

**1982-1984 Yonge Street - Zoning Amendment
Application - Preliminary Report**

Date:	May 25, 2017
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	16-270106 STE 22 OZ

SUMMARY

This application proposes a 9-storey mixed use building with commercial uses on the ground floor, office space on the second floor, 30 residential units on floors 3 to 8, and indoor amenity space on the 9th floor. A total of 2 car share parking spaces are proposed at ground level.

This report provides preliminary information on the application.

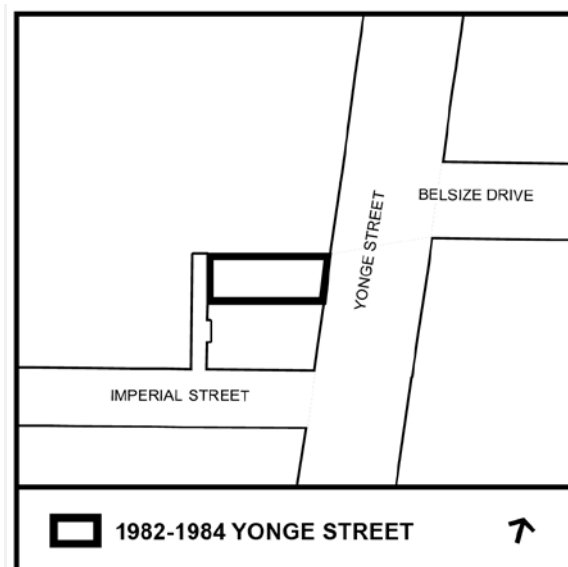
A community consultation meeting was held on May 11, 2017, to enable the public to provide input on the application and ask questions of City staff and the applicant.

The Final Report is targeted for the fourth quarter of 2017. This target date assumes the applicant will provide all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. 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

On May 23, 2007, the Committee of Adjustment approved Minor Variances to permit a 6-storey (25 metres, including mechanical penthouse) mixed use building on the subject site.

On August 25, 2014, City Council adopted the Midtown in Focus – the Parks, Open Space and Streetscape Plan ("Public Realm Plan") for the Yonge-Eglinton Area.
<http://www1.toronto.ca/wps/portal/contentonly?vnextoid=d421bf26585a2410VgnVCM10000071d60f89RCRD>

On June 10, 11, 12, 2015, City Council adopted Official Plan amendments to the Yonge Eglinton Secondary Plan (OPA No. 289) that incorporate, among other matters, the urban design and public realm policies of the Midtown in Focus Public Realm Plan. OPA No. 289 is currently under appeal at the OMB, as such it is relevant but not determinative in terms of the Official Plan policy framework.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG4.2>

On December 10, 2015, City Council adopted Official Plan Amendment No. 320. OPA No. 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

On July 4, 2016, the Minister of Municipal Affairs approved and modified OPA No. 320. OPA No. 320 has been appealed in its entirety to the Ontario Municipal Board. OPA No. 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

On July 12, 2016 City Council adopted the recommendations in the report from the Chief Planner titled: "Midtown in Focus: Growth, Built Form and Infrastructure Review – Status Report". The recommendations direct staff to use the draft built form principles contained in the report in the review of the development applications in the Yonge-Eglinton Secondary Plan Area. Planning staff were also directed to use the emerging community infrastructure priorities that have been identified, as part of the development application review process.

<http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-93903.pdf>

Pre-Application Consultation

The applicant did not hold a pre-application consultation meeting with staff to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

This application proposes a 9-storey (30.1 metres, plus 2.95 metre elevator overrun) mixed use building with commercial uses on the ground floor (184 square metres), office space on the second floor (326 square metres), 30 residential units on floors 3 to 8 (2,033 square metres), and indoor amenity space on the 9th floor. The 30 residential units will consist of 28 one-bedroom units and 2 two-bedroom units.

Along the Yonge Street frontage, a 0.4 metre road widening will be provided to accommodate the planned 27 metre right-of-way width for Yonge Street. The resulting streetscape will measure 5.32 metres from curb to property line.

