

**826-834 Yonge Street and 2-8 Cumberland Street
Zoning Amendment Application - Preliminary Report**

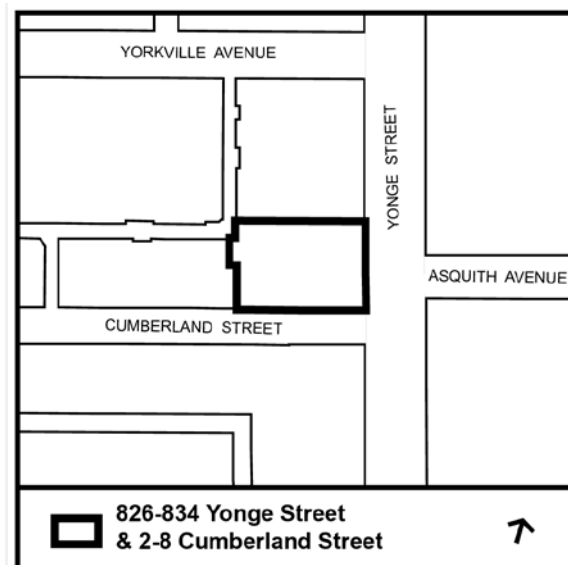
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| Date: | March 25, 2015 |
| To: | Toronto and East York Community Council |
| From: | Director, Community Planning, Toronto and East York District |
| Wards: | Ward 27 – Toronto Centre-Rosedale |
| Reference Number: | 15 114759 STE 27 OZ |

SUMMARY

This application proposes a 64-storey (184.5 metres plus a 9.0 metre mechanical penthouse) mixed-use building with retail uses on the ground, second and third floors, and residential uses above at 826-834 Yonge Street and 2-8 Cumberland Street. A total of 531 residential units, 95 vehicle parking spaces (including 4 car share spaces) and 532 bicycle parking spaces are proposed. The proposal calls for the alteration of heritage buildings. This application also proposes to widen and extend the public lane and private lane that runs west of the site to connect Yorkville Street with Cumberland Street.

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

The next step is to hold a community meeting in the second quarter of 2015.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 826-834 Yonge Street and 2-8 Cumberland 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.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements. Issues relating to compliance with the Tall Building Guidelines and overall fit within the existing and planned context were discussed.

ISSUE BACKGROUND

Proposal

A new 64-storey (184.5 metres plus a 9 metre mechanical penthouse) mixed-use building is proposed with retail uses on the ground, second and third floors, and residential uses above. The facades of the listed heritage buildings at 826-834 Yonge Street are proposed to be integrated into the three-storey retail base and the buildings at 2-8 Cumberland Street are proposed to be demolished. This application also proposes to widen and extend the public lane and private lane that runs west of the site connecting Yorkville Street with Cumberland Street.

The proposed tower floor plate is 646 square metres with a row of 1.5 metre deep inset balconies on the west facade and architectural glass cladding around the exterior of the building. The density of the proposed development is 26.5 times the area of the lot.

The proposed tower is set back: 10 metres from Yonge Street (the east property line); 3 metres from Cumberland Street (the south property line); 7.5 metres from 836 Yonge Street (the north property line); and between 3 and 6 metres from the west property line.

The base of the proposed tower varies in character. A 3-storey base is proposed along the Yonge Street and Cumberland Street frontages, comprised of the heritage facades along

Yonge Street and new construction along Cumberland Street. The ground floor along Cumberland Street will consist of a residential lobby and bicycle storage room.

Along the western frontage, the tower setback provides for a widened lane with no base building. The tower is proposed to sit atop a pedestrian colonnade adjacent to the lane. A loading dock and access to the underground parking garage will be located along the west face of the ground floor.

The existing sidewalk widths along Yonge Street and Cumberland Street are to remain unchanged. The heritage buildings along Yonge Street are set at the property line with a sidewalk width of 3.2 metres from curb to property line. The Cumberland Street sidewalk is approximately 2.8 metres wide adjacent to the heritage buildings. While the buildings along Cumberland Street are proposed to be removed, a new base building is proposed to be constructed in their place at the property line.

The building proposed consists of 531 residential units. The proposed residential unit breakdown is as follows:

| Unit Type | Number of Units |
|------------------|------------------------|
| 1-bedroom | 413 |
| 2-bedroom | 118 |
| Total | 531 |

The applicant is proposing a total of 1,194 square metres of indoor amenity space on the fourth and fifth floors and 532 square metres of outdoor amenity space on the roof of the base building, accessible from the indoor amenity space on the fourth floor.

A total of 95 resident vehicular parking spaces (including 4 car share spaces) are to be provided in a 4-level underground parking garage accessible from Cumberland Street and Yorkville Avenue via the widened lane. No parking is proposed for the commercial uses or residential visitors. A total of 532 bicycle parking spaces are proposed including 478 occupant bicycle spaces on the second floor and levels P1-P4, and 54 visitor spaces on the ground floor.

All servicing vehicles will access the site via the lane. An enclosed Type 'G'/B' loading space is proposed.

Site and Surrounding Area

The subject site is located on the northwest corner of Cumberland Street and Yonge Street. The site is 1,416.4 square metres in area, rectangular in shape, and has a frontage of 30.8 metres along Yonge Street and 45.3 metres along Cumberland Street. The right-of-way width is approximately 11.5 metres along Cumberland Street and 20 metres along Yonge Street.

