

## 480 to 494 Yonge Street Zoning Amendment Application - Preliminary Report

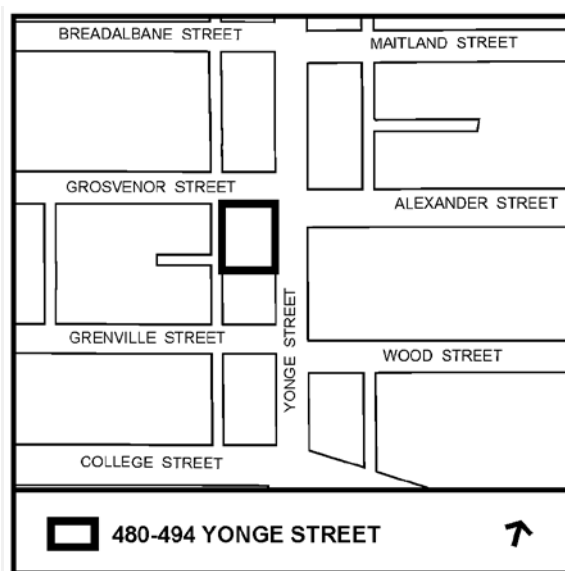
|                          |                                                              |
|--------------------------|--------------------------------------------------------------|
| <b>Date:</b>             | January 20, 2015                                             |
| <b>To:</b>               | Toronto and East York Community Council                      |
| <b>From:</b>             | Director, Community Planning, Toronto and East York District |
| <b>Wards:</b>            | Ward 27 – Toronto Centre-Rosedale                            |
| <b>Reference Number:</b> | 14 267350 STE 27 OZ                                          |

### SUMMARY

This application proposes to redevelop the site at 480 to 494 Yonge Street for a new mixed-use 45-storey (153 metre including mechanical penthouse) residential building including a 3-storey commercial base. The site currently contains a listed heritage building at 480 Yonge Street and Old Fire Hall No.3, which includes a clock tower, at 494 Yonge Street. The applicant is proposing to retain the front portion of 480 Yonge Street and incorporate the rear portion into the base of the building. The proposal for 494 Yonge Street is to demolish the fire hall structure but retain the clock tower. The base of the new building is proposed to be recessed around the retained part of the clock tower. There are a total of 423 residential units proposed including 26 rental replacement units. The applicant is proposing four levels of below grade parking with 131 spaces. Access to the site is proposed from St. Luke Lane.

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

It is anticipated that a Community Consultation meeting will be held in the first quarter of 2015. Staff anticipates submitting a final report on the application



to Community Council in the final quarter of 2015. This target date assumes that the applicant will provide all required information in a timely manner.

## **RECOMMENDATIONS**

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

1. Staff be directed to schedule a community consultation meeting for the lands at 480 to 494 Yonge Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

### **Pre-Application Consultation**

Pre-application consultation meetings were held on March 31, 2014 and September 5, 2014, with the applicant to discuss the proposal and complete application submission requirements. The details of each of the proposals and the resultant application are provided in Table 1 below.

At the meeting of March 31, 2014, the proponent outlined a proposal for 484-494 Yonge Street. The proposal was for a mixed use development with one residential tower fronting onto Yonge Street and Grosvenor Street. Vehicular and loading access was proposed off of St. Luke Lane. There was a three storey 12.5m high base proposed that included commercial retail uses. The proponent proposed to demolish the Old Fire Hall No. 3 building but retain the clock tower portion on its own with the base of the building sculpted around the clock tower structure. A draft shadow study was discussed which showed shadow on the south end of the proposed park at 11 Wellesley Street West. During the meeting, staff raised concerns over: the incorporation and heritage review of the Fire hall site; views to the clock tower; heritage property adjacent to the south (480 Yonge Street listed heritage property); height; setbacks and tower separation; stepback of the tower from Yonge Street; shadow on parks in proximity to the site; parking and access; rental replacement; lack of family sized units; provision of amenity space (internal and external); and addressing the policies of Area Specific Policy 382 and the North Downtown Yonge Urban Design Guidelines (particularly the policies regarding heritage properties).

