + Den	9	103.3m ²
Three-bedroom	3	112.5m ²

Site and Surrounding Area

The subject lands are located south of Lawrence Avenue East, on the east side of Yonge Street. The site currently accommodates a privately-owned pay surface parking lot. The lands have a frontage of 30.5 metres on Yonge Street, a depth of approximately 30.4 metres, and an area of 916.3 square metres.

Land uses surrounding the site are as follows:

North: Three four-storey apartment buildings.

South: Six-storey apartment building.

East: Detached dwellings, and Alexander Muir Memorial Gardens Park.

West: Glenview Presbyterian Church, and detached dwellings.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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.

Official Plan

The Toronto Official Plan is the City's most important vehicle for implementing the policies of the Provincial Policy Statement and the Growth Plan for the Greater Golden

Horseshoe. It sets out the land use policy directions for long-term growth and development in the City of Toronto.

Map 17 of the Official Plan identifies the subject lands as being designated *Mixed Use Areas*. The *Mixed Use Areas* designation permits a broad range of commercial, residential and institutional uses, and includes policies and development criteria to guide development and its transition between areas of different development intensity and scale. It is anticipated that *Mixed Use Areas*, which are considered growth areas, will absorb most of the City's new housing, retail, office, and service employment.

Development criteria for *Mixed Use Areas* includes:

- create a balance of commercial, residential, institutional, and open space uses that reduce automobile dependency and meet the needs of the local community;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale;
- provide good site access and circulation, and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage areas to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents.

In addition to being designated *Mixed Use Areas*, this portion of Yonge Street is identified as being an *Avenue* on Map 2. *Avenues* are considered important corridors along major streets where re-urbanization is both anticipated and encouraged in order to create new housing and job opportunities, while improving the pedestrian environment, the public realm, commercial opportunities, and transit service for residents and visitors to the area. The re-urbanization framework for the City's *Avenues* is to be achieved through the preparation of *Avenue Studies* by City staff.

Development on an *Avenue* prior to the City undertaking an *Avenue Study* has the potential to set a precedent with respect to the form and scale of re-urbanization along the *Avenue*. As such, applicants for such development proposals must address the larger context, and examine the implications for the segment of the *Avenue* in which the subject lands are located. This is known as an *Avenue Segment Study*, the criteria for which are also set out in the Official Plan. This application submission included an *Avenue Segment Study* for review.

Zoning

The subject lands are currently zoned Mixed Commercial Residential (MCR) under Toronto Zoning By-law No. 438-86. The MCR zone permits a wide range of commercial, office, hotel and retail uses. Residential uses are permitted at a maximum density of 3.0 times the area of the lot, while commercial uses are permitted at a maximum density of 0.5 times the area of the lot. Mixed-use developments having commercial and residential components are permitted to a maximum density of 3.0 times

the area of the lot, provided the commercial or residential components do not exceed their maximum density. The maximum building height permitted is 15 metres.

The lands are also subject to Toronto Zoning By-law No. 569-2013, under which they are zoned Commercial Residential (CR 3.0 (c0.5; r3.0) SS2 (x2273)), which allows for a range of commercial and residential uses, including office, financial institution, educational use, personal service shop, art gallery, townhouses, apartment buildings, and mixed use buildings. Consistent with the provisions of Zoning By-law No. 438-86, residential uses are permitted at a maximum density of 3.0 times the area of the lot, commercial uses are permitted at a maximum density of 0.5 times the area of the lot, and a total density of 3.0 is permitted. The maximum building height permitted is 18 metres.

Site Plan Control

The lands are subject to Site Plan Control, however an application has not yet been submitted.

Ravine Control

Although located in the vicinity of ravine lands, the subject property is not subject to the Ravine and Natural Feature Protection By-laws.

Tree Preservation

The applicant has identified two privately owned trees on the site along the Yonge Street frontage. Both are proposed to be removed. Urban Forestry, Tree Protection & Plan Review has identified that they will require a separate application to remove the trees.