All properties within the site are within the Historic Yonge Street Heritage Conservation District (HCD) Study Area By-law. The properties within the site were previously listed

on the City's Inventory of Heritage Properties, with the exception of 8 Cumberland Street. The site includes a portion of a privately owned laneway with multiple easements and rights-of-way located along the west lot line. The lane is approximately 3.15 metres wide. The lane connects with a public lane that extends west with a connection south to Cumberland Street and north to Yorkville Avenue.

The applicant has provided a Rental Housing Demolition and Conversion Declaration and Screening Form indicating that there are less than 6 rental dwelling units on the site, which would mean that a Rental Housing Demolition and Conversion Application is not required. According to the applicant, there are 2 residential units on the property and 3 non-residential units which contain both kitchen and washroom areas.

The properties include:

| Address | Description | Residential Units | Office Units (with washroom & kitchen) |
|-------------------|-----------------------------------|--|--|
| 826 Yonge St. | 3-storey non-residential building | | |
| 828 Yonge St. | 3-storey non-residential building | | |
| 830 Yonge St. | 3-storey mixed-use building | owner-occupied 2-bedroom unit on third floor | |
| 832 Yonge St. | 3-storey non-residential building | | |
| 834 Yonge St. | 3-storey non-residential building | | |
| 2 Cumberland St. | 3-storey mixed-use building | vacant rental 1-bedroom unit on third floor | 3 office units (two vacant) |
| 6A Cumberland St. | 1-storey non-residential building | | |
| 6B Cumberland St. | 1-storey non-residential building | | |
| 6C Cumberland St. | 1-storey non-residential building | | |
| 8 Cumberland St. | 2-storey non-residential building | | |

Planning staff will visit the interiors of the buildings to confirm the existing residential and non-residential composition and the number and types of residential rental units on the site.

Uses and structures near the site include:

North: to Yorkville Avenue along the west side of Yonge Street and south side of Yorkville Avenue (836-850 Yonge Street, 1-9 Yorkville Avenue) (13 246101 STE 27 OZ) is a proposal for a 58-storey (180.6 metres plus elevator overrun) mixed-use building that would incorporate the 3-storey mainstreet buildings which are currently listed on the City's Inventory of Heritage Properties.

Planning staff is recommending that Council amend the Zoning By-laws to allow the development.

On the north side of Yorkville Avenue (18 Yorkville Avenue) is a 36-storey (115 metres including mechanical penthouse) mixed-use building with a 7-storey (22.5 metres) base. West of 18 Yorkville Avenue is Town Hall Square Park and the Yorkville Library and Fire Hall.

South: of Cumberland Street is Cumberland Terrace, located at 2 Bloor Street West. There is an existing office tower at the northwest corner of Yonge and Bloor Streets (146.5 metres tall) and a low-rise concrete slab building on the south side of Cumberland between Bay and Yonge Streets, containing a retail mall and some office/commercial uses. A below-grade retail concourse connects the 2 Bloor Street West site with the Toronto Parking Authority parking garage, on the north side of Cumberland Street.

An OMB approved (OMB File No. PL100851) Site-Specific Zoning By-law permits: a 102.9 metre tower, including a 6.3 metre mechanical penthouse, at Yonge Street; and a mid-block tower of 170 metres in height, including a 10 metre mechanical penthouse. A 24.4 metre base building includes grade-related commercial space, four levels of above-grade parking and 'rooftop villas' at the corner of Bay and Cumberland Streets (stepped back atop the base from Cumberland Street with an overall height of 30.6 metres).

East: of Yonge Street, is the Toronto Reference Library with a height of 28.7 metres (36.3 metres to the top of the mechanical penthouse).

West: of the site is a 3 metre wide privately owned lane, not currently part of the development, with 2- to 4- storey buildings further along Cumberland Street.

Further west is a recent City Council approved (Bills still outstanding) development with two linked mixed-use towers: 62 storeys (203 metres tall plus a 12 metre mechanical penthouse) on Yorkville Avenue and 40 storeys (136.5 metres tall plus a 6.0 metre mechanical penthouse) on Cumberland Street with a 2, 7 and 10-storey base for the property at 27-37 Yorkville Avenue and 26-32, 50 Cumberland Street. An open space is proposed along the eastern edge of the property from Yorkville Avenue to Cumberland Street. A total of 1,100 residential units and 1,136 parking spaces are proposed (800 replacement Toronto Parking Authority spaces and 336 residential spaces).

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting

public health and safety. City Council's planning decisions are required to be consistent with the PPS.

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

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

Official Plan

The Official Plan designates the subject site as *Mixed Use Areas* and locates it within the *Downtown and Central Waterfront*, as shown on Map 2, the Urban Structure map of the Official Plan.

The *Mixed Use Areas* designation in the Official Plan provides for a broad range of commercial, residential and institutional uses, in single-use, or mixed-use buildings, as well as parks and open spaces and utilities.