At the meeting of September 5, 2014, the proponent outlined a revised proposal. The applicant had since purchased the adjacent property at 480 Yonge Street and proposed to

retain it as part of the base of the proposed structure. The proposed tower setback to the south was revised to 12.3 metres. The proponent also increased the average tower floorplate. Additional details were provided regarding how the clock tower was to be incorporated into the base. There was also further discussion regarding shadow impact on the newly approved park space at 11 Wellesley Street West. The main elements of the proposal remained the same as the previous proposal. The concerns raised by staff remained the same as at the March 2014 meeting.

**Table 1 – Overview of Pre-Application Proposals and the Rezoning Application**

|                                                                             | <b>First Meeting<br/>March 31, 2014</b> | <b>Second Meeting<br/>September 5, 2014</b> | <b>Application<br/>Submitted<br/>December , 2014</b> |
|-----------------------------------------------------------------------------|-----------------------------------------|---------------------------------------------|------------------------------------------------------|
| Site Area                                                                   | 1,476.6 sq.m.                           | 1,803 sq.m.                                 | 1,829 sq.m.                                          |
| Tower Floorplate (approximate average)                                      | 642 sq.m.                               | 750 sq.m.                                   | 784 sq.m.                                            |
| Gross Floor Area (above grade)                                              |                                         |                                             |                                                      |
| Total Residential                                                           | 25,800 sq.m.                            | 28,100 sq.m.                                | 33,310 sq.m.                                         |
| Non-Residential                                                             | <u>1,400 sq.m.</u>                      | <u>2,289 sq.m.</u>                          | <u>2,217 sq.m.</u>                                   |
| Total                                                                       | 27,200 sq.m.                            | 30,370 sq.m.                                | 35,527 sq.m.                                         |
| Floor Space Index                                                           | 18.4 x lot area                         | 16.8 x lot area                             | 19.4 x lot area                                      |
| Setbacks and Separation (from tower face):                                  |                                         |                                             |                                                      |
| Tower face to the north property line                                       | 3 metres                                | 3 metres                                    | 0 metres                                             |
| Tower face to the east property line                                        | 15 metres                               | 15 metres                                   | 12 metres                                            |
| Tower face to the west property line                                        | 0 metres                                | 0 metres                                    | 0 metres                                             |
| Tower face to the south property line                                       | 7.5 metres                              | 12.3 metres                                 | 9.36 metres                                          |
| Number of Units                                                             | 300                                     | 351                                         | 423                                                  |
| Proposed Vehicular Parking                                                  | 140                                     | 99                                          | 131                                                  |
| Proposed Bicycle Parking                                                    | N/A                                     | 315                                         | 438                                                  |
| Interior Residential Amenity Space                                          | 458 sq.m.<br>(1.52 sq.m. per unit)      | 686 sq.m.<br>(1.95sq.m. per unit)           | 894 sq.m.<br>(2.1 sq.m. per unit)                    |
| Exterior Residential Amenity Space                                          | 546 sq.m.<br>(1.82 sq.m. per unit)      | 635 sq.m.<br>(1.8 sq.m. per unit)           | 485 sq.m.<br>(1.14 sq.m. per unit)                   |
| Building Height (including mechanical penthouse and architectural elements) | 42 storeys<br>(139 metres)              | 42 storeys<br>(139 metres)                  | 45 storeys<br>(153 metres)                           |

## **ISSUE BACKGROUND**

### **Proposal**

The applicant is proposing to redevelop the subject site to construct a mixed use 45-storey (153 metres including mechanical penthouse) tower including a 3-storey commercial base as summarized above in Table 1. The development proposes a total of 423 residential units including 26 rental replacement units to address the existing rental units on the site. The residential units are located within the tower and consist of: 27 bachelor units (6%); 272 one-bedroom units (64%); 83 two-bedroom units (20%); and 41 three-bedroom units (10%). Protruding balconies are proposed along the north, east and south face of the tower. The applicant is proposing a tower separation to the west of 9.7 metres to the face of an existing office building.

The development is proposed to have a total gross floor area of 35,527 sq.m., with 2,217 sq.m. of commercial space in the 3-storey commercial base. The face of the building along Yonge Street is setback at an angle around the proposed retention of the clock tower to provide a plaza area of approximately 6 to 8 metres deep. The remaining face of the building is setback 2.3 metres from the property line which provides a 6 metre wide pedestrian clearway. The building face along Grosvenor Street is located at the property line. The proposed density is 19.42 times the lot area.

The residential lobby is proposed to have access from Grosvenor Street at the northwest corner of the site. Access to the commercial retail space is from Yonge Street with three potential retail spaces.