Mid-Rise Design Guidelines

In 2010, Council adopted the *Avenues and Mid-Rise Buildings Study*. The intent of the study is, in part, to identify performance standards that will be appropriate for neighbourhoods designated *Mixed Use Areas* on *Avenues*. The study includes guidelines which are intended to encourage the construction of better designed mid-rise buildings that are compatible with the public realm and adjacent neighbourhoods of differing built form, scale, intensity, and land use designation. At the time of Council adoption, a series of directions were provided to staff intended to encourage the realization of the vision of the *Avenues* more quickly, and to monitor the performance standards through the end of 2014. As directed, this proposal will be reviewed against the performance standards for mid-rise buildings included in the *Avenues and Mid-Rise Buildings Study*. These performance standards are available at <http://www1.toronto.ca/City%20of%20Toronto/City%20Planning/Urban%20Design/Mid-rise/midrise-FinalReport.pdf>.

Reasons for the Application

An application for Zoning By-law Amendment is required to allow for increases to the permitted height and density, as well as reductions to the required front yard setback, total amenity space, number of vehicular parking spaces (both visitor and residential), number of bicycle parking spaces (both visitor and residential), and loading spaces.

COMMENTS

Application Submission

The Zoning By-law Amendment Application was submitted on April 9, 2015. The following reports and studies were submitted with the applications:

- Planning Rationale;
- Avenue Segment Study;
- Shadow Impact Study;
- Archaeological Stage 1 Report;
- Arborist Report;
- Functional Servicing and Stormwater Management Report;
- Traffic Impact Study;
- Toronto Green Standard Checklist; and
- Draft Zoning By-laws.

City staff are currently reviewing the first submission, which has been deemed complete.

Issues to be Resolved

The following issues have been identified on a preliminary basis. Additional issues may be identified through the review of the application, agency comments, and the community consultation process.

- Conformity with the Official Plan's policies;
- Conformity with the mid-rise building Performance Standards of the *Avenues and Mid-Rise Buildings Study*;
- The appropriateness of the height and density of the building in relation to its existing and planned context;
- The appropriateness of the built form, including:
 - o the massing of the building;
 - o achieving appropriate transitions in scale to the adjacent buildings, and adjacent *Neighbourhoods* designated lands;
 - o ensuring appropriate separation distances between the proposed building and the existing buildings on the *Avenue* and in the adjacent *Neighbourhood*, so as to provide for sunlight, sky view and privacy; and
 - o limiting and minimizing shadowing of, and other possible impacts to, adjacent streets and neighbouring properties.
- Compatibility with the existing neighbourhood directly to the east;
- The adequacy and appropriateness of the proposed indoor and outdoor amenity space;
- The appropriateness of the proposed reduced vehicle and bicycle parking;
- The appropriateness of the proposed vehicular access;
- The appropriateness of the proposed front yard setback;
- The appropriateness of the proposed building height/number of storeys;

- The appropriateness of the proposed storage and collection of garbage;
- The adequacy of the proposed site servicing; and
- Traffic impacts.