Development in *Mixed Use Areas* is subject to a number of development criteria. In *Mixed Use Areas*, developments will: locate and mass new buildings to provide a transition between areas of different development intensity and scale; provide appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*; locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods* particularly during the spring and fall equinoxes; provide good site access and circulation and an adequate supply of parking for residents and visitors; provide an attractive, comfortable and safe pedestrian environment; locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Heritage policies are found under Section 3.1.5 of the Official Plan. The Official Plan states that significant heritage resources will be conserved by listing and designating properties of architectural and/or historic interest on the City's Inventory of Heritage Properties. Heritage resources on properties listed on the City's Inventory of Heritage Properties will be conserved. In this case, all the properties on the subject site are listed on the City's Inventory of Heritage Properties with the exception of 8 Cumberland Street.

Section 3.1.5.1(b) also directs the City to designate areas with a concentration of heritage resources as Heritage Conservation Districts and adopt conservation and design guidelines to maintain and improve their character. The site is within a Council approved Heritage Conservation District study boundary and a district study is currently underway.

Area Specific Policy 211 - Bloor Yorkville/North Midtown Area

Area Specific Policy 211 in the Official Plan, recognizes that the Bloor-Yorkville/North Midtown Area comprises a broad mix of districts with differing intensities, scales and heights in a diversity of building forms. The area includes *Neighbourhoods*, *Apartment Neighbourhoods*, *Areas of Special Identity*, *Mixed Use Areas*, and open space provided by parks and ravines. It forms the north edge of the Downtown and provides for transition in density and scale.

The subject site is located within the Yonge Street Height Ridge as illustrated on Map 2 in Policy 211. Height and density permissions within the Height Ridge generally diminish further from the Height Peak at Yonge/Bloor to provide for a transition in scale. Development along the Height Ridge will be at a lesser height and physical scale than the Bloor/Yonge Height Peak, and in a form compatible with adjacent areas. The site is also located within the Yonge/Yorkville Area of Special Identity as illustrated on Map 1 in Policy 211.

Area Specific Policy 225 - Lands North and South of Bloor Street Between Park Road and Avenue Road

Area Specific Policy 225 of the Official Plan encourages pedestrian walkways, at or below grade and new parks in locations illustrated on the map within the Policy. No pedestrian route is specifically identified on the map at this site.

The Official Plan is available on the City's Website at:
www.toronto.ca/planning/official_plan/introduction.htm.

Zoning

On May 9, 2013, City Council enacted city-wide Zoning By-law 569-2013, which is currently under appeal at the Ontario Municipal Board. Therefore, both Zoning By-law 569-2013 and former City of Toronto General Zoning By-law 438-86 currently apply to the site.

Under Zoning By-law 569-2013, the site is CR 3.0 (c2.5; r3.0) SS1 (x1939) with a height limit of 18 metres and a maximum density of 3.0 times the area of the lot. Under Zoning By-law 438-86, as amended, the property is zoned CR T3.0 C2.5 R3.0 with a height limit of 18 metres and a maximum density of 3.0 times the area of the lot. In both cases the CR zoning category allows for a broad range of residential and commercial uses.

Historic Yonge Street Heritage Conservation District: Study Area Designation By-Law (277-2015)

On February 11, 2015, Toronto City Council passed Study Area Designation By-law 277-2015 for the Historic Yonge Street Heritage Conservation District (HCD) Study Area, effective for one year. Currently 89 percent of the properties in the Historic Yonge Street HCD Study Area are not protected by heritage designation. Over the next year, a Plan will be drafted for the area and presented to City Council that sets out policies and

guidelines for its protection. City Council may adopt the Plan and designate the area as a HCD.

During the study period, property owners may not undertake any alterations on the exterior of their properties, including changes to roofs, windows, doors, cladding, and painting previously unpainted surfaces (e.g. masonry). As well, the By-law prevents the erection, demolition or removal of any buildings or structures. Routine maintenance, interior work that does not affect the exterior appearance, or the installation, removal or alteration of signage is not restricted by this By-law.

Owners of individually designated properties will be permitted to undertake alterations in accordance with the requirements of the Ontario Heritage Act and the Municipal Code, however, they will not be permitted to demolish during the study period.

Heritage

The properties at 826-834 Yonge Street and 2-6C Cumberland Street were listed on the Inventory of Heritage Properties in 1974. The properties at 830-850 Yonge Street were built between 1850 and 1909. This portion of Yonge Street is an intact example of a Victorian commercial block.

In 2008 Toronto City Council adopted the Parks Canada document *Standards and Guidelines for the Conservation of Historic Places in Canada* as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. *The Standards* include the following:

- Conserve the *heritage value* of a historic place. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
- Conserve heritage value by adopting an approach calling for minimal intervention.
- Find a use for an historic place that requires minimal or no change to its character-defining elements.
- Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
- Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.
- Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

- Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

The *Standards and Guidelines* also include several key definitions. Central to these is the definition of Conservation as all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life.

Site Plan Control

The proposal is subject to Site Plan Control. An application has not been submitted.

Bloor-Yorkville/North Midtown Urban Design Guidelines

The Bloor-Yorkville/North Midtown Urban Design Guidelines were approved by Council in July 2004 and are intended to give guidance to improve the physical quality of the area and ensure that its special character is respected in terms of new development.

The main planning objectives of the Design Guidelines include:

- enhancement of Areas of Special Identity and historic buildings;
- protection of residential areas from adverse impacts of commercial and/or higher density development;
- improvement of public realm and publicly accessible areas; and
- excellence in urban design, architecture, and landscaping.