The first floor of the building will be setback approximately 1.35 metres from the revised property line on Yonge Street, providing a total setback of 6.67 metres from building face to curb. The 2nd through 6th floors of the building will extend to the revised front property line. A stepback, ranging in depth from 3.5 metres to 5 metres, is provided above at the 7th floor for the southern two thirds of the building. The northern portions of the 7th and 8th floors do not step back above the 6th floor. An additional stepback is provided at the 9th floor, with the mechanical penthouse setback a minimum of 5.5 metres from the edge of the 8th floor. The indoor amenity space is located to the rear of the mechanical penthouse.

Along the Yonge Street frontage, the 7th and 8th floors will penetrate the front angular plane recommended by the Midrise Building Guidelines. The stepbacks provide a streetwall height along Yonge Street ranging in height from 21.1 metres to 27.5 metres.

At the rear of the site, a 1.17 metre lane widening will be provided. The 1st to 6th floors of the building will be setback 0.38 metres from the revised rear lot line. A 5.8 metre stepback is provided on the 7th floor, and a 7.5 metre stepback on the 9th floor.

A total of 2 car share parking spaces are proposed at grade at the rear of the proposed building. The parking and loading will be accessed from the public lane to the rear of the building. A total of 63 square metres of indoor amenity space and 83 square metres of outdoor amenity space are provided on the 9th floor.

Site and Surrounding Area

The site is located on the west side of Yonge Street north of Imperial Street. It is rectangular in shape and approximately 395 square metres in size. The site has 11.57 metres of frontage on Yonge Street, and is approximately 34 metres deep. The site is currently occupied by two 2-storey commercial buildings. The following uses abut the site:

North: A 3-storey mixed use building containing commercial and office uses; further north is a 10-storey mixed use building containing commercial and residential uses.

South: A series of 2 and 3-storey mixed use buildings.

East: A series of 1 to 3-storey mixed use buildings fronting onto Yonge Street. This block of Yonge Street has approvals for a 9-storey mixed use building.

West: A public laneway approximately 3.8 metres in width running north-south from Imperial Street. On the west side of the laneway are three detached dwellings ranging from 2 to 3-storeys, on properties designated *Mixed Use Areas* in the Official Plan. Further west is an open-cut section of the TTC's Yonge Street subway line.

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 to conform, or not conflict, as the case may be, 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 site is shown on an *Avenue* on Map 2 (Urban Structure) and designated *Mixed Use Areas* in the Official Plan.

Mixed Use Areas

The *Mixed Use Areas* designation (Section 4.5) 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 development criteria to: 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 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 residents in multi-unit residential buildings.

The Built Form policies (Section 3.1.2) of the Official Plan require that new development provide appropriate proportion between the building and the street right-of-way. The Built Form policies require that new buildings be located parallel to the street, be massed to define the street edge at good proportion and on corner sites giving prominence to the corner. *Mixed Use Areas* policy 2(e) reinforces the requirement that new buildings be massed to frame the edge of streets and parks with good proportion.

The Healthy Neighbourhoods policies (Section 2.3.1) of the Official Plan require that development in *Mixed Use Areas* provide a transition of scale and density through setbacks from adjacent *Neighbourhoods*. The Built Form policies also require that new development create appropriate transitions in scale to neighbouring existing and planned buildings. In addition, *Mixed Use Areas* policy 2(c) states that new development is to locate and mass new buildings to provide transition between areas of different development intensity and scale, through means such as setbacks, and stepping down of heights towards lower-scale *Neighbourhoods*.

OPA 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016. OPA 320 has been appealed in its entirety. OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

Official Plan Amendment 320 as adopted by City Council is available on the City's website at: <http://www.toronto.ca/legdocs/bylaws/2015/law1297.pdf>

Avenues

The site is identified within an *Avenue* on the Urban Structure Map (Map 2) of the City's Official Plan. *Avenues* are important corridors along major streets where reurbanization is anticipated. The Official Plan states that not all lands that fall within an *Avenue* are

designated for growth. Where lands within an *Avenue* are designated as *Neighbourhoods*, the neighbourhood protection policies prevail. Reurbanization on the *Avenues* is intended to occur incrementally and after the preparation of *Avenue* studies for strategic mixed-use segments of the corridors. In the preparation of *Avenue* studies, local residents and stakeholders are to be engaged in determining appropriate community improvements, contextually appropriate zoning and built form performance standards.