Amenity space is proposed on the third floor. There is a contiguous indoor space proposed that provides access to two outdoor roof terraces of outdoor amenity space as well. The outdoor terrace space is proposed at the northeast corner of the site and along the south side of the site on the roof of 480 Yonge Street.

St. Luke Lane is shown as being 7 metres wide along the north half and 5.2 metres wide along the south half of the length of the lane along this block. Vehicular access is from St. Luke Lane with the ramp to the below grade parking at the southwest corner of the site. There are two loading spaces, one Type B and one Type G, proposed at grade beside the parking ramp directly off of St. Luke Lane. Bicycle parking is proposed both below grade and on the mezzanine level.

### **Site and Surrounding Area**

The site is located on the southwest corner of Yonge Street and Grosvenor Street, occupying the north end of the block. The site is two blocks north of College Street between Yonge Street and St. Luke Lane. The subject site is 0.18 ha in size with frontage of 47 metres along on Yonge Street and 38 metres on Grosvenor Street. The site is located in the Yonge Street Community Improvement Plan Area, Downtown Yonge Business Improvement Area (BIA), and in the study area of the Yonge Street Heritage Conservation District Study (College/Carlton Streets to Davenport Road or part thereof).

The site contains four buildings of 2-3 storeys in height including the clock tower building which was part of Old Fire Hall No. 3. The buildings on the site are currently occupied by commercial uses at grade and rental residential units above, all oriented to Yonge Street.

The surrounding uses are as follows:

South: 1-storey commercial buildings with a variety of retail uses between the site and Grenville Street. Further south on the south side of Grenville Street, a 60-storey tower currently under construction with a commercial base adjacent to the Oddfellow's Hall at the corner of Yonge Street and College Street;

East: directly to the east is Alexander Street with the site for the recently approved 501-521 Yonge Street (Tea House Condominium) to the northeast on the north side of Alexander Street and the Marriott Hotel on the south side of Alexander Street. Further east along Alexander Street is the Buddies in Bad Times theatre and the Alexander parkette.

North: low rise retail commercial generally 3-storeys in height. To the northwest on the north side of Grosvenor Street is Fire Station No. 314, the YMCA, and a mix of residential and office buildings.

West: St. Luke Lane and beyond is a 20-storey office building that is part of the George Drew Building and Coroner's Complex. To the southwest on the west side of St. Luke Lane is the 15-storey Peregrine Co-op.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

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

This application will be reviewed against the policies in the Official Plan including those in the “Downtown”, “Public Realm”, and “Built Form” sections of the Plan. ([www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)).

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

## **North Downtown Yonge Area Specific Policy 382 and North Downtown Yonge Street Urban Design Guidelines**

At its meeting of October 8-9, 2013, City Council adopted the North Downtown Yonge Area Specific Policy 382 (Official Plan Amendment 183) and approved the final version of the North Downtown Yonge Urban Design Guidelines, for the area generally bounded by Charles Street, Bay Street, Church Street and College/Carlton Street.

The North Downtown Yonge Area Specific Policy 382 provides direction in how development should respond to its historic main street context, reinforcing a pedestrian friendly micro-climate and retail uses along the street. The site is within the "Yonge Street Character Area" which is characterized by: a strong heritage fabric; predominately low-rise main street building typology with a prevailing street wall height of 2-4 storeys; narrow retail frontages; and shallow lot depths.

This application will be reviewed against the policies in Area Specific Policy 382/OPA 183 and the North Downtown Yonge Street Urban Design Guidelines. The policies are available at: <http://www.toronto.ca/legdocs/bylaws/2013/law1507.pdf>  
The urban design guidelines are available at:  
<http://www.toronto.ca/legdocs/mmis/2013/te/bgrd/backgroundfile-61187.pdf>

## **Zoning**

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

## **Site Plan Control**

The subject site and proposed development are subject to Site Plan Control. At the time of writing of this report there has been no site plan application submitted.

## **City-Wide Tall Building Design Guidelines**

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

## **Downtown Tall Buildings: Vision and Supplementary Design Guidelines**

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate new and current Downtown tall building proposals. The Downtown Tall Buildings Guidelines are available at <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

## **TOcore**

On May 13, 2014, the Toronto and East York Community Council (TEYCC) considered a Staff Report regarding *TOcore: Planning Toronto's Downtown*, along with a related background document entitled *Trends and Issues in the Intensification of Downtown*.