The Bloor-Yorkville/North Midtown area is comprised of a number of precincts and corridors, each defined by its attributes in terms of function, built form and character. The subject site is located within the Yonge-Yorkville Precinct.

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 tall building applications. The Guidelines establish a unified set of performance measures for the evaluation of tall buildings to ensure they fit within their context and minimize their local impacts.

This application 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 in Downtown, and establishes a framework to regulate their height, form and contextual relationship to their

surroundings. The Downtown Tall Buildings Guidelines also contain heritage principles and performance standards.

This site is located on the Yonge Street Special Character Street as illustrated on Map 1 of the Guidelines. This designation recognizes Yonge Street's overall heritage value and iconic stature but accommodates the Street's differing re-development potential along specific segments of the street. In this segment of Yonge Street, towers are to be set back 20 metres where heritage properties are present on a site.

The height range for the area south of Davenport Road to Hayden Street is 62 – 107 metres, as identified on Map 2 of the Guidelines. The High Streets Typologies Map (Map 3) also identifies the site within the Yonge Street Special Character Street, where appropriate building typologies will be determined on a site-by-site basis. Map 4 identifies the Yonge Street and Cumberland Street frontages as Priority Retail Streets, meaning 60 percent of the total building frontage should contain active retail uses.

The Downtown Vision and Supplementary Design Guidelines are used together with the city-wide Tall Building Design Guidelines to evaluate tall building applications in the Downtown.

Yorkville - East of Bay Planning Framework

City Council adopted the Yorkville – East of Bay Planning Framework on August 25, 2014. The Framework applies to the area of Yorkville located between Bay Street and Yonge Street, from Bloor Street to Davenport Road. The Framework is founded on a vision, goals and objectives for the pedestrian environment and connectivity, and the location of tall buildings and their built form criteria.

The Planning Framework identifies two key mid-block pedestrian connections to be created by a series of parks, open spaces, linear parks and walkways. These north/south linear park and walkway systems are named by their defining features - Town Hall Walkway and Clock Tower Walkway.

This site is identified as Tall Building site No. 16 and forms part of the Town Hall Walkway linear park system. The Framework is available at:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.93>

TOcore

On May 13, 2014, the Toronto and East York Community Council 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*.

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.

The reports are available at:

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

Tree Preservation

There are 3 street trees located along Yonge Street adjacent to the site. The Landscape Masterplan prepared by NAK Design Group shows the replacement of the 3 street trees.

Trees significantly enhance all new development and renewal projects. City Council has adopted the objective of increasing the City's tree canopy coverage.

Reasons for the Application

The application proposes a mixed-use building with a height of 193.55 metres (including mechanical penthouse) and a density of 26.5 times the area of the lot. The maximum height and permitted density permitted in the Zoning By-laws is 3 times the area of the lot and 18 metres. The overall proposed height also exceeds the maximum floor space index and height limit for the site. A Zoning By-law amendment is therefore required. Through the review of the application, staff may identify additional areas of non-compliance with the Zoning By-laws, such as parking requirements.

Staff are reviewing whether an Official Plan Amendment is required. An Official Plan Amendment will be required should the proposal be found not to be in compliance with development criteria for *Mixed Use Areas*, Site and Area Specific Policies, and as well as other relevant Official Plan policies.

COMMENTS

Application Submission

The following plans, reports and studies were submitted with the application:

- Architectural Plans, including Landscape Plans and Survey
- Sun Shade Analysis and Building Mass Model
- Planning Justification Report
- Draft Zoning By-law Amendments (By-laws 438-86 and 569-2013)
- Community Services and Facilities Study
- Noise and TTC Vibration Review
- Stage 1 Archaeological Resource Assessment
- Preliminary Pedestrian Level Wind Study
- Heritage Impact Statement
- Transportation Impact Study, including Parking and Loading Studies
- Functional Servicing and Stormwater Management Report
- Toronto Green Standard Checklist
- Rental Housing Demolition and Conversion Declaration of Use and Screening Form

A notice of complete application of was issued on February 11, 2015.

Issues to be Resolved

Planning staff have identified a number of issues with this proposal and would recommend that City Council refuse this application in its current form. Based on a preliminary review, a summary of Staff's concerns are provided below. At this time, Planning staff are recommending that the application proceed and a community meeting be held while Staff study the policies that apply to the site, specifically in terms of Site and Area Specific Official Plan Policy 211.

Site Organization / Yorkville – East of Bay Area

Staff will review the site organization to determine if the development is in keeping with the objectives of the Yorkville – East of Bay Planning Framework, including creating a pedestrian environment and connectivity along the Town Hall Walkway, and preserving views to Town Hall Square. Staff are concerned that the building cantilevers over the pedestrian walkway forming a colonnade rather than an open-to-sky landscaped walkway as planned on the north half of the block. Preliminary analysis shows that views along the Town Hall Walkway will be obstructed by the proposed massing over the walkway.

The Urban Design Guidelines state that mid-block pedestrian connections are one of the urban design factors which contribute to Bloor-Yorkville's success. This unique quality and network of pedestrian paths and courtyards should be continued as new developments are proposed in the area. The Official Plan states that mid-block connections will be designed to complement and extend the role of the street as the main place for pedestrian activity.

