

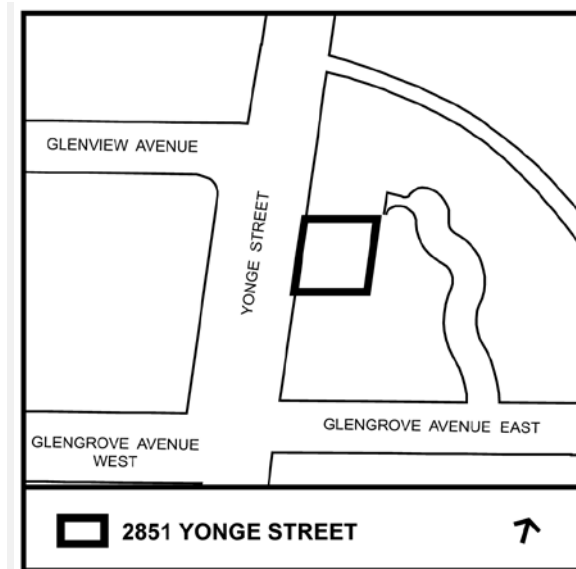
**2851 Yonge Street – Zoning By-law Amendment
Application – Final Report**

Date:	May 26, 2017
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 amend the Zoning By-law for the lands at 2851 Yonge Street to permit a seven-storey, 41-unit rental apartment building, having a gross floor area of approximately 3,819 square metres and floor space index of 4.17 (By-law No. 438-86). A small commercial space, having an area of approximately 48 square metres, is proposed on the ground floor.

This report reviews and recommends approval of the application to amend the Zoning By-law. The proposed site is designated as *Mixed Use Areas* and is on a portion of Yonge Street identified as *Avenues* in the Official Plan. *Avenues* and *Mixed Use Areas* are identified as growth areas in the Official Plan. This proposed development represents an appropriate intensification on an underutilized site consistent with the Mid-Rise Design Guidelines and the Official Plan.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 438-86, for the lands at 2851 Yonge Street, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7: Draft Zoning By-law Amendment (By-law No. 438-86) to report dated May 26, 2017.
2. City Council amend City of Toronto Zoning By-law No. 569-2013 for the lands at 2851 Yonge Street, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8: Draft Zoning By-law Amendment (Zoning By-law No. 569-2013) to report dated May 26, 2017.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
4. Before introducing the necessary Bills to City Council for enactment, require the owner to submit a revised Functional Servicing Report including a Hydrogeological Report to the satisfaction of the Executive Director, Engineering and Construction Services.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of June 16, 2015, North York Community Council adopted the recommendations contained in a report from the Director of Community Planning, North York District, dated May 27, 2015, directing staff to hold a community consultation meeting with the Ward Councillor, and that notice for a public meeting be given, in accordance with the *Planning Act*. The report can be found here:

<http://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-80597.pdf>.

ISSUE BACKGROUND

Proposal

This application proposes to develop the lands at 2851 Yonge Street with a mixed-use mid-rise building accessed from Yonge Street. A commercial unit fronting Yonge Street is proposed on the ground floor. Floors two through seven would accommodate 41 rental residential units. The proposed building would have a floor space index (FSI) of 4.17 times the area of the lot under Toronto Zoning By-law No. 438-86, and 3.83 times the

area of the lot 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 seven storeys (22.5 metres) plus a mechanical penthouse with a height of 4.5 metres. The front façade of the building would be built to the lot line along Yonge Street. The main lobby would be located centrally along the front façade on the ground floor. A five metre building setback is proposed along a portion of the north facade. A 1.5 metre building setback is proposed along a portion of the south facade. These setbacks result in open spaces between the proposed building and the adjacent buildings to the north and south. The proposed building is also designed to fit within a 45 degree angular plane measured from the east side of the rear lane. As such, the floor plates from floors four and above would each be set back approximately three additional metres from the rear lot line, resulting in terraces for each of floors five to seven (see Attachment 1: Site Plan and Attachment 2:Elevations).

Also proposed is approximately 140 square metres of indoor amenity space, and approximately 41 square metres of outdoor amenity space. All the amenity space would be located on the second floor of the building.

Vehicular access to the development is proposed off Yonge Street along the northern boundary of the site. With respect to vehicular parking, 12 underground parking stackers (a mechanical system designed to accommodate two cars in one taller space) are proposed for a total of 24 resident vehicular parking spaces. Two visitor vehicular parking spaces, one of which would be an accessible parking space are proposed for the ground floor. Thirty-seven indoor resident bicycle parking spaces are proposed on the ground floor and four visitor bicycle parking spaces are proposed on P1. One Type-C loading space is proposed within the underground garage on P1.

The proposed type and size breakdown of the 41 units are as follows:

Type	Number	Approximate Unit Floor Area (square feet)
Bachelor	1 (2.5%)	400 – 450
One-bedroom and One-bedroom + Den	15 (36.5%)	451 – 750
Two-bedroom and Two-bedroom + Den	14 (34%)	751-900
Three-bedroom	11 (27%)	900 +

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 commercial 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.

North: Directly north of the site are two four-storey rental apartment buildings.

Northeast of the site is a detached dwelling. Further north, across Alexander Muir Gardens Road, is Alexander Muir Memorial Gardens. The apartment buildings are on lands designated *Mixed Use Areas* in the Toronto Official Plan; the detached dwelling is on land designated *Neighbourhoods*; and the Alexander Muir Memorial Gardens lands are designated *Parks*.

South: Abutting the site to the south is a six-storey apartment building. Southeast of the site are detached dwellings. Further south, across Glengrove Avenue East, is a Toronto Hydro substation, which is listed on the Toronto Heritage Register. The apartment building and substation are on lands designated *Mixed Use Areas* in the Toronto Official Plan; the detached dwellings are on lands designated *Neighbourhoods*.

East: Directly east of the site is a three metre wide lane, over which the subject property and several other abutting properties have an easement. Beyond the lane are two detached dwellings. Further east, located at a lower elevation, in Lawrence Park and Ravine, are the Lawrence Park Tennis Club, and Lawrence Park Lawn Bowling and Croquet Club. The lane and detached dwellings are on lands designated *Neighbourhoods* in the Toronto Official Plan; Lawrence Park and Ravine is designated *Parks* and *Natural Areas*.

West: Across Yonge Street, is Glenview Presbyterian Church, which is listed on the Toronto Heritage Register. Further west are detached dwellings. Glenview Presbyterian Church is on lands designated *Mixed Use Areas* in the Toronto Official Plan; the detached dwellings are designated *Neighbourhoods*.

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, by the *Planning Act*, 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, by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

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

Official Plan

The Toronto Official Plan is the City's most important tool 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* (see Attachment 3: Official Plan). 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*.

Zoning

The subject lands are currently zoned Mixed Commercial Residential [MCR (T3.0; C0.5; R3.0)] 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 permitted building height 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, retail store, financial institution, educational use, personal service shop, medical office, art gallery, 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 permitted building height is 18 metres.

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.

In June 2016, City Council approved the Mid-Rise Building Performance Standards Addendum (April 20, 2016). The Addendum is to be used by City Staff together with the 2010 approved Mid-Rise Building Performance Standards during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable. These Performance Standards can be found here: <http://www1.toronto.ca/City%20of%20Toronto/City%20Planning/Urban%20Design/Mid-rise/midrise-FinalReport2.pdf>. The Performance Standards and Addendum may also be used to help inform the preparation or review of area studies and policies involving mid-rise buildings. The Addendum is approved as an interim supplement to the 2010 Performance Standards until such time as Council considers and adopts updated Mid-Rise Building Design Guidelines, which is targeted for the fourth quarter of 2017. Refer to the Council Decision <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and Attachment 1: Mid-Rise Building Performance Standards Addendum (April 20, 2016) <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>.