Development may be permitted on an *Avenue* prior to an *Avenue* Study based on applicable policies of the Official Plan. Through the Midtown in Focus: Growth, Built Form, and Infrastructure Review, the City is satisfying the Official Plan requirements for *Avenue* Studies for Yonge Street, as well as other street segments identified as *Avenues* within the Yonge and Eglinton Secondary Plan area.

Yonge-Eglinton Secondary Plan

The site is within the Yonge-Eglinton Secondary Plan Area. A primary objective of the Secondary Plan is to maintain and reinforce the stability of *Neighbourhoods* and to minimize conflicts among uses in *Mixed Use Areas*, *Neighbourhoods*, *Apartment Neighbourhoods* and *Parks and Open Space Areas* in terms of land use, scale and vehicular movement. The development of mixed-use buildings in *Mixed Use Areas* will be encouraged to increase active pedestrian circulation at street level, and to increase housing opportunities for family and other households.

The *Mixed Use Areas* in the Secondary Plan contain a mix of retail, service commercial, office and residential uses with the highest concentration at Yonge Street and Eglinton Avenue and a lesser concentration near the Yonge/Davisville subway station.

New development in the Yonge-Eglinton Secondary Plan Area will protect the scale of development in *Neighbourhoods* while minimizing impacts (shadowing, overlook, loss of sky view) on lower scale built form in *Neighbourhoods*. New development will provide transition in height and scale from developments in *Mixed Use Areas* and *Apartment Neighbourhoods* to *Neighbourhoods*, particularly when higher density designations abut a *Neighbourhood*.

New development will promote architectural excellence while also providing for improvements in the public realm. New, flexible, community services facilities and social infrastructure will be provided in a timely manner in the Yonge-Eglinton Secondary Plan Area. New parks and open spaces will be secured in the Yonge-Eglinton Secondary Plan Area along with improvements to the existing parks and open spaces and the public realm.

In 2010 the City amended the Yonge-Eglinton Secondary Plan to conform to the Growth Plan for the Greater Golden Horseshoe.

Midtown in Focus - OPA 289

On August 25, 2014, City Council adopted the Midtown in Focus – the Parks, Open Space and Streetscape Plan ("Public Realm Plan") for the Yonge-Eglinton Area.
<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=d421bf26585a2410VgnVCM10000071d60f89RCRD>

The Midtown in Focus Public Realm Plan is a framework for improvements within the Yonge-Eglinton area to the network of parks, open spaces, streets and public buildings to create an attractive, safe, and comfortable network of public spaces. The Midtown in Focus Public Realm Plan supports the public realm policies of the Official Plan as well as the Yonge-Eglinton Secondary Plan.

On June 10, 11, 12, 2015, City Council adopted Official Plan amendments to the Yonge Eglinton Secondary Plan (OPA 289) that incorporate, among other matters, the urban design and public realm policies of the Midtown in Focus Public Realm Plan. The proposed Secondary Plan amendments are currently under appeal at the OMB. OPA 289 is relevant but not determinative in terms of the Official Plan policy framework. It represents the latest planning thinking of City Council and of City Planning and is part of the emerging policy context.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG4.2>

The adopted Secondary Plan amendments outline a comprehensive public realm strategy and a system of improvements that will be implemented as part of any new development in the Yonge Eglinton Secondary Plan Area. Section 2.16 requires that improvements be made to both the private and public realm as part of any new development including: enhancements to streetscapes and the provision of wider sidewalks and the establishment of multi-purpose promenades. Another objective of the Secondary Plan is to maintain and enhance the open, green, landscaped character of the area, improve and expand the network of parks, open spaces and streetscapes and create a high-quality public realm to ensure the continued vitality and quality of life in the area.