Height, Massing and Density

At 26.5 times the area of the lot, Staff is concerned by the overall density and massing of the proposed development. Staff will assess the proposed 64-storey tower with base, in terms of height, scale, tower setback, massing, siting, density and overall fit within the Yonge Street Corridor and Height Ridge.

The tower's siting and spacing will be carefully assessed to ensure proper separation between existing, proposed and future towers on adjacent properties. Currently the proposed 7.5 metre tower setback to the north property line and the 3 metre setback to the west property line have been identified as concerns. The Tall Building Guidelines state that if it is not feasible to construct a tower on a site after applying these setbacks and stepbacks, the site may be too small for a tall building. Sites that are too small to accommodate the minimum tower setbacks and stepbacks can result in negative impacts on the quality of the public realm, neighbouring properties, the living and working conditions for building occupants, and the overall liveability of the City.

The Official Plans states that new development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by massing new buildings to frame adjacent streets and open spaces in a way that respects the existing

and/or planned street proportion. From a preliminary review the application, the proposed massing does not fit within the planned context.

Staff will also study the height and density of development in terms of its fit specifically within Site and Area Specific Policy 211 and any other considerations as set out in the Official Plan and Urban Design Guidelines.

The applicant submitted a shadow study, which Planning staff will review to assess the shadow impacts on nearby parks, school yards, open spaces, heritage buildings and lower scale *Neighbourhoods*. Staff may require additional reports and studies to evaluate the application.

Heritage

The application proposes the partial retention of the heritage properties on the site. The applicant has submitted a Heritage Impact Assessment (HIA), prepared by GBCA Architects that describes the conservation strategy for the proposed development. Heritage Preservation Services (HPS) will assess the conservation strategy. Along with the site and area specific assessment of the proposal, HPS staff will be guided by the ongoing Historic Yonge Street HCD Study and any resulting policy direction.

In addition, the proposed tower placement does not comply with the 20 metre step back from Yonge Street required by the Downtown Tall Buildings: Vision and Supplementary Design Guidelines for sites containing Yonge Street fronting heritage resources. This will be evaluated in the context of all the guidelines.

Access, Parking and Traffic

Staff will assess the proposed public/private lane widening and determine the appropriate process to create one new public lane that extends directly from Cumberland Street to Yorkville Avenue. Staff is concerned that a portion of the existing lane is not public and not currently owned by the subject site's owner. Staff will assess this situation with Legal Services.

Furthermore, Staff will review the Transportation Impact Study prepared in support of the proposal. The application and applicable studies have been circulated to Transportation Services staff. Staff will continue to assess the appropriateness of the proposed access arrangements via the lane and the compatibility with the proposed pedestrian walkways on site and to the north, as well as vehicular and bicycle parking supply and traffic impact.

Streetscaping and Pedestrian Environment

Portions of the tower intersect with the ground with no canopies or base feature. The streetscape and pedestrian environment will be carefully assessed on all three of its frontages: Yonge Street, Cumberland Street, and the lane. Sidewalk widths, tree planting, hard and soft landscaping, wind impacts, animation, street wall height, and public art are some of the matters Planning staff are reviewing to optimize the quality of the pedestrian environment.

Section 37

Section 37 of the *Planning Act* allows the City to enter into an agreement with an applicant to grant a height and/or density increase for a particular project that is greater than the zoning by-law would otherwise permit in return for community benefits. Details of a Section 37 Agreement between the applicant and the City will be considered, in consultation with the Ward Councillor, if a project is ultimately considered to be good planning and recommended for approval.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

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

Additional Issues

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

CONTACT

Oren Tamir, Senior Planner
Tel. No. (416) 392-7349
Fax No. (416) 392-1330
E-mail: otamir@toronto.ca