Site Plan Control

This proposal is 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 outside of the area regulated by the Ravine and Natural Feature Protection By-laws.

Tree Preservation

City of Toronto Tree by-laws, which protect and preserve trees on City and private property, were established, in part, to retain as much crown or tree canopy cover as possible, particularly where development is concerned. It is expected that retention and appropriate protection of existing trees will be considered when developing properties, and whenever possible, buildings and driveways are to be diverted around trees.

The applicant submitted an Arborist Report in support of the application. The report proposes the removal of two privately owned trees on the subject property for which an application will be required. Two new large growing canopy trees are proposed within the boulevard in front of the site. Details of tree planting will be secured through Site Plan approval.

Reasons for Application

An amendment to the Zoning By-law is required to permit the proposed increases to the permitted building height and density, as well as to establish appropriate development standards for the proposed development.

Community Consultation

On September 29, 2015, staff held a community consultation meeting (CCM) for the application at Blythwood Road Baptist Church. The meeting was attended by the Ward Councillor, the applicant and approximately 20 members of the general public. The primary concerns raised at the community meeting and in written comments received for the application can be summarized as follows:

- The proposed building is too tall and would result in shadow impacts on the rear yards of houses to the east of the subject site;
- Need to meet the angular plane requirements in the Mid-Rise Design Guidelines;
- Permitting the proposed development would eliminate needed parking in the area which would result in added pressures on neighbourhood streets;
- The development would impact the functionality of the existing rear lane to the east of the subject site;
- Safety concerns related to vehicular and pedestrian access from the proposed building to the rear lane;
- The rear lane is too narrow to service the proposed development;
- Access from the subject site to Yonge Street poses a safety concern; and
- Lack of retail or commercial space within the proposed development to support local foot traffic.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application, and to formulate appropriate Zoning By-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) (2014) includes policies to manage and direct land use to achieve efficient development and land use patterns. Municipal planning decisions are required to be “consistent with” the PPS. The PPS requires that a range of land uses be provided and that intensification and redevelopment opportunities are identified and promoted.

The PPS promotes intensification and redevelopment opportunities through a more compact building form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. The proposal for a residential building with at-grade commercial/retail uses is consistent with the PPS.

The proposal also conforms with and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposed development achieves the intensification objectives of the Official Plan by directing growth to *Mixed Use Areas*, therefore supporting the growth measures set out in the Growth Plan for the Greater Golden Horseshoe.

Land Use

The subject lands are designated *Mixed Use Areas* on Land Use Map 17 of the Official Plan. The *Mixed Use Areas* designation is one of the City’s growth designations where increased jobs and population are to be accommodated. This designation allows for a broad range of commercial, residential, and institutional uses, in single use or mixed use buildings. The proposed residential and commercial use in a mid-rise building type is provided for in *Mixed Use Areas*. From a land use perspective, the proposal conforms to the Official Plan.

This segment of Yonge Street is identified as *Avenues* in the Official Plan, however an Avenue Study has not yet been completed by the City. As required in the Official Plan, the applicant submitted an Avenue Segment Study providing analysis for potential future build out. The boundary for the study area is the portion of Yonge Street between Blythwood Road/Lytton Boulevard to the south, and Lawrence Avenue to the north, including both sides of Yonge Street. The study explored potential development scenarios for soft sites within the study area through modeling based on the performance standards outlined in the Mid-Rise Guidelines. Based on the analysis, this segment of Yonge Street could potentially be developed with buildings ranging in heights from four to twelve storeys, depending on factors such as local lot size and configuration, street width and neighbouring uses. Based on the study conclusion, the proposed seven storey building on

the subject site would not set a precedent for other buildings that would not meet appropriate design guidelines in the area. Planning staff have reviewed the study and concur with the findings.

Height, Density, Massing

The overall building height has been reduced from its original proposal of eight storeys (26.1 metres) to seven storeys (22.5 metres). Staff made several additional requests for improvements throughout the review of the application. Below is a comparison of the modifications made between the original submission and the current proposal.

	Initial Proposal (April 2015)	Current Proposal (February 2017)
Height	26.1m	22.5m
Storeys	8 storeys	7 storeys
Unit Count	49	41
Gross Floor Area (GFA)	4,577m ²	3,664m ²
Floor Space Index (FSI)	4.9 / 4.6	4.2 / 3.8

Modifications were also made to the rear of the building to address shadowing and massing concerns, by bringing the building below an angular plane of 45 degrees, measured from the east side of the private lane at the rear (east) of the property (see Attachment 2A: North Elevation and Attachment 2b: South Elevation).

The original proposal included a four storey wall (fifth storey from Yonge Street) at the rear of the building with protruding balconies. In response to privacy and overlook concerns of the adjacent residential neighbours, the rear building façade has been redesigned such that the height of the portion of the building above grade has been reduced to three storeys (fourth storey from Yonge Street) and is also set back 4.5 metres from the rear (east) lot line. Additionally, the number of rear balconies has been reduced to three and are only on the fourth floor. Outdoor space for the remaining floors above are provided in the form of terraces as a result of the building being designed to fit within the angular plane. The seventh floor of the building would be set back 14 metres from the rear (east) lot line. The terracing and upper level setbacks are an improvement and result in a better separation distance compared to the existing buildings to the north and south of the subject site which are constructed on the rear property lines to their full height. These design modifications address the overlook and privacy concerns. Further the parking garage extends 1.4 metres above grade at the rear of the building where it abuts the rear lane. The applicant proposes to utilize the roof of the parking garage at the rear of the building as outdoor amenity space. This space would be screened with plantings and a one metre tall wrought iron fence is proposed atop the rear wall of the garage. This will result in an aesthetically pleasing environment for the rear lane. The proposed fencing solution would also serve as a barrier to prevent direct pedestrian and vehicular access from the proposed development to the rear lane, which was one of the concerns of the adjacent neighbours. The building design also incorporates setbacks

along the front façade above the sixth and seventh floors. This massing results in a building profile along Yonge Street that better relates to the existing six storey building to the south and four storey buildings to the north of the subject site.

Staff are of the opinion that the revised massing of the proposed building, which incorporates step backs at the front and rear facades is appropriate and is consistent with the Mid-Rise Design Guidelines.

Sun, Shadow

The shadow studies submitted by the applicant were reviewed by staff having particular regard to the shadow impact on the existing houses located behind the proposed building. Development within the permitted building envelope as per the Zoning By-law (as-of-right) would cast shadows between 4:18 pm and 6:18 pm during the Spring and Fall equinoxes on the house directly behind the subject site (24 Glengrove Avenue East). Similarly, the shadows from the proposed building would also cast shadows on the house between 4:18 pm and 6:18 pm during the spring and fall equinoxes. A portion of the southern wing of the building located to the north at 2867 Yonge Street would be slightly impacted midday beyond the as-of-right building envelope. There would be minimal shadows from the proposed building in the late afternoon at 5:18 pm and 6:18 pm on Alexander Muir Memorial Gardens park to the east during the Spring and Fall equinoxes, however the tennis courts and majority of the bowling lawn would not be impacted.

Planning staff have reviewed the shadow study and are of the opinion that the shadows generated by the proposed building on adjacent properties are acceptable.

Traffic Impact, Access, Parking, Bicycle Parking

An Urban Transportation Considerations Report dated April 9, 2015, prepared by BA Group, was submitted in support of the application. The report indicates that the amount of vehicular traffic generated by the proposed development can be accommodated on the surrounding road network without any negative level-of-service or operational impacts. The report estimates that the proposed development would generate approximately 10 and 12 two-way trips during the morning and afternoon peak hours respectively. As a result of a subtraction of the existing trips on the site (existing public parking lot), the net new two-way trips from the site are projected to be in the order of 4 and (-1) during the morning and afternoon peak hours, respectively. Transportation Services Staff have reviewed the report and concur with the conclusions contained in the report.