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

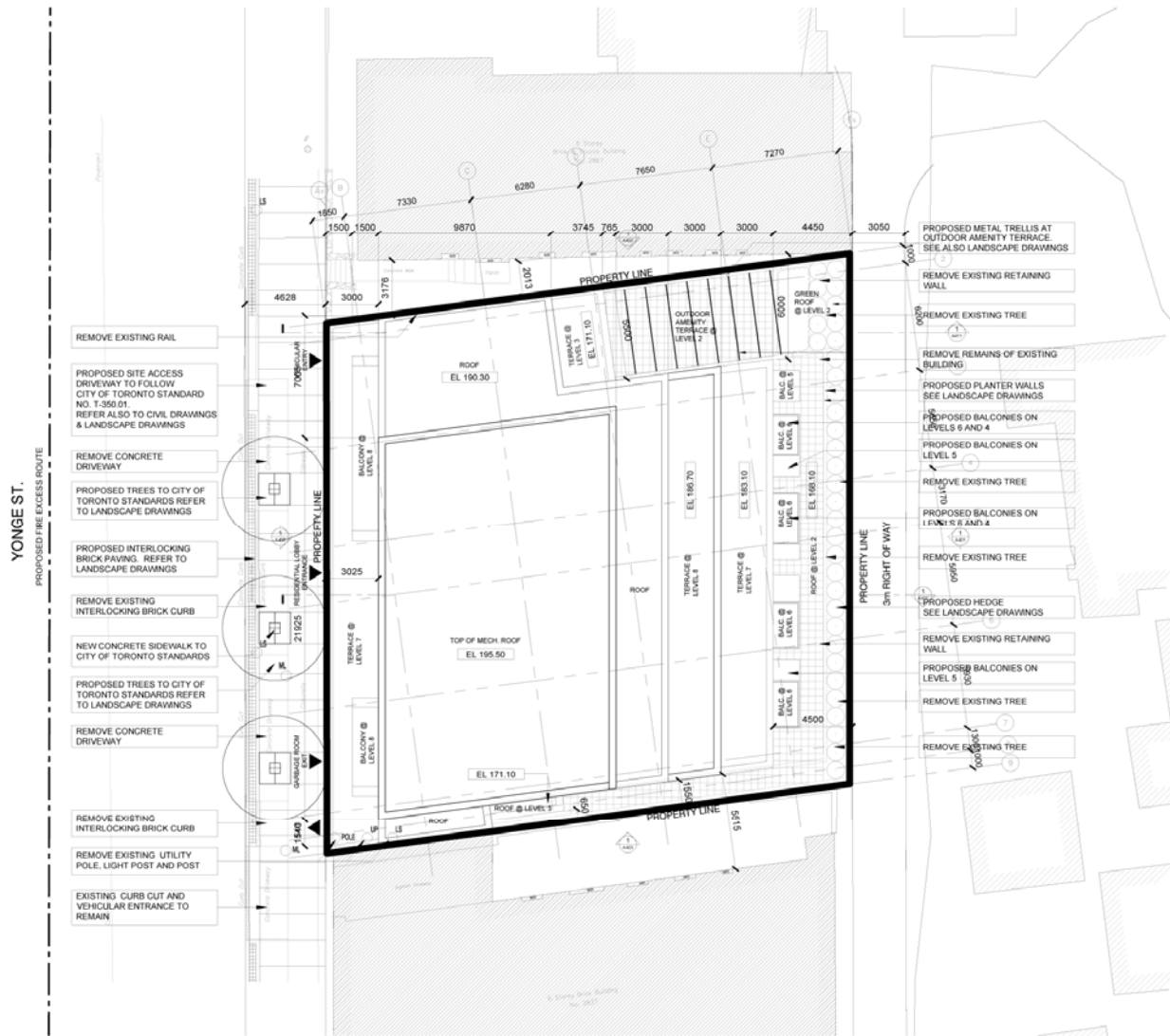
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning Map