Both reports are available at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=222101f2e9745410VgnVCM10000071d60f89RCRD>.

TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary infrastructure to remain a great place to live, work, learn and play. TOcore is in its initial 'taking stock' phase, which involves an analysis of existing conditions, growth trends and priority issues in the Downtown. The review of this application will be informed by the issues being considered under TOcore.

## **Reasons for the Application**

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

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

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Survey
- Site Plan, Statistics and Architectural Plans
- Architectural Renderings and Design Brief
- Landscape Site Plan
- Planning Rationale Report
- Housing Issues Report
- Heritage Impact Assessment
- Shadow Studies
- Draft Zoning By-law Amendments
- Urban Transportation Considerations
- Site Servicing and Stormwater Management Report
- Qualitative Pedestrian Level Wind Study
- Environmental Noise and Vibration Impact Study
- Toronto Green Development Standard Checklist

A Notice of Incomplete Application was issued on January 23, 2015 which identified the outstanding material required for a complete application submission as an Arborist Report and/or City Planning/Urban Forestry's Arborist Report for Development Applications' form.

### **Issues to be Resolved**

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

1. Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
2. Conformity with Official Plan policies, particularly with respect to the sections on built form, heritage and housing;
3. Conformity with the North Downtown Yonge Area Specific Policy 382 (Council adopted) and the North Downtown Yonge Urban Design Guidelines;
4. Conformity with the city-wide Tall Buildings Design Guidelines and the Downtown Tall Buildings: Vision and Supplementary Design Guidelines, including the sections on transition in scale, adjacency issues to heritage buildings, tower floorplate and separation distance, pedestrian realm and sustainable design;

5. Height and density of the proposal;
6. Other built form and massing issues including, but not limited to: sky view, light penetration, shadowing on parks and open spaces, privacy and wind mitigation, continuous weather protection around the site and heritage adjacency;
7. Heritage status and treatment of properties;
8. Retail unit size and ability to animate Yonge Street;
9. Implementation of Downtown Yonge BIA's streetscaping initiatives;
10. Provision for reduced on-site parking including impacts on the supply of on-street parking in the area;
11. Unit size and mix, particularly the provision of rental replacement units and family size units;
12. Appropriate servicing to accommodate the proposed development;
13. Assessment of traffic generation, access, transportation impacts and potential road/lane widening;
14. Commitment to providing resident and visitor bicycle parking given the site's proximity to the Wellesley Street and College Street bike lanes and proposed Bay Street bike lanes;
15. Treatment of the ground floor of the building and its relationship to the streetscape, the width of the sidewalk and the provision of continuous pedestrian realm weather protection;
16. Adequacy of community services and parkland in the area;
17. Consideration of the comments from the City's design review panel; and
18. Identification and securing of public benefits pursuant to Section 37 of the *Planning Act* should the proposal be recommended for approval.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