Vehicular and pedestrian access to the development is proposed off Yonge Street. No access is required or proposed off the rear lane in response to concerns from area residents. There are currently two existing vehicular accesses to the site. Following construction of the development, there will be only one vehicular access (six metres wide) towards the northern end of the Yonge Street frontage leading to the underground parking garage.

Servicing

A Functional Servicing Report and Stormwater Management Report were submitted in support of the application. Engineering and Construction Services staff have reviewed the reports and require revisions to the Functional Servicing Report. Revisions are required to confirm whether or not groundwater will need to be pumped as part of the design of the proposed building. A Hydrogeological report is also required as part of the revision. This report recommends that the Zoning By-law not be enacted until the required revisions and reports have been addressed to the satisfaction of the Executive Director, Engineering and Construction Services.

Parkland

The Official Plan contains policies to ensure that Toronto's parks and open spaces are maintained, enhanced, and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.43 to 0.78 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

The application proposes a seven-storey mixed-use building with 41 units and a 47.47 square metre commercial unit on the ground floor. In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential component of this proposal is subject to 10% parkland dedication and the non-residential component is subject to a 2% parkland dedication. The value of cash-in-lieu of parkland dedication will be appraised through Real Estate Services. The cash-in-lieu payment will be required prior to the issuance of the first above grade building permit.

Streetscape, Landscaping

Transportation Services staff have advised that a 0.4 metre road widening dedication along the entire site frontage along Yonge Street is required in accordance with the Official Plan. Following the road widening dedication, the proposed building will be situated on the Yonge Street property line. The proposed ground floor commercial space and entrance lobby of the residential building will frame the street edge. The Toronto Urban Design Streetscape Manual calls for a minimum pedestrian clearway of 2.1 metres bordered with two rows of concrete paver band. The proposed development would achieve this city standard in the adjacent public boulevard. Two large shade trees are also proposed within the boulevard in front of the subject site. All the streetscape landscaping and road widening dedication will be secured through the Site Plan Control application approval. A landscape buffer to be planted with hedges is proposed at the perimeter of the subject property along the rear lane and also a portion of the south property boundary.

Toronto Green Standard

In 2013 City Council updated the two-tiered Toronto Green Standard (TGS) that was adopted by City Council on October 27, 2009. The TGS is a set of performance

measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. The proposed draft Zoning By-law Amendment would secure performance measures for the following Tier 1 development features: Cycling Infrastructure. Other applicable TGS performance measures such as bird friendly glazing and tree planting would be secured through the site plan approval process.

Section 37

The revised application proposes a maximum total gross floor area of 3,818 square metres which is below the minimum threshold of 10, 000 square metres noted in the Official Plan for consideration of a community benefit contribution under Section 37 of the Planning Act.

Conclusion

The revised application proposes to amend the Zoning By-law to permit a seven-storey mixed-use midrise building. The site is designated *Mixed Use Areas* and this portion of Yonge Street is identified as an *Avenue* in the Official Plan. The *Avenues* and *Mixed Use Areas* are identified as appropriate places for intensification in the Official Plan. The proposed building height is appropriate as it is less than the right-of-way width of Yonge Street (27 metres) at this location. The proposed building height, density and massing and overall site layout conform to the policies of the Official Plan. The proposal meets the Mid Rise guidelines by incorporating angular planes at the rear abutting a low density neighbourhood. It is recommended that the application to amend the Zoning By-law be approved.

CONTACT

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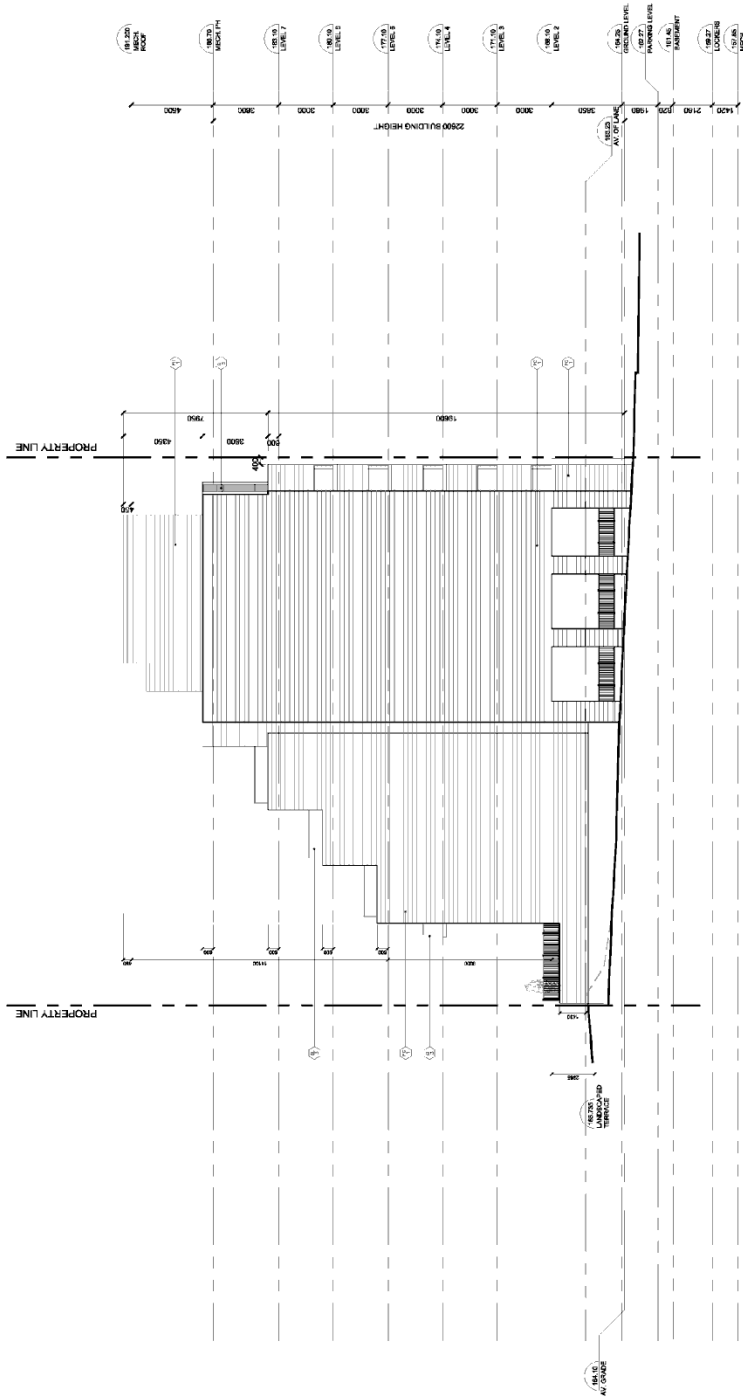
SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1:	Site Plan
Attachment 2a:	North Elevation
Attachment 2b:	South Elevation
Attachment 2c:	East Elevation
Attachment 2d:	West Elevation
Attachment 3:	Official Plan
Attachment 4:	Zoning (By-law No. 438-86)
Attachment 5:	Zoning (By-law No. 569-2013)
Attachment 6:	Application Data Sheet
Attachment 7:	Draft Zoning By-law Amendment (Zoning By-law No.438-86)
Attachment 8:	Draft Zoning By-law Amendment (Zoning By-law No. 569-2013)