SIGNATURE

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

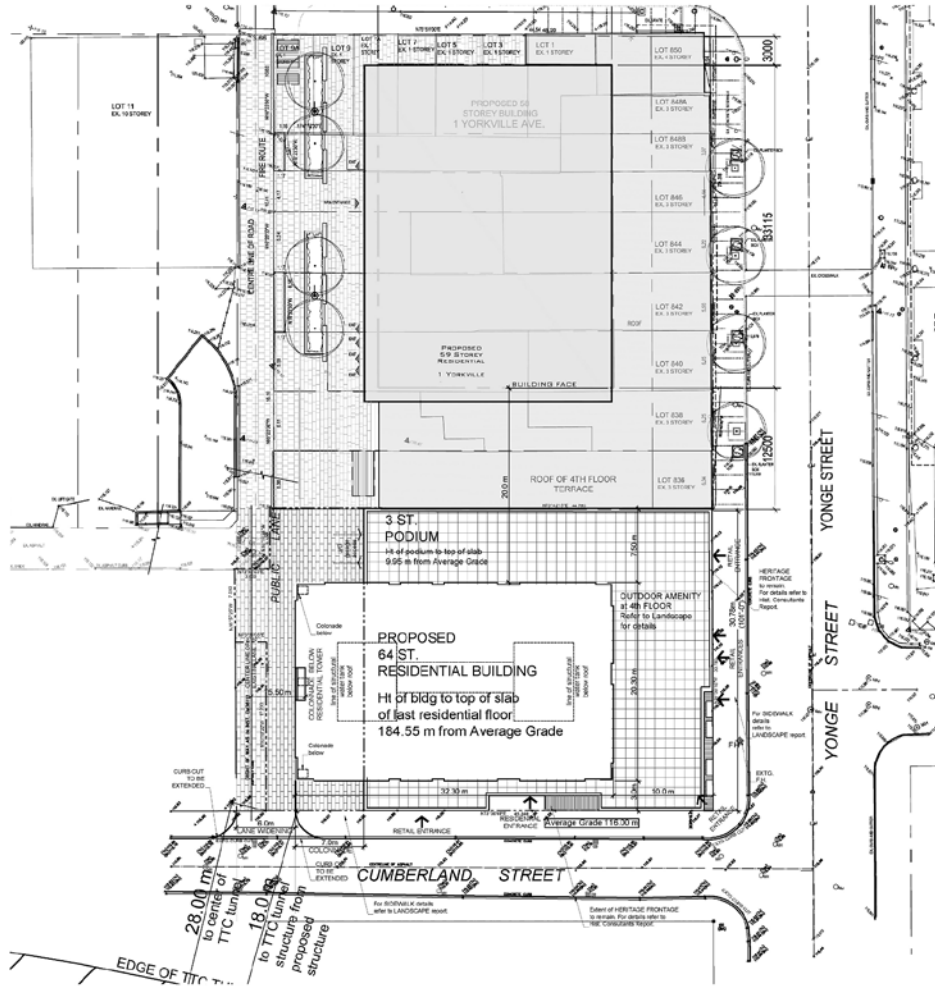
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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: East Elevation

- Attachment 3: South Elevation
- Attachment 4: West Elevation
- Attachment 5: Zoning Map
- Attachment 6: Application Data Sheet


Attachment 1: Site Plan



Site Plan

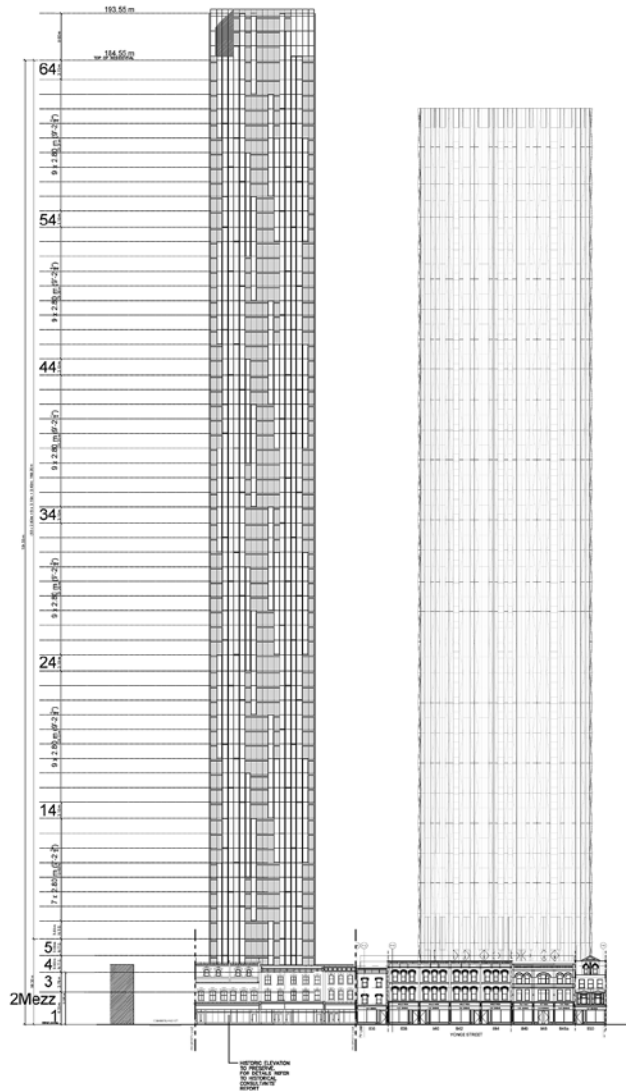
826-834 Yonge Street & 2-8 Cumberland Street

Applicant's Submitted Drawing

Not to Scale 
02/24/2015

File # 15 114759 STE 27 0Z

Attachment 2: East Elevation



East Elevation

Elevations

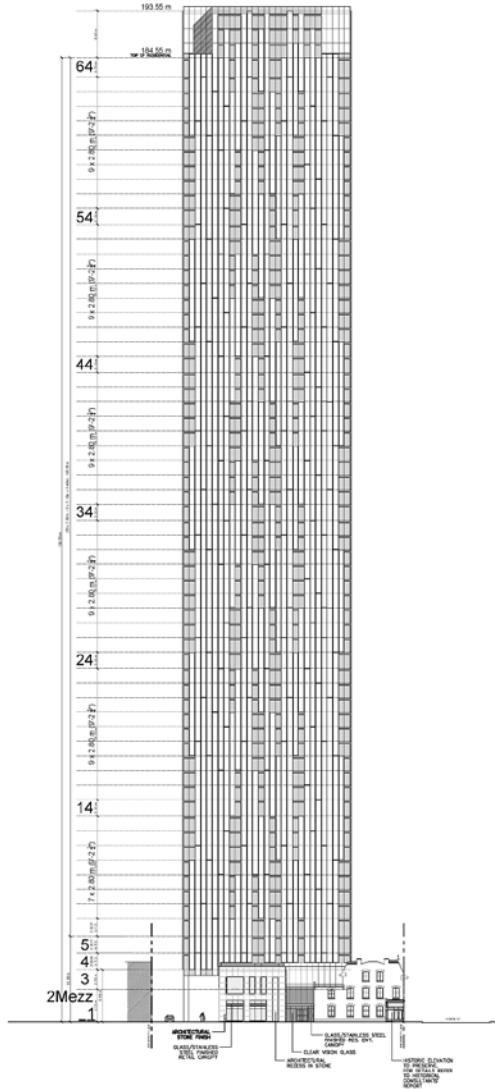
826-834 Yonge Street & 2-8 Cumberland Street