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

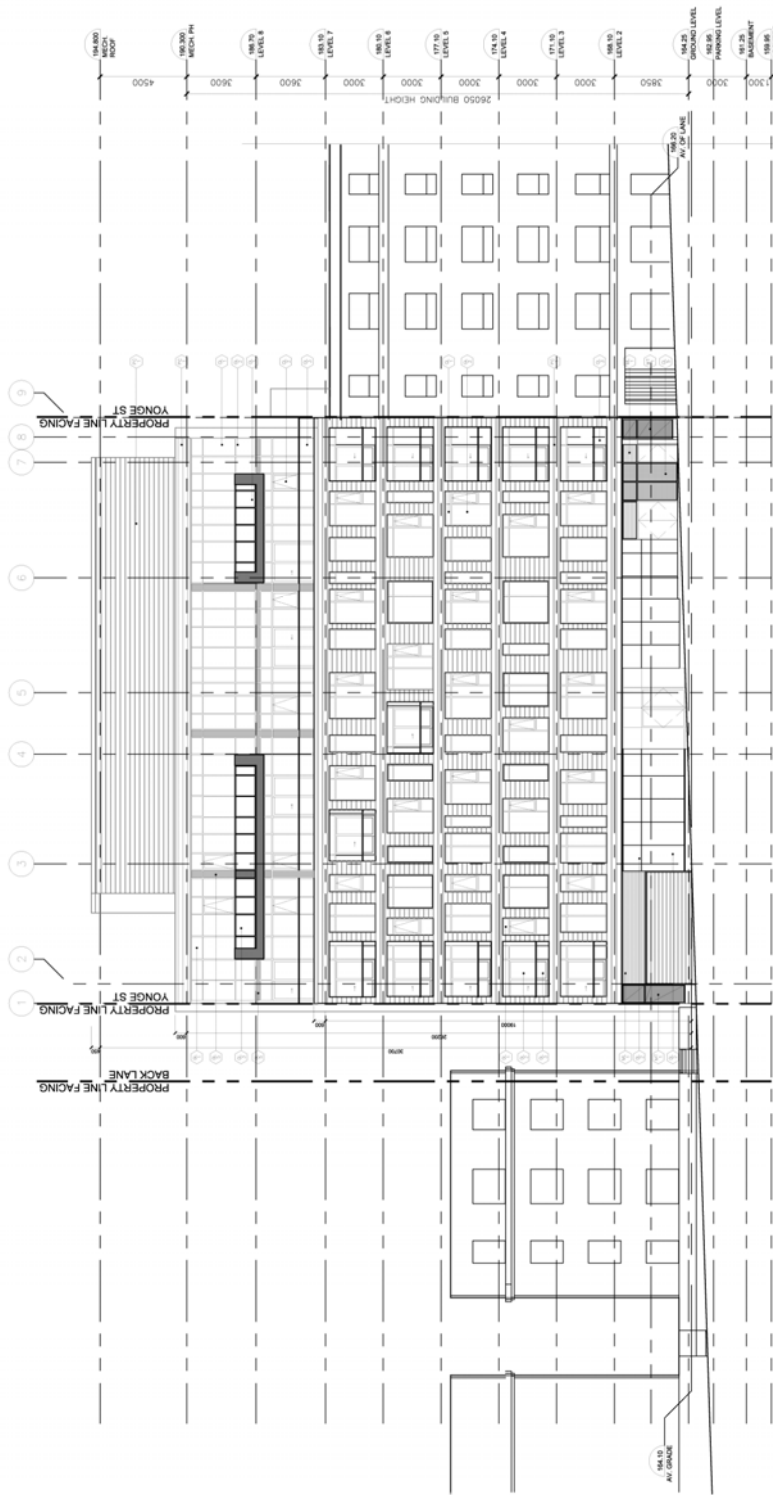
Applicant's Submitted Drawing

Not to Scale
04/17/2015

2851 Yonge Street