Attachment 2a: North Elevation



North Elevation

Elevations

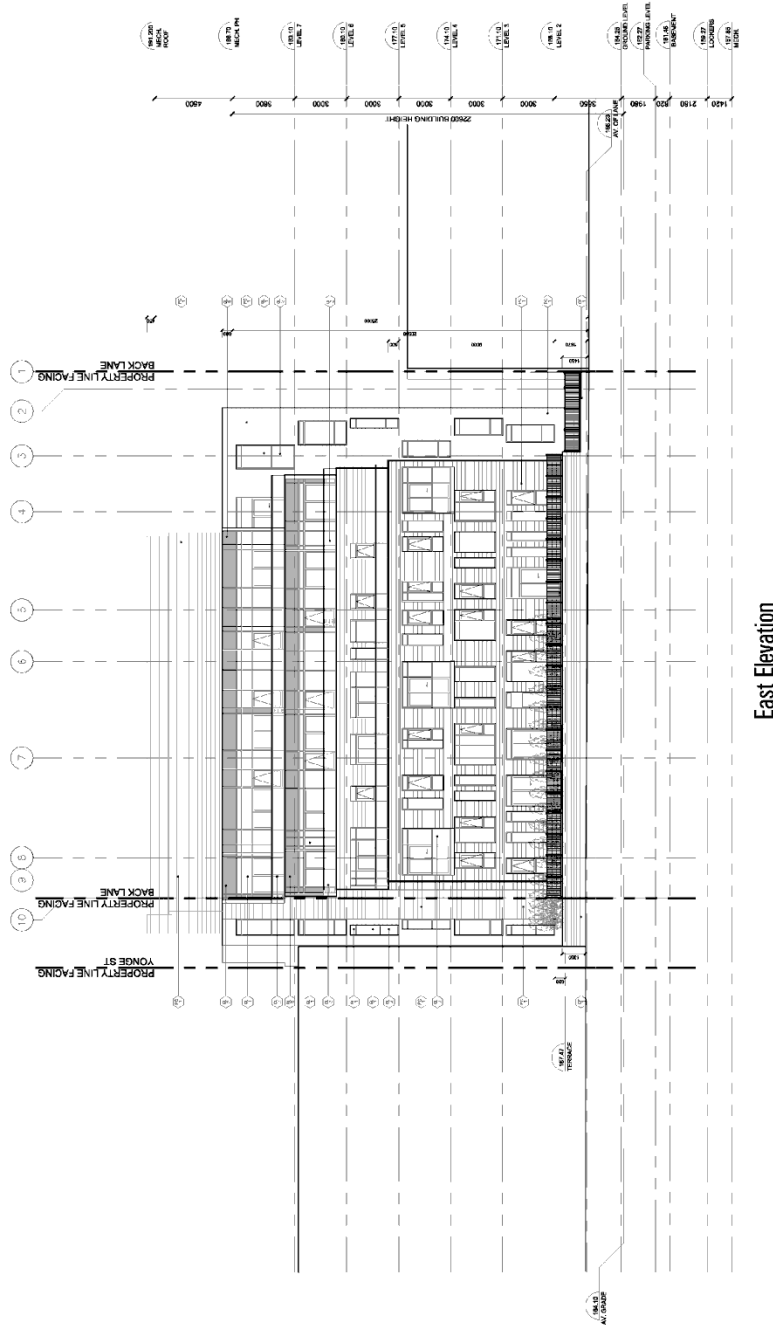
Applicant's Submitted Drawing

Not to Scale
05/04/2017

2851 Yonge Street

File # 15 138688 NNY 25 0Z

Attachment 2c: East Elevation



East Elevation

Elevations

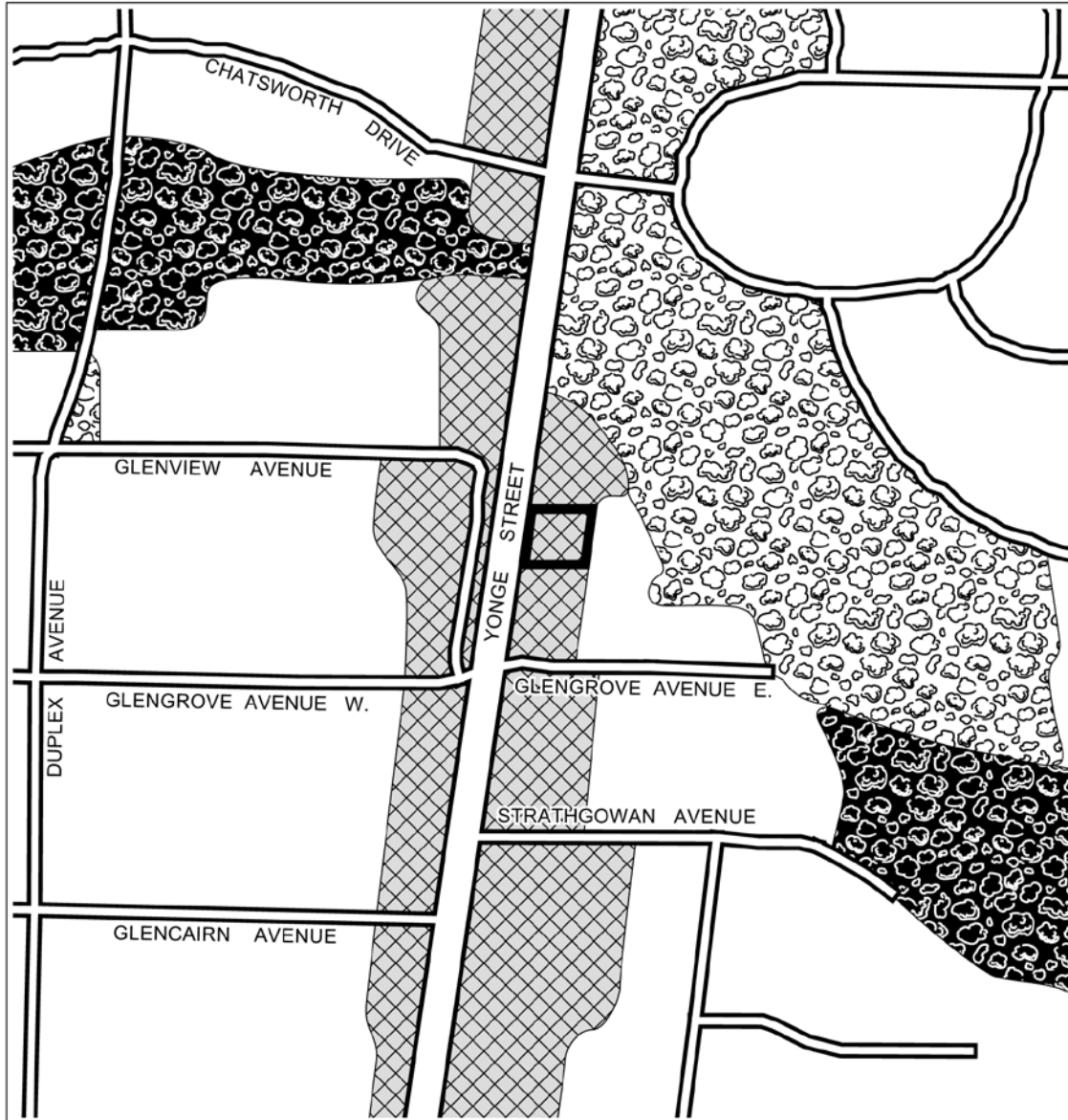
Applicant's Submitted Drawing

Not to Scale
05/04/2017

2851 Yonge Street

File # 15 138688 NNY 25 02

Attachment 3: Official Plan



Toronto City Planning
Extract from Official Plan

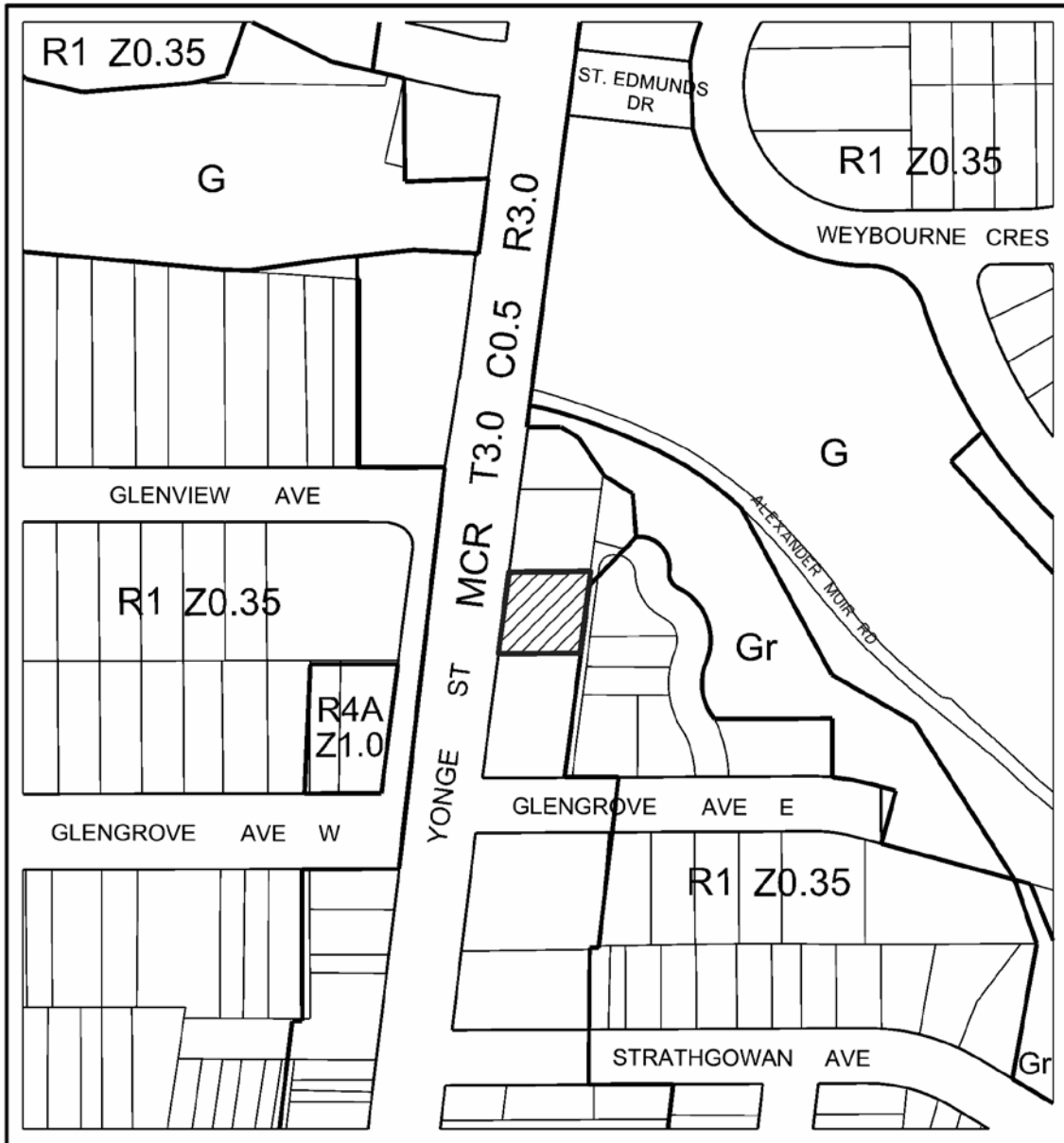
2851 Yonge Street

File # 15 138688 NNY 25 0Z

	Site Location		Parks & Open Space Areas
	Neighbourhoods		Natural Areas
	Mixed Use Areas		Parks

↑
 Not to Scale
 04/17/2015

Attachment 4: Zoning (By-law No. 438-86)



TORONTO City Planning
Zoning By-Law No. 438-86

2851 Yonge Street
 File # 15 138688 NNY 25 0Z

- R1 Residential District
- R4A Residential District
- MCR Mixed-Use District
- G Parks District
- Gr Parks District

↑
 Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 04/22/2015

Attachment 5: Zoning (By-law No. 569-2013)



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 6: 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-law to permit the construction of a seven storey apartment building having a gross floor area of 3, 819 m² and containing 41 residential rental units.

Applicant:	Agent:	Architect:	Owner:
RE Millward & Associates Ltd.	RE Millward & Associates Ltd.	Core Architects Inc.	Muir Park Developments Inc.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	MCR (T3.0; C0.5;R3.2)	Historical Status:	N
Height Limit (m):	15	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	916.3	Height:	Storeys:	7
Frontage (m):	30.52		Metres:	22.5
Depth (m):	30.43			
Total Ground Floor Area (sq. m):	653			Total
Total Residential GFA (sq. m):	3,461.5		Parking Spaces:	26
Total Non-Residential GFA (sq. m):	47.47		Loading Docks	1
Total GFA (sq. m):	3,819			
Lot Coverage Ratio (%):	98.2			
Floor Space Index:	4.17			

DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	1
1 Bedroom:	15
2 Bedroom:	14
3 + Bedroom:	11
Total Units:	41

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	3,461.5	3,461.5	0
Retail GFA (sq. m):	47.47	47.47	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

CONTACT:	PLANNER NAME:	Cynthia Owusu-Gyimah, Senior Planner
	PHONE/EMAIL:	(416) 395-7126/cynthia.owusu-gyimah@toronto.ca

Attachment 7: Draft Zoning By-law Amendment (Zoning By-law No.438-86)

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. --20~

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands known as 2851 Yonge Street

The Council of the City of Toronto HEREBY ENACTS as follows:

1. This By-law applies to the lands delineated by heavy black lines and identified as 2851 Yonge Street as shown on Map 1 attached to and forming part of the By-law.
2. Height and Minimum Lot Frontages Map No. 51L-321 contained in Appendix "B" of By-law 438-86, as amended, is amended to establish maximum permitted height in metres as delineated in Map 2 attached hereto.
3. None of the provisions of Sections 4(2), 4(3)(A), 4(4), 4(6)(C), 4(12), 4(13)(C), Section 8(3) Part I, 1, 3(A), Section 8(3) Part II, 4(A), 4(C)(II), 4(C)(III), Section 12(2)107(iv) and 12(2)107(vii) of By-law No. 438-86 of the former City of Toronto, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto" as amended, shall apply to prevent the erection and use of a *mixed-use* building or a *residential building* on the *lot*, provided that:
 - (a) The *lot* comprises the lands delineated by heavy lines on Map 1 attached to and forming part of this by-law;
 - (b) Despite Map 51L, the *height* of any building or structure does not exceed the *height* in metres specified by the numbers following "HT" shown on Map 2, attached to and forming part of this by-law;
 - (c) The minimum yard setbacks for all buildings or structures shall be as set out on Map 2, attached to and forming part of this by-law;