Applicant's Submitted Drawing

Not to Scale
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Attachment 3: South Elevation



South Elevation

Elevations

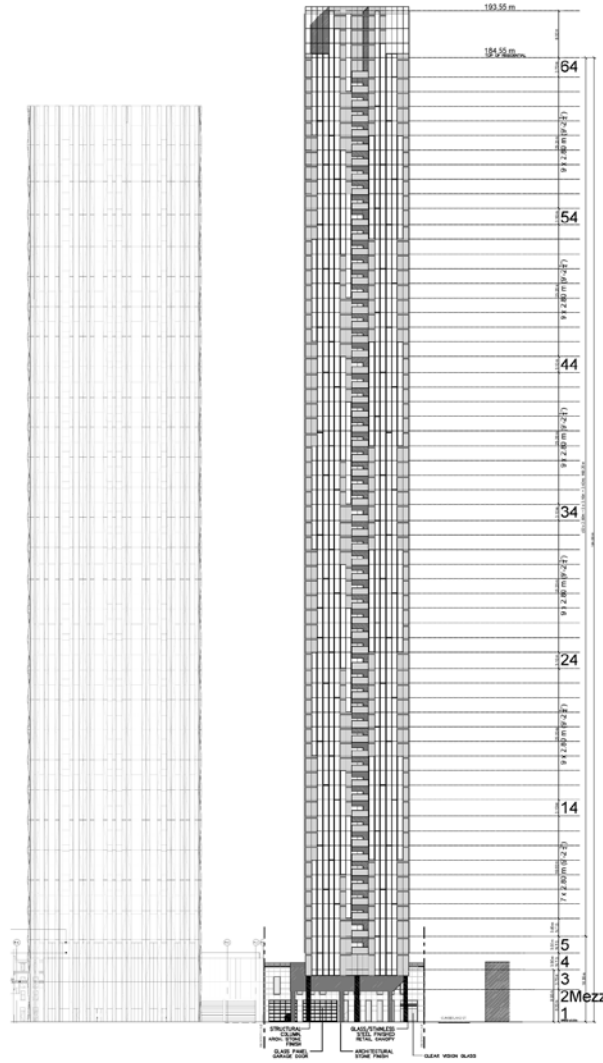
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Not to Scale
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File # 15 114759 STE 27 0Z

Attachment 4: West Elevation



West Elevation

Elevations

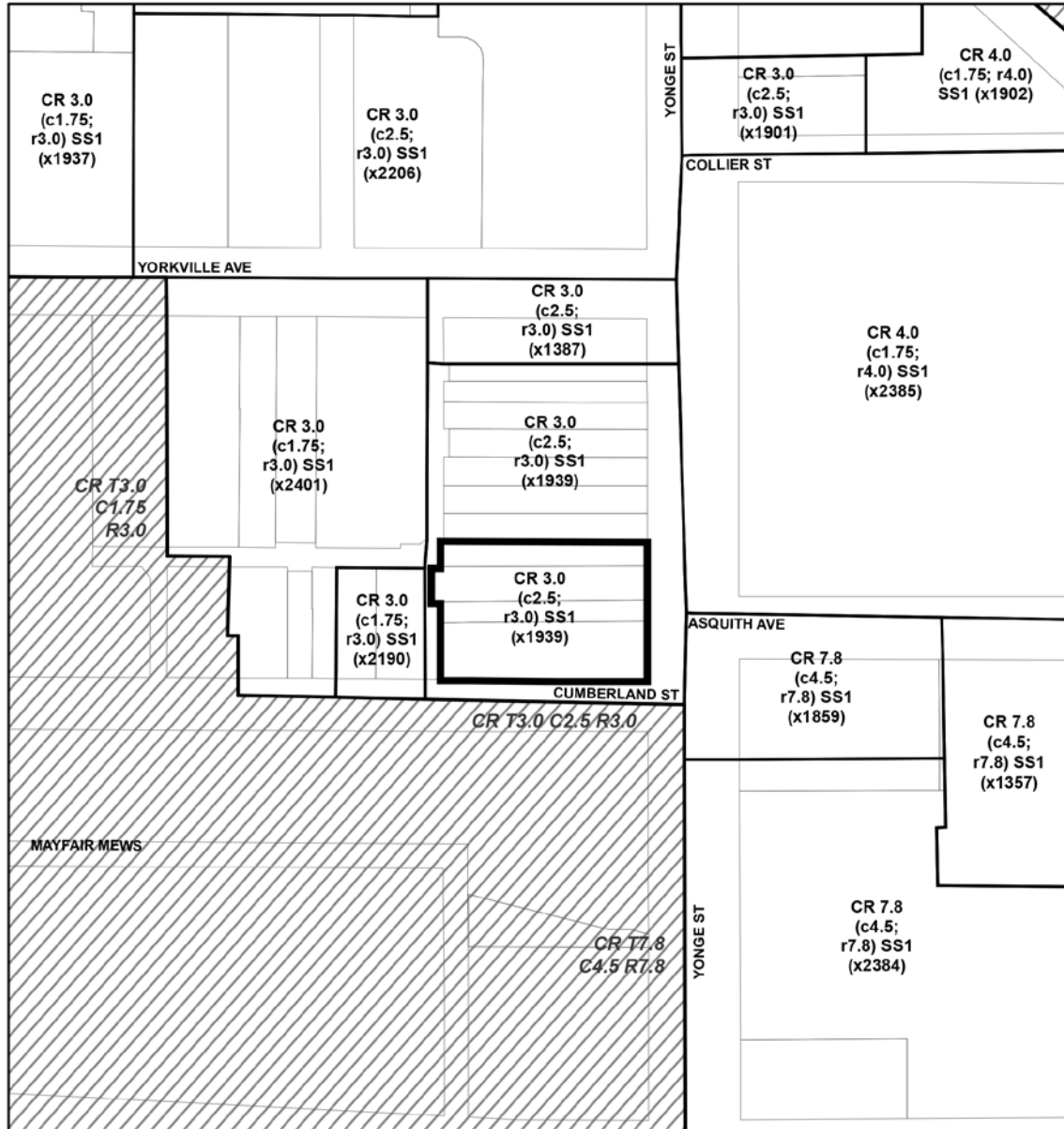
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02/24/2015