Midtown in Focus: Growth, Built Form and Infrastructure Review

The City Planning Division is leading an inter-divisional review of growth, built form and infrastructure issues in the Yonge-Eglinton Secondary Plan area, referred to as Midtown in Focus: Growth, Built Form and Infrastructure Review (the Review). The Review is a response to the rapid intensification and change underway in parts of the Yonge-Eglinton Secondary Plan area. The objective of the Review is to ensure that growth positively contributes to Midtown's continued livability and vitality by establishing a clear and up-to-date planning framework and ensuring that local transportation, municipal servicing and community infrastructure keeps pace with development.

The Review began in mid-2015, based on City Council's direction, and has five key activities:

- **Growth Analysis**, including development of near, medium and long term growth estimates to inform the infrastructure assessments.
- A **Built Form Study** to document area character and development trends, develop built form principles and a built form vision, undertake built form testing, visualize a future built form concept and identify policy directions to better guide the area's evolution.
- A **Cultural Heritage Resource Assessment** to document the area's archaeological and development history, identify properties of cultural heritage value or interest for listings and designations and identify additional recommendations for conservation and further study.
- A **Community Services and Facilities Study** to inventory existing services and facilities, assess needs and opportunities in the context of future growth and demographic change and outline an implementation strategy for priority community infrastructure projects.
- **Transportation and Municipal Servicing Assessments** to document the performance and capacity of existing transportation and municipal servicing infrastructure, evaluate priority areas and identify potential capital upgrades required to support continued growth in the Secondary Plan area.
- An area-wide **Parks Plan** and **public realm strategy for the Davisville area** to complement the 2014 Public Realm Plan for lands in and around the Yonge-Eglinton Centre.

City staff anticipates reporting to City Council in late 2017 with a Proposals Report that identifies proposed policy directions that will inform the development of an updated Yonge-Eglinton Secondary Plan as well as other emerging directions related to the infrastructure assessments and strategies.

The Review is addressing five *Avenues* located within the Secondary Plan area in detail (the *Avenue* located on Eglinton Avenue West between Avenue Road and Chaplin Crescent was addressed in the 2014 Eglinton Connects study) and is satisfying the Official Plan's requirement for *Avenue Studies* for these *Avenues*.

On July 12, 2016, City Council adopted the recommendations in the report from the Chief Planner titled: "Midtown in Focus: Growth, Built Form and Infrastructure Review – Status Report". The report provided Council with an update on the overall progress of the study, and included the identification of draft built form principles and a number of character areas. The recommendations adopted by Council direct staff to:

- Consider and review applications within the context of the Review, in light of both the Avenue policies and in force policy 2.3.1.3 of the Official Plan; and

- Consider the draft built form principles contained in the report in the review of the development applications in the Yonge-Eglinton Secondary Plan Area. The recommendation also directed staff to continue to refine the principles in consultation with landowners and the community.
- To identify opportunities on City-owned lands for new community infrastructure and secure community infrastructure space, as appropriate, as part of the development application review process.

Within the context of the Review, this portion of Yonge Street has been identified as being within a "Midtown Village" character area. The Midtown Villages were identified as having historic main street characters. A key objective for these areas is for development to maintain sunny, walkable streets with a streetwall condition that reinforces the existing context of these main street commercial areas.

The draft built form principles developed for the Review, and endorsed by Council, are organized in four categories: Area Structure, Public Realm and Open Space, Walkability and Comfort, and Heritage and Landmarks. The principles, that Planning staff recommended and which Council endorsed, that are specifically applicable to the review of this application include:

Area Structure

- Maintain and reinforce the stability of low-rise neighbourhoods through the use of different approaches to transition in growth areas that reflect prevailing character and minimize shadow and privacy impacts; and
- Respect and enhance the scale, character and form of Midtown Villages and in particular the historic streetwall, narrow frontages and distinct cornice lines.

Public Realm and Open Space

- Support active street life and informal surveillance by ensuring the built form frames and animates streets, parks, squares and open spaces with active uses at grade.

Walkability and Comfort

- Locate, design and mass buildings to preserve sky view, allow daylight and sunlight to penetrate to the street and lower building levels and ensure good wind conditions in all seasons, with enhanced standards along the Midtown Villages, Park Street Loop, Eglinton Green Line, major pedestrian routes and parks and open spaces;
- Create a human-scaled public realm where buildings define and support streetscapes; and

- Ensure fine-grained pedestrian circulation between and through sites and blocks through the placement and orientation of buildings.