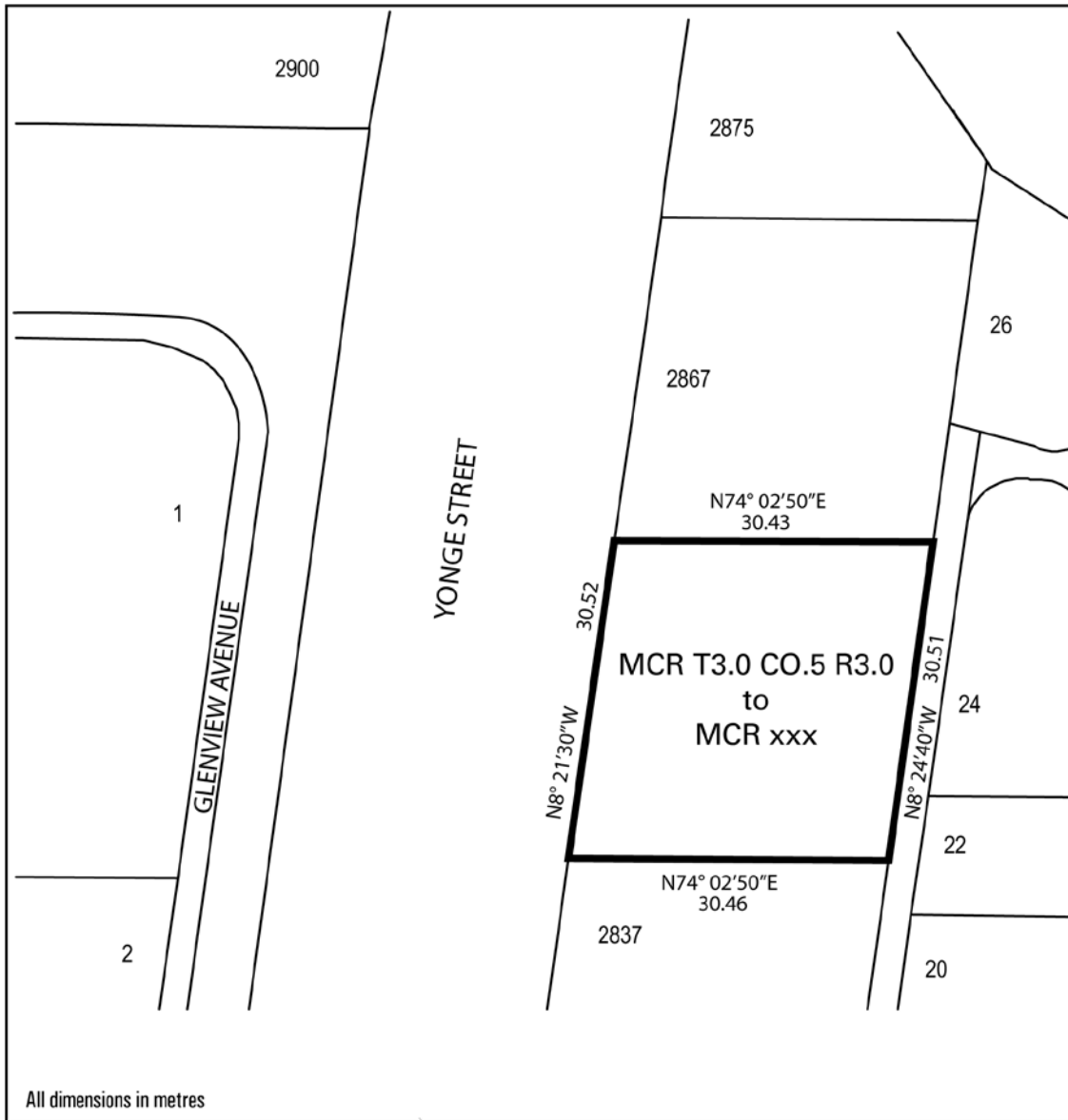
- (d) The maximum *residential gross floor area* is 3,920 square metres;
- (e) The maximum *non-residential gross floor area* is 50 square metres;
- (f) *Residential amenity space* must be provided and maintained on the *lot* in accordance with the following minimum standards:
 - i. 3.4 square metres of *residential amenity space* located indoors for each dwelling unit;
 - ii. 0.975 square metres of *residential amenity space* located outdoors for each dwelling unit provided in a location adjoining or directly accessible from the *residential amenity space* located indoors; and
- (g) *Parking spaces* shall be provided on the *lot* as follows:
 - (i) A minimum of 24 *parking spaces* for residents;
 - (ii) A minimum of 2 *parking spaces* for visitors; and
 - (iii) All *parking spaces* for residential *dwelling units* may be supplied by *parking stacker*; and
- (h) Bicycle parking shall be provided as follows:
 - (i) A minimum of 37 *bicycle parking spaces – occupant*; and
 - (ii) A minimum of 4 *bicycle parking spaces – visitor*;
- (i) One *loading space - Type C* will be provided on site.
- (j) Despite Section 8, Part II, 4(d)(v), the requirements of paragraphs (a) and (c) of Section 8, Part II, 4, shall not apply to the following structures: a parking facility not exceeding 4 metres above the level of the ground, provided it is separated from the *lot* in the R or G district by a public or private lane.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor
Clerk

ULLI S. WATKISS,
City

(Corporate Seal)




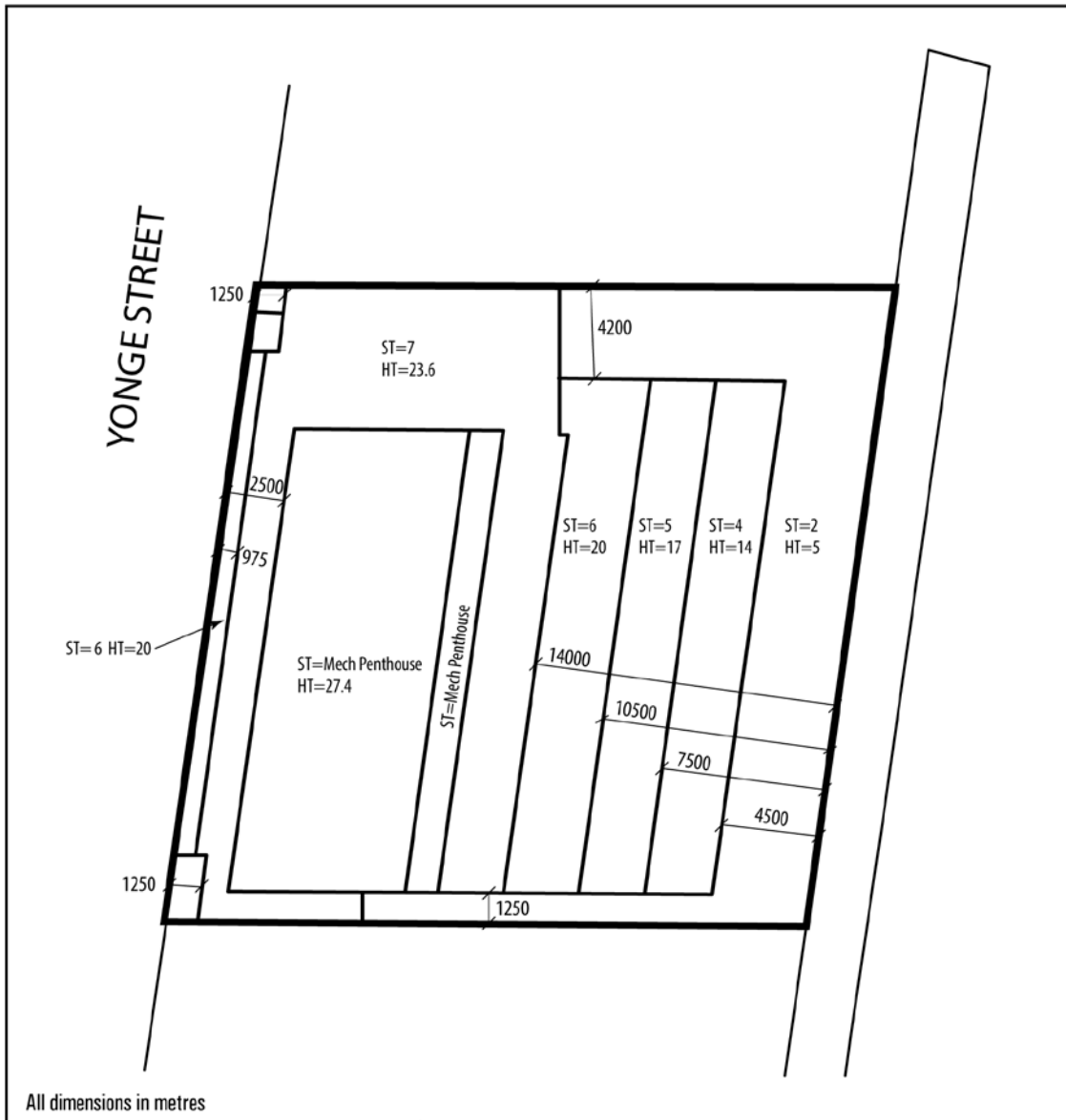
Map 1

2851 Yonge Street

File # 15 138688 NNY 25 0Z

Part of Block A, Registered Plan 1485
City of Toronto
Young & Young Surveying


 Former Toronto By-Law 438-86
 Not to Scale
 05/24/2017



Map 2

2851 Yonge Street

File # 15 138688 NNY 25 0Z



Former North York By-Law 438-86
Not to Scale
05/24/2017

Attachment 8: Draft Zoning By-law Amendment (Zoning By-law No. 569-2013)

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. --20~

To amend City of Toronto Zoning By-law No. 569-2013 to permit the development of lands known in the year 2017 as 2851 Yonge Street.