File # 15 138688 NNY 25 0Z

Attachment 2a: West Elevation



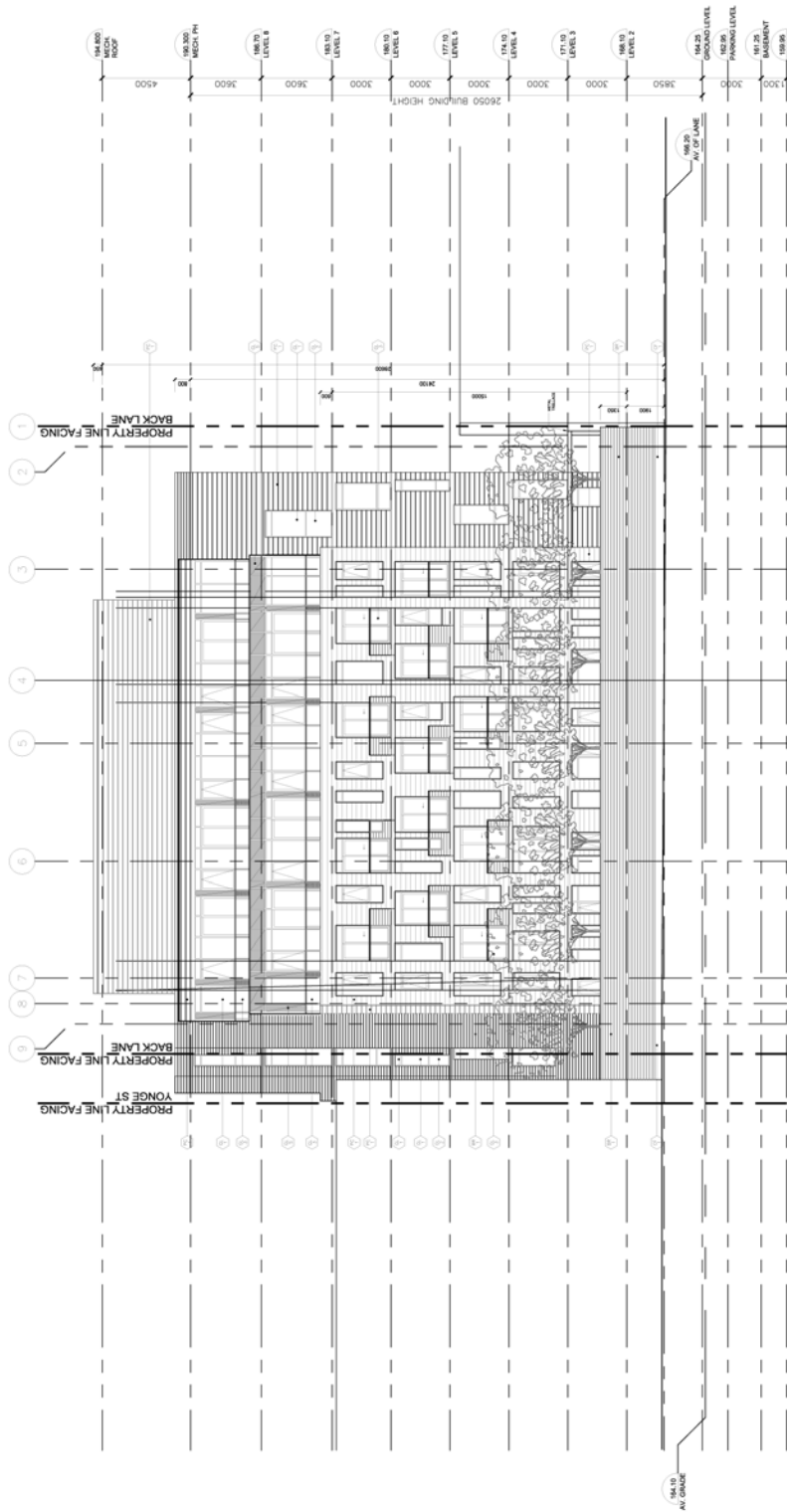
2851 Yonge Street

File # 15 138688 NNY 25 0Z

West Elevation
 Applicant's Submitted Drawing