The Toronto Green Standards Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

## **CONTACT**

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E-mail: shensto@toronto.ca

## **SIGNATURE**

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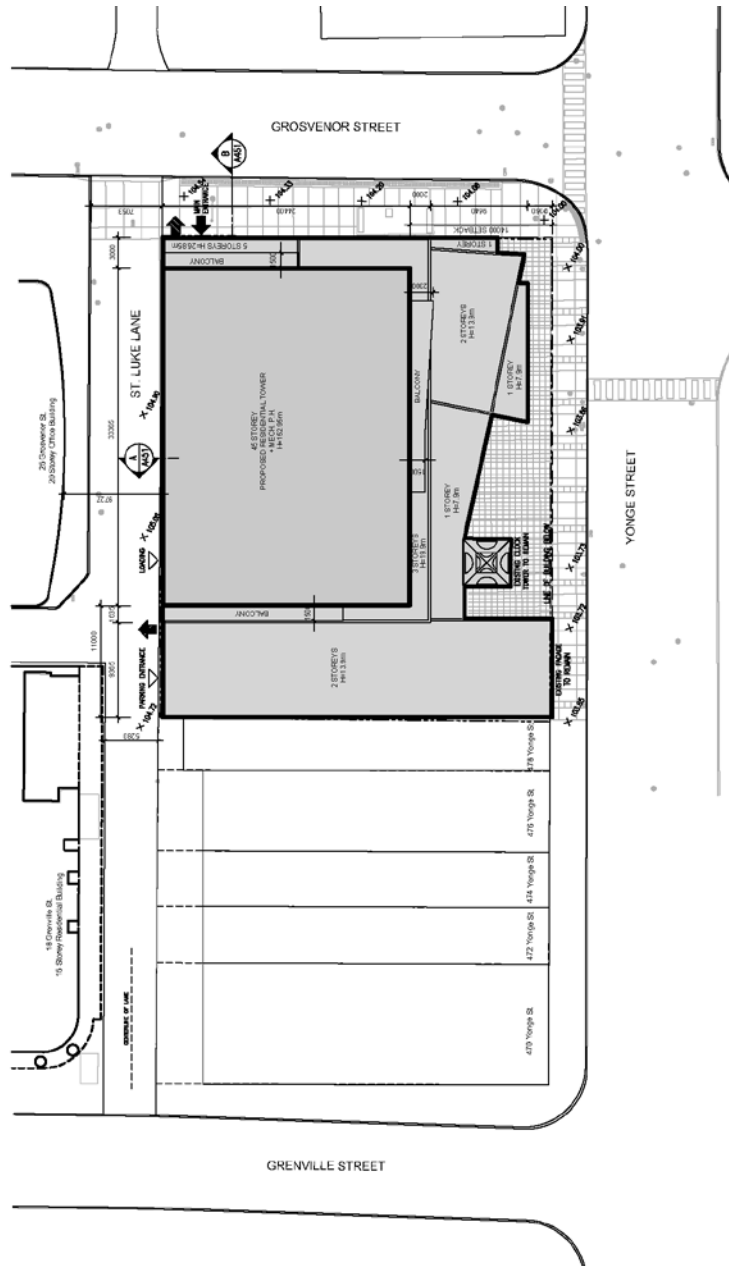
Gregg Lintern, MCIP RPP  
Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: North Elevations  
Attachment 3: West Elevations  
Attachment 4: East Elevations  
Attachment 5: South Elevations  
Attachment 6: Zoning  
Attachment 7: Application Data Sheet

## Attachment 1: Site Plan



### Site Plan

Applicant's Submitted Drawing

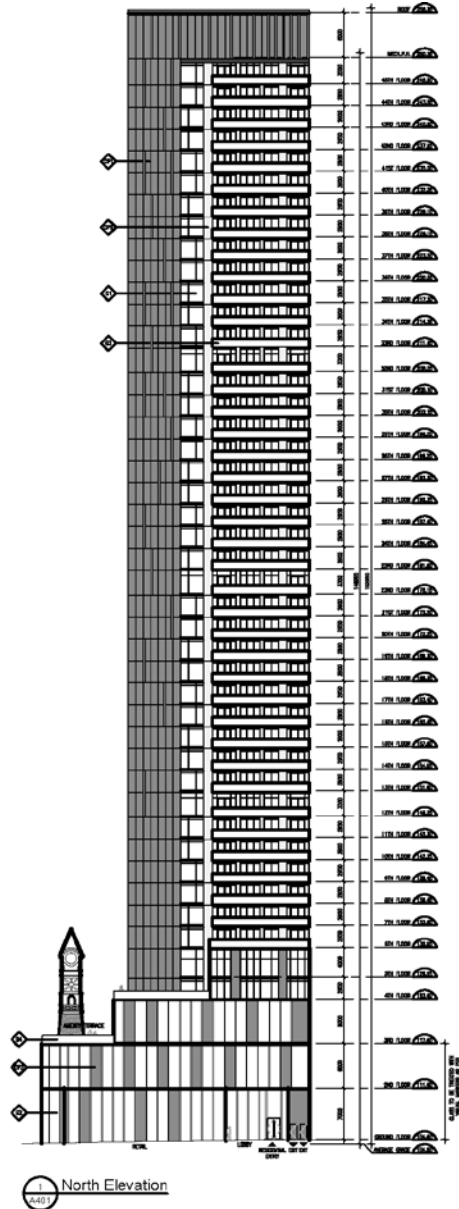
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01/15/2015