File # 15 114759 STE 27 0Z

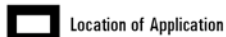
Attachment 5: Zoning



826-834 Yonge Street & 2-8 Cumberland Street

Zoning By-law 569-2013

File # 15 114759 STE 27 02



Location of Application



See Former City of Toronto Bylaw No. 438-86

CR Commercial Residential

CR Mixed-Use District



Not to Scale
Extracted: 02/24/2015

Attachment 6: Application Data Sheet

| | | | |
|-----------------------|---|---------------------|---------------------|
| Application Type | Rezoning | Application Number: | 15 114759 STE 27 OZ |
| Details | Rezoning, Standard | Application Date: | February 11, 2015 |
| Municipal Address: | 826-834 YONGE ST and 2-8 CUMBERLAND ST | | |
| Location Description: | CON 2 FTB PT LOT 21 RP 63R686 PART 1 **GRID S2703 | | |
| Project Description: | 64-storey mixed-use tower (193.55 metres including a 9.0 metre mechanical penthouse) with a total of 531 dwelling units and 1414 square metres of non-residential gross floor area. The application proposes to retain the facades of the heritage buildings on Yonge Street. | | |

| | | | |
|----------------------------------|-------------------|----------------------------------|----------------------|
| Applicant: | Agent: | Architect: | Owner: |
| Walker Nott Dragicevic Assoc Ltd | Robert Dragicevic | Page+Steele IBI Group Architects | Eight Cumberland Ltd |

PLANNING CONTROLS

| | | | |
|----------------------------|--|--------------------------|--------------|
| Official Plan Designation: | Mixed Use Areas | Site Specific Provision: | ASP 211, 225 |
| Zoning: | CR 3.0 (c2.5; r3.0) SS1 (x1939) CR T3.0 C2.5 R3.0 | Historical Status: | Y |
| Height Limit (m): | 18 | Site Plan Control Area: | Y |

PROJECT INFORMATION

| | | | | | |
|------------------------------------|--------|---------|-----------------|--------|--------------|
| Site Area (sq. m): | 1416.4 | Height: | Storeys: | 64 | |
| Frontage (m): | 30.78 | | Metres: | 193.55 | |
| Depth (m): | 45.35 | | | | |
| Total Ground Floor Area (sq. m): | 1074 | | | | Total |
| Total Residential GFA (sq. m): | 36119 | | Parking Spaces: | 95 | |
| Total Non-Residential GFA (sq. m): | 1414 | | Loading Docks | 1 | |
| Total GFA (sq. m): | 37533 | | | | |
| Lot Coverage Ratio (%): | 0.76 | | | | |
| Floor Space Index: | 26.5 | | | | |

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

| | | | Above Grade | Below Grade |
|--------------|-------|----------------------------------|-------------|-------------|
| Tenure Type: | Condo | | | |
| Rooms: | 0 | Residential GFA (sq. m): | 36119 | 0 |
| Bachelor: | 0 | Retail GFA (sq. m): | 1414 | 0 |
| 1 Bedroom: | 413 | Office GFA (sq. m): | 0 | 0 |
| 2 Bedroom: | 118 | Industrial GFA (sq. m): | 0 | 0 |
| 3 + Bedroom: | 0 | Institutional/Other GFA (sq. m): | 0 | 0 |
| Total Units: | 531 | | | |

CONTACT: PLANNER NAME: Oren Tamir, Senior Planner
TELEPHONE: (416) 392-7349