Not to Scale
 04/17/2015

Attachment 2b: East Elevation



2851 Yonge Street

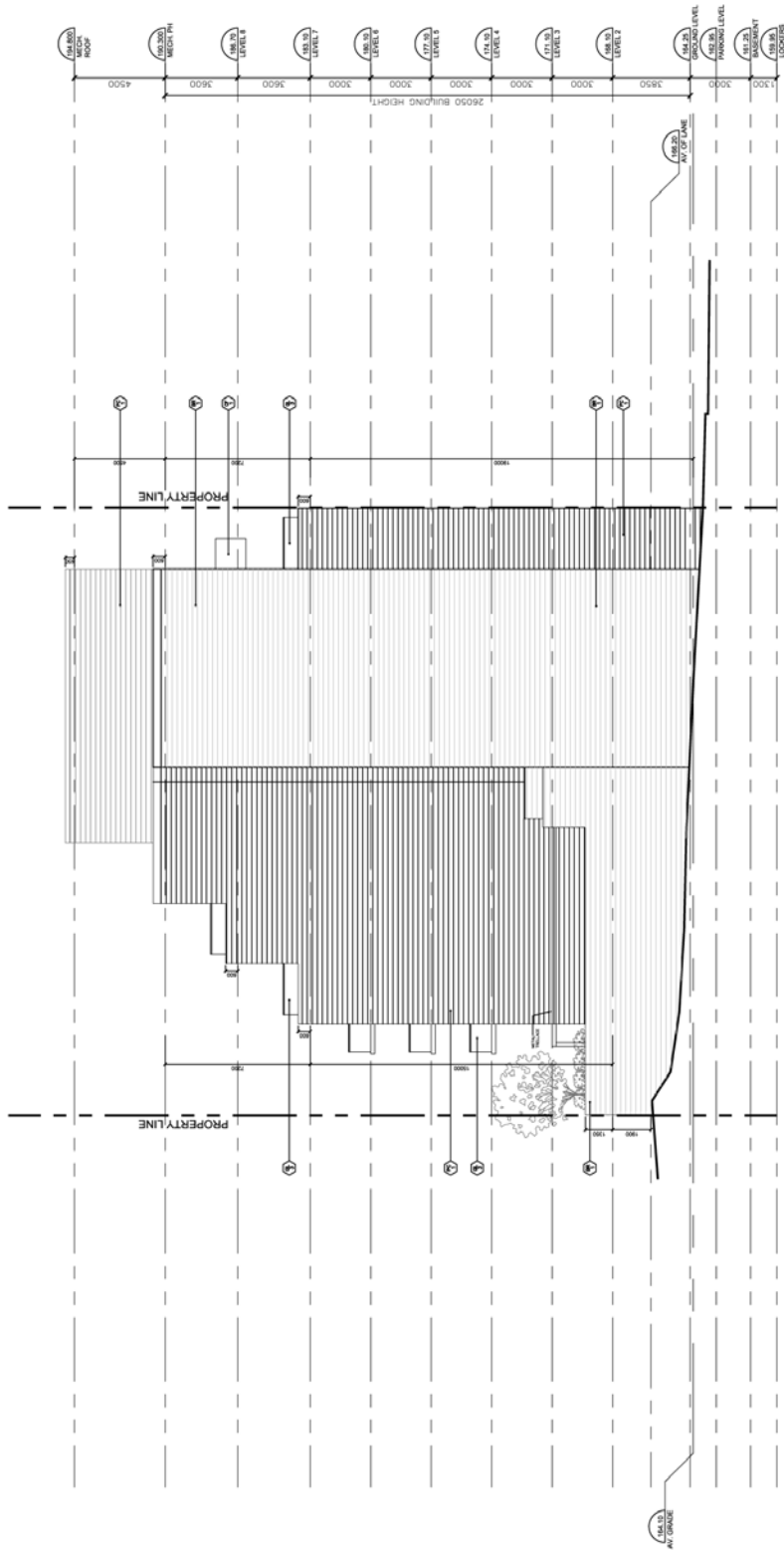
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East Elevation