Where Council of the City of Toronto has the authority pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the same meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.12.10 Exception Number (##) so that it reads:

(1) Exception CR(##)

The lands, or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions

- (A) On 2851 Yonge Street, if the requirements of By-law [#] are complied with, none of the provisions of 40.10.40.10(2), 40.10.40.10(5), 40.10.40.40(1), 40.10.40.60(1)(a), 40.10.40.60(9), 40.10.40.70(2), 40.10.40.70(2), 40.10.50.10(2), 40.10.50.10(3), 200.5.10.1(1), 220.5.1.10(8)(C)(ii), 220.5.10.1(2), 900.11.10(2), and 900.11.10(2273) apply to prevent the erection or use of a **building, structure**, addition or

enlargement permitted in By-law [#] provided the **building** or **structure** complies with subsections (B) to (H) of By-law [#].

- (B) The maximum **gross floor area** is 3,510 square metres, which may be used for residential and commercial uses;
- (C) The whole of the **building** or **structure** must be located within the areas delineated by heavy lines shown on Diagram 2, attached to and forming part of this by-law;
- (D) Despite Section 40.10.40.10(5), the minimum height of the first **storey** should be 3.85 metres;
- (E) Despite Section 40.40.10.40(1), the maximum floor space index for the **lot** will be 3.85;
- (F) Despite Section 40.10.40.10(2) and the Height Overlay Map, the height of the **building** or **structure** must not exceed the height in metres specified by the numbers following the symbol HT shown on Diagram 2, attached to and forming part of this by-law;
- (G) Despite Section 40.10.40.60(1)(a), a platform with no roof, such as a deck, porch, or similar **structure**, attached to or less than 0.3 metres from a **building**, is subject to the following: a platform with a floor level no higher than the floor level of the first storey of the building may encroach into the required minimum **building setback** by 4.5 metres.
- (H) Despite Section 40.10.40.70(2), the required setbacks of the **building** or **structure** must not extend beyond those specified on Diagram 2, attached to and forming part of this by-law;
- (I) Despite 200.5.10.1(1), **parking spaces** shall be provided as follows:
 - (i) A minimum of 24 **parking spaces** for residents; and
 - (ii) A minimum of 2 **parking spaces** for visitors;
- (J) All **parking spaces** for residential **dwelling units** may be **stacked parking spaces**;
- (K) Despite Section 220.5.10.1(2), One *Type C* loading space will be provided on site.
- (L) Despite Section 220.5.1.10(8)(C)(ii), a Type “C” loading space must have a minimum width of 3.0 metres.
- (M) Bicycle parking shall be provided as follows:

- (iii) A minimum of 37 “long term” **bicycle parking spaces** for residents; and
- (iv) A minimum of 4 “short term” **bicycle parking spaces** for visitors;

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor
Clerk

ULLI S. WATKISS,
City

(Corporate Seal)