480 - 494 Yonge Street

File # 14\_267350 STE 27 0Z

## Attachment 2: North Elevations



### North Elevations

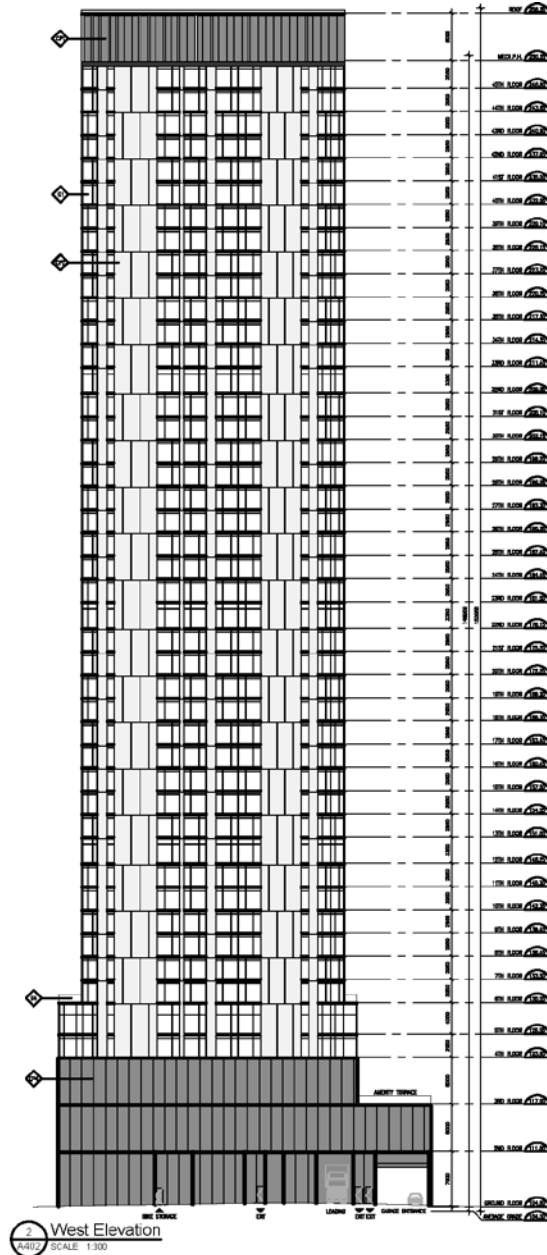
Applicant's Submitted Drawing

Not to Scale  
01/15/2015

480 - 494 Yonge Street

File # 14\_267350 STE 27 0Z

### Attachment 3: West Elevations



## West Elevations

Applicant's Submitted Drawing

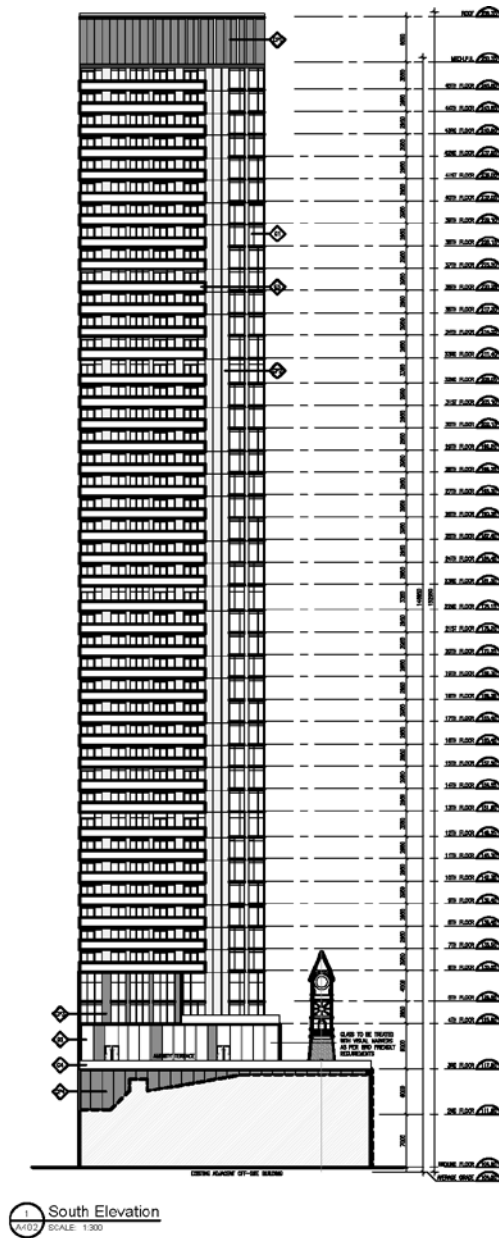
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480 - 494 Yonge Street