Applicant's Submitted Drawing

Not to Scale
04/17/2015

Attachment 2c: North Elevation



2851 Yonge Street

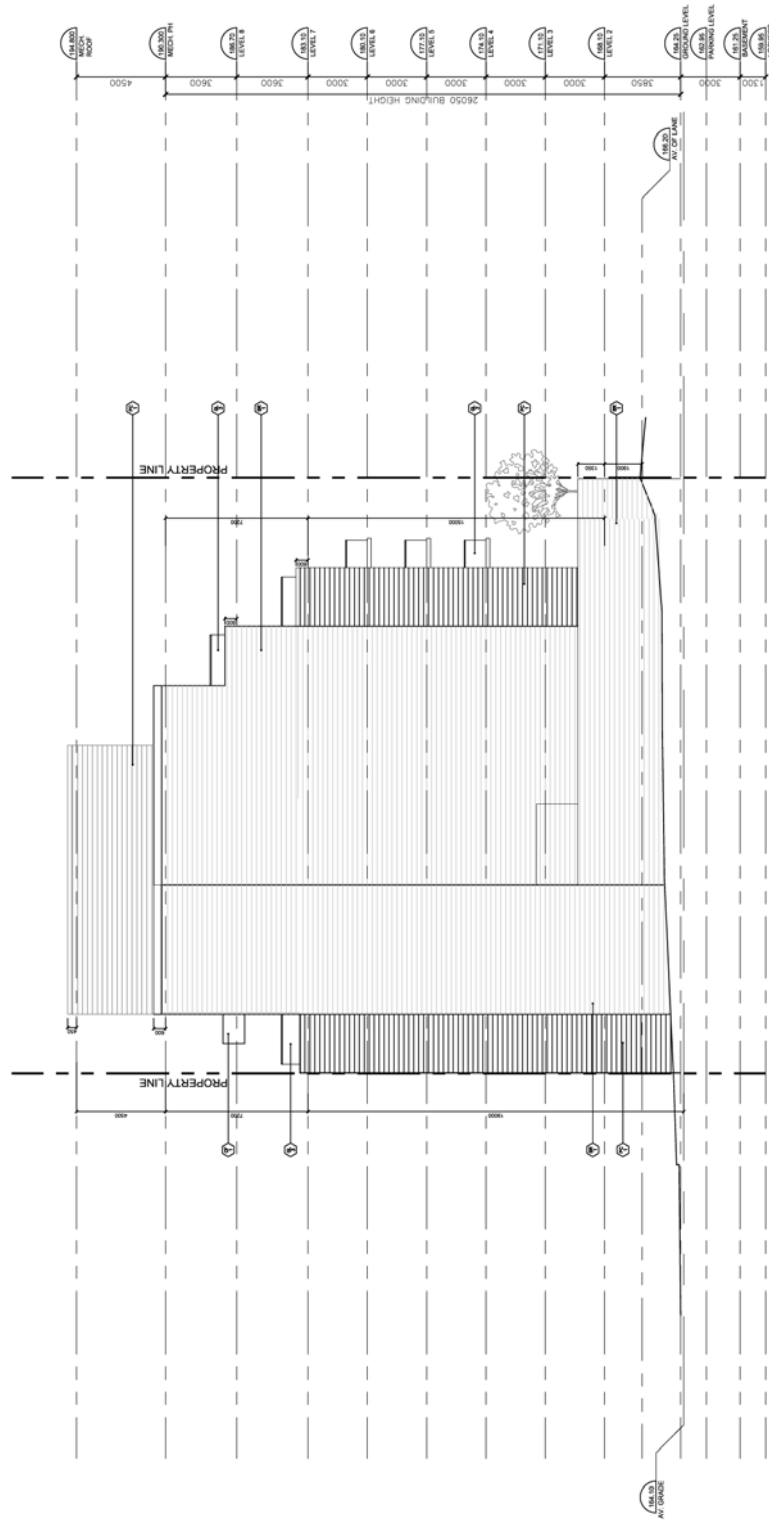
File # 15 138688 NNY 25 0Z

North Elevation

Applicant's Submitted Drawing

Not to Scale
04/17/2015

Attachment 2d: South Elevation



2851 Yonge Street

File # 15 138688 NNY 25 0Z

South Elevation

Applicant's Submitted Drawing

Not to Scale
04/17/2015

Attachment 3: Zoning Map



Zoning By-Law No. 569-2013

2851 Yonge Street

File # 15 138688 NNY 25 02

 Location of Application

- | | | | |
|----|----------------------|----|------------------------|
| R | Residential | CR | Commercial Residential |
| RD | Residential Detached | ON | Open Space Natural |
| | | OR | Open Space Recreation |



Not to Scale
Extracted: 04/17/2015

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	15 138688 NNY 25 OZ
Details	Rezoning, Standard	Application Date:	April 9, 2015

Municipal Address: 2851 YONGE ST

Location Description: PLAN 1485 PT BLK A **GRID N2507

Project Description: The applicant proposes to amend the zoning by-laws to allow for the construction of an eight-storey, 49-unit rental apartment building, having a gross floor area of 4,580m².

Applicant:	Agent:	Architect:	Owner:
RE MILLWARD & ASSOCIATES LTD.		CORE ARCHITECTS INC.	MUIR PARK DEVELOPMENTS INC.

PLANNING CONTROLS

Official Plan Designation:	MIXED USE AREAS	Site Specific Provision:	No
Zoning:	MCR & CR	Historical Status:	No
Height Limit (m):	15m & 18m	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	916.3	Height:	Storeys:	8
Frontage (m):	30.52		Metres:	26
Depth (m):	30.43			
Total Ground Floor Area (sq. m):	893.03			Total
Total Residential GFA (sq. m):	4,580.00		Parking Spaces:	31
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	4,580.00			
Lot Coverage Ratio (%):	97.46			
Floor Space Index:	4.99 & 4.62			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Rental		
Rooms:	0	Residential GFA (sq. m):	4,580.00
Bachelor:	4	Retail GFA (sq. m):	0
1 Bedroom:	14	Office GFA (sq. m):	0
2 Bedroom:	28	Industrial GFA (sq. m):	0
3 + Bedroom:	3	Institutional/Other GFA (sq. m):	0
Total Units:	49		

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