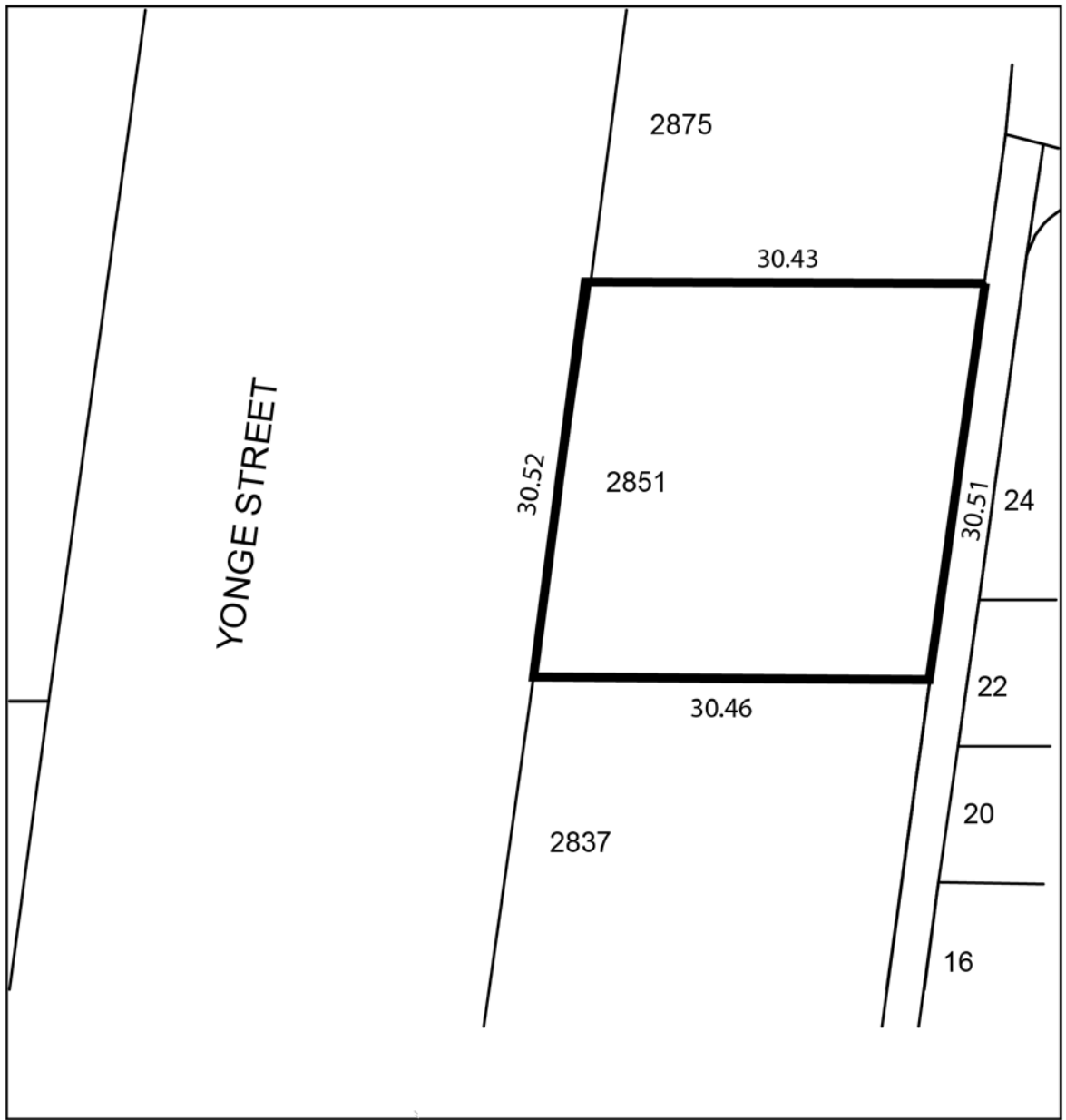


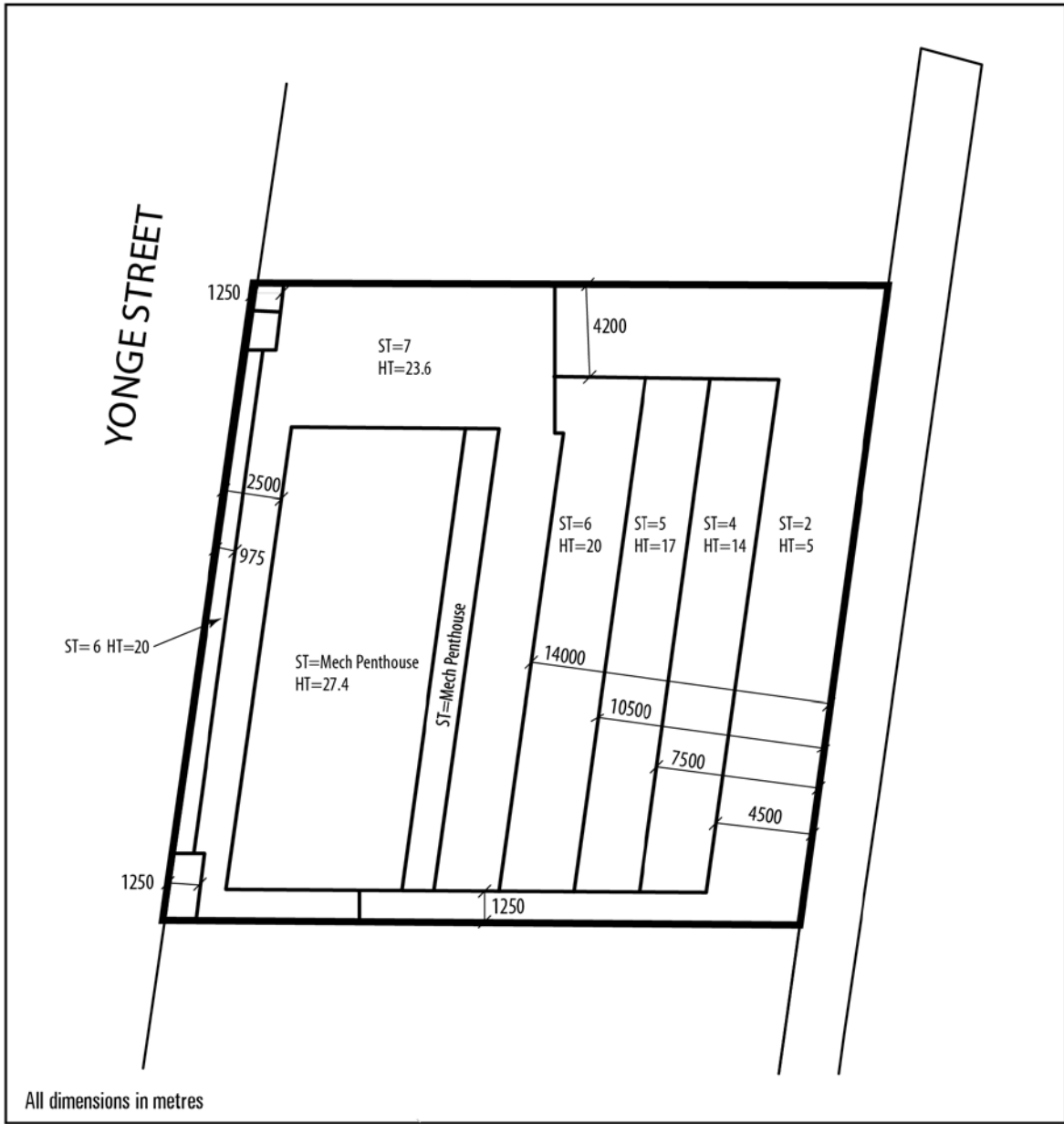
Diagram 1

2851 Yonge Street

File # 15 138688 NNY 25 0Z



City of Toronto By-Law 569-2013
Not to Scale
05/24/2017



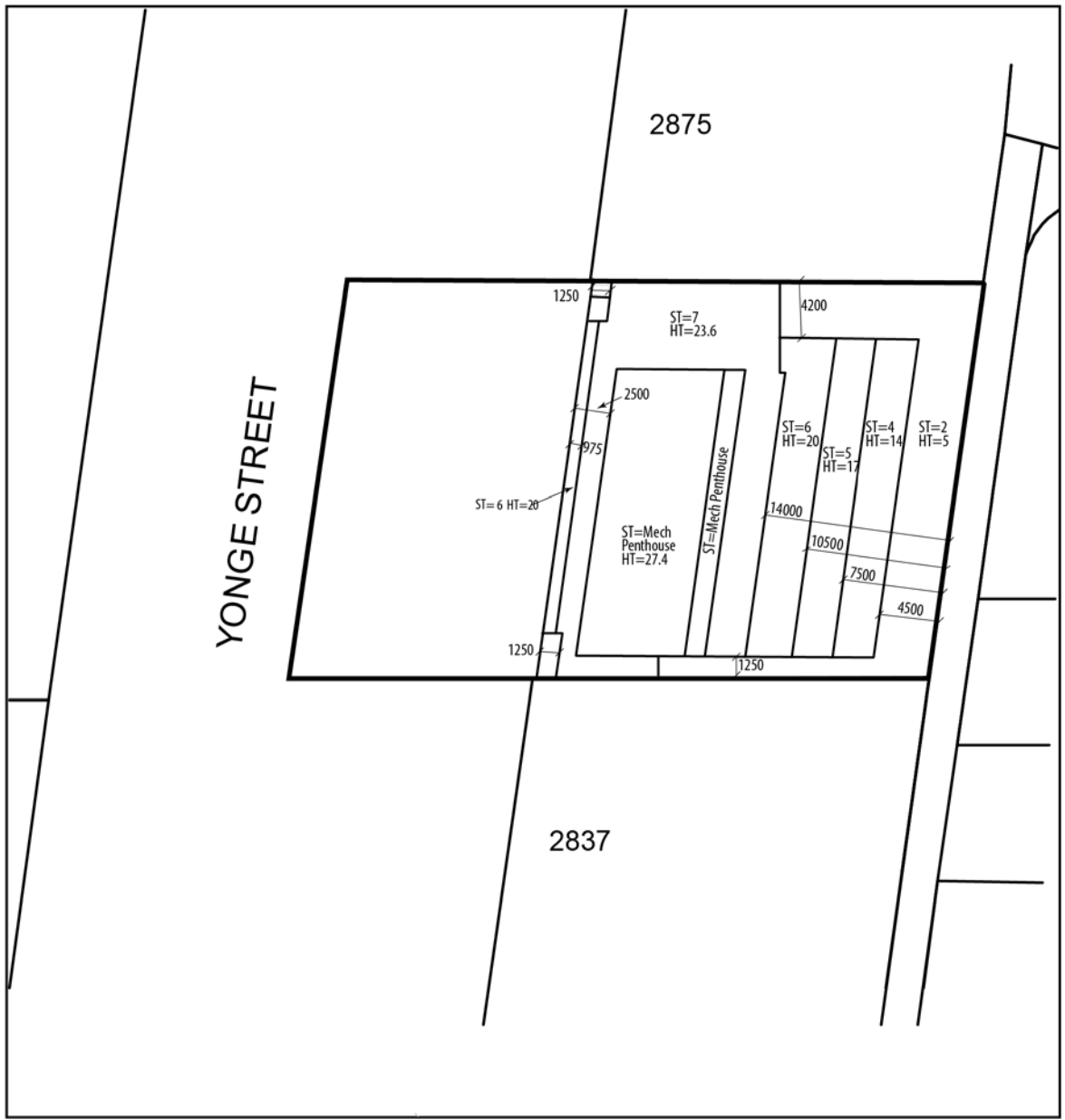
Map 2

2851 Yonge Street

File # 15 138688 NNY 25 0Z



Former North York By-Law 7625
Not to Scale
05/24/2017



TORONTO
 Diagram 3

2851 Yonge Street

File # 15 138688 NNY 25 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 05/24/2017