File # 14\_267350 STE 27 0Z

File # 14\_267350 STE 27 0Z

## Attachment 5: South Elevations



### South Elevations

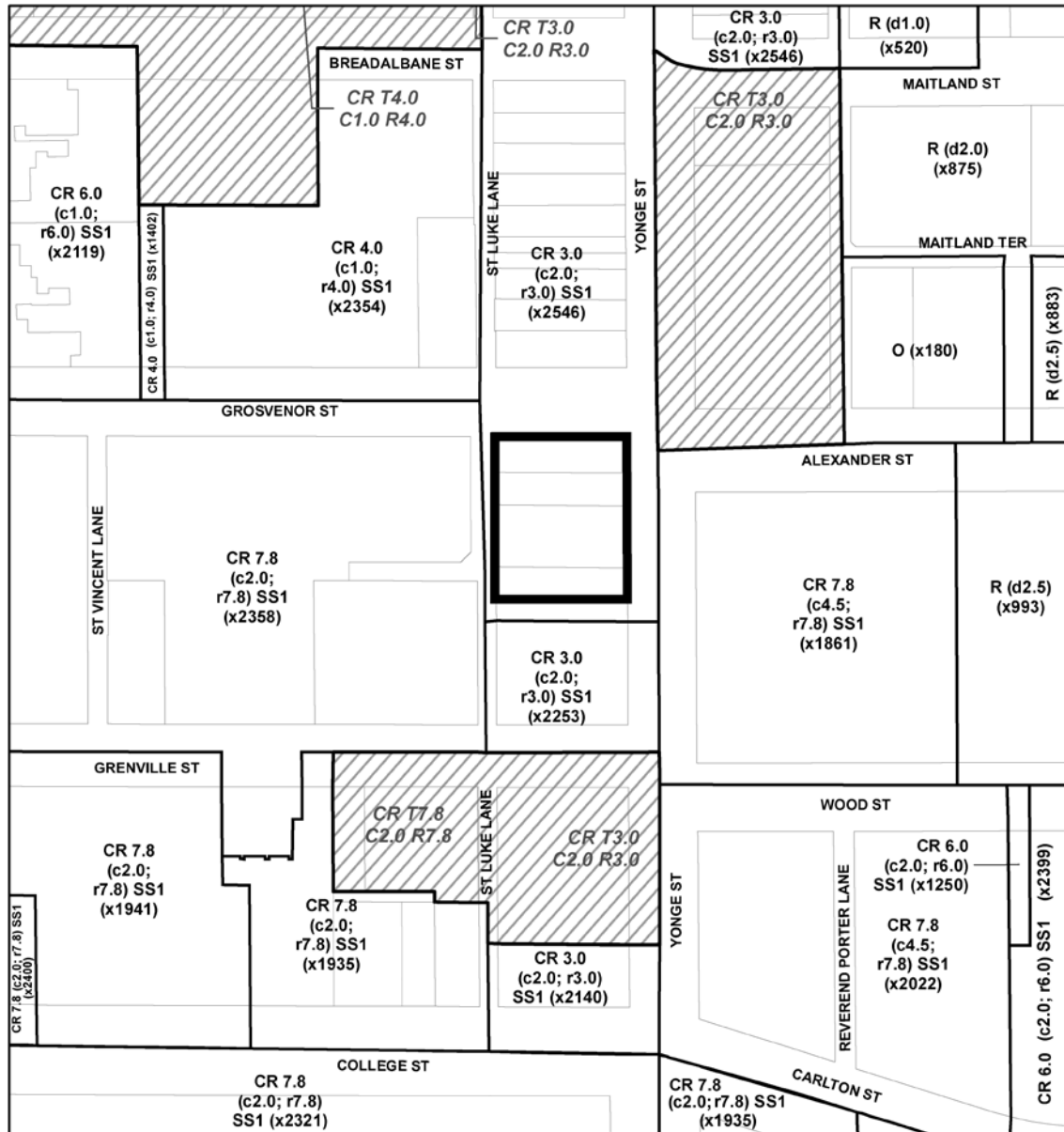
Applicant's Submitted Drawing

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480 - 494 Yonge Street

File # 14\_267350 STE 27 0Z

## Attachment 6: Zoning



Zoning By-law 569-2013

480-494 Yonge Street

File # 14 267350 STE 27 02

 Location of Application  
**R** Residential  
**CR** Commercial Residential  
**O** Open Space

 See Former City of Toronto Bylaw No. 438-86  
**CR** Mixed-Use District

Not to Scale  
 Extracted: 01/13/2015

## Attachment 7: Application Data Sheet

### APPLICATION DATA SHEET

|                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                   |                                                                  |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| Application Type                                                                      | Rezoning                                                                                                                                                                                                                                                                                                                                                                                                                            | Application Number:                                                                                               | 14 267350 STE 27 OZ                                              |
| Details                                                                               | Rezoning, Standard                                                                                                                                                                                                                                                                                                                                                                                                                  | Application Date:                                                                                                 | December 23, 2014                                                |
| Municipal Address:                                                                    | 480 to 494 YONGE STREET                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                   |                                                                  |
| Location Description:                                                                 | PLAN 159 PT LOT 10 **GRID S2709                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                   |                                                                  |
| Project Description:                                                                  | The rezoning application proposes to redevelop the site and build a new mixed-use 45-storey (153 metre including mechanical penthouse) residential building including a 3-storey commercial ground shaped around the clock tower. There are a total of 423 residential units proposed including 26 rental replacement units and 4 levels of below grade parking with 131 spaces. Access to the site is proposed from St. Luke Lane. |                                                                                                                   |                                                                  |
| <b>Applicant:</b><br>AIRD & BERLIS<br>18 Bay Street, unit 1600<br>Toronto, ON M5J 2T9 | <b>Agent:</b>                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Architect:</b><br>QUADRANGLE<br>ARCHITECTS LIMITED<br>901 King Street West<br>Suite 701<br>Toronto, ON M5V 3H5 | <b>Owner:</b><br>KINGSETT REAL<br>ESTATE PROPERTY<br>GROWTH LP 4 |

### PLANNING CONTROLS

|                            |                 |                          |         |
|----------------------------|-----------------|--------------------------|---------|
| Official Plan Designation: | Mixed Use Areas | Site Specific Provision: | OPA 183 |
| Zoning:                    | CR 3.0          | Historical Status:       |         |
| Height Limit (m):          | 18              | Site Plan Control Area:  |         |

### PROJECT INFORMATION

|                                    |         |         |                 |              |
|------------------------------------|---------|---------|-----------------|--------------|
| Site Area (sq. m):                 | 1,829.5 | Height: | Storeys:        | 45           |
| Frontage (m):                      | 47.4    |         | Metres:         | 152.95       |
| Depth (m):                         | 38.4    |         |                 |              |
| Total Ground Floor Area (sq. m):   | 1,625   |         |                 | <b>Total</b> |
| Total Residential GFA (sq. m):     | 33,310  |         | Parking Spaces: | 131          |
| Total Non-Residential GFA (sq. m): | 2,217   |         | Loading Docks   | 2            |
| Total GFA (sq. m):                 | 35,527  |         |                 |              |
| Lot Coverage Ratio (%):            | 88.8    |         |                 |              |
| Floor Space Index:                 | 19.4    |         |                 |              |

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

| Tenure Type: | Rental, Condo |                                  | Above Grade | Below Grade |
|--------------|---------------|----------------------------------|-------------|-------------|
| Rooms:       | 0             | Residential GFA (sq. m):         | 33,310      | 0           |
| Bachelor:    | 27 (6.4%)     | Retail GFA (sq. m):              | 2,217       | 0           |
| 1 Bedroom:   | 272 (64.3%)   | Office GFA (sq. m):              | 0           | 0           |
| 2 Bedroom:   | 83 (19.6%)    | Industrial GFA (sq. m):          | 0           | 0           |
| 3 + Bedroom: | 41 (9.7%)     | Institutional/Other GFA (sq. m): | 0           | 0           |
| Total Units: | 423 (100%)    |                                  |             |             |

|                 |                      |                                       |
|-----------------|----------------------|---------------------------------------|
| <b>CONTACT:</b> | <b>PLANNER NAME:</b> | <b>Sarah Henstock, Senior Planner</b> |
|                 | <b>TELEPHONE:</b>    | <b>416-392-7196</b>                   |