Mid-rise Building Design Guidelines

City Council, at its meeting of July 6, 7, and 8, 2010, requested that staff use the Mid-rise Building Performance Standards in the evaluation of all new and current mid-rise development proposals on the *Avenues*. The vision for the *Avenues* is one of animated sidewalks and buildings that frame the street, with heights that are proportionate to the right-of-way widths and transition to *Neighbourhoods*.

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. 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>.

The Mid-rise Guidelines set minimum standards for *Avenues*, which are identified as areas for growth in the Official Plan. The performance standards are guided by the objective to create healthy, liveable and vibrant main streets while protecting the stability and integrity of adjacent neighbourhoods. The Mid-rise Guidelines have also been applied to assist in evaluating mid-rise buildings more generally. The Mid-rise Guidelines do not apply as the site is subject to the Yonge-Eglinton Secondary Plan. The performance standards for mid-rise buildings are being considered however during the review of the application.

Zoning

The property at 1984 Yonge Street is zoned CR (Commercial Residential) under City-wide Zoning By-law No. 569-2013, as amended. The property at 1982 Yonge Street is zoned MCR (Commercial Residential) under former City of Toronto Zoning By-law 438-86. The zoning for both properties permits a range of non-residential and residential uses. The maximum permitted gross floor area is 3.0 times the lot area. The maximum permitted height is 16.0 metres. The zoning map is included in Attachment 6.

On May 23, 2007, the Committee of Adjustment approved minor variances to permit a 6-storey (25 metres, including mechanical penthouse) mixed use building containing commercial on the ground floor and 13 residential units above. The approval permitted a density of 5.17 times the lot area.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Application was submitted on December 22, 2016.

Reasons for the Application

The Zoning By-law Amendment application is required to increase the maximum permitted building height from 16 metres to 30.1 metres, to increase the maximum permitted density from 3 times the area of the site to 6.44 times the area of the site, and to establish the appropriate development standards.

Community Consultation Meeting

A community consultation meeting was held on May 11, 2017 and was attended by approximately 20 members of the public. Comments about the proposal included:

- Has the developer explored assembling other properties and adding to the proposed development;
- The existing buildings have potential heritage value and should be properly reviewed;
- Concerns regarding the supply of bicycle parking;
- Concerns regarding how the proposed building will affect and integrate with neighbouring properties;

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report, prepared by Hunter & Associates Ltd.;
- Community Services and Facilities Report;
- Arborist Report, prepared by Jose Rubio Lazo Certified Arborist Inc.;
- Parking and Loading Study, prepared by NexTrans Consulting;
- Functional Servicing and Stormwater Management Report, prepared by NexTrans Consulting;
- Shadow Study;
- Green Development Standards Checklist and Statistics;

A Notification of Incomplete Application issued on February 6, 2017 identified that the submission of a geotechnical and/or Hydrogeological report is required for a complete application.

Issues to be Resolved

City Planning is currently targeting the fourth quarter of 2017 for a report to City Council on the draft amendments to the Yonge-Eglinton Secondary Plan resulting from the Midtown in Focus study as well as updates on ongoing infrastructure studies.

Development in the Yonge-Eglinton area is occurring and proposed at a rate, scale and intensity exceeding the City's projections made in the previous decade and not addressed in sufficiently detailed direction in the City's existing local planning framework or the provincial Growth Plan.

The Midtown in Focus study has incorporated extensive consultation and detailed analysis of existing conditions, area character, development trends, infrastructure capacity and more in order to establish a clear and up-to-date planning framework for the area. This framework will include a built form vision and principles for the Secondary Plan area overall as well as specific character areas, the identification of a structure plan to inform and shape decisions on land use, density and heights of buildings, and enhanced direction for transition. In addition, the plan will provide detailed direction in terms of priorities for parkland improvement and expansion, public realm improvements and community, transportation and servicing infrastructure. Staff encourage the applicant to work with Community Planning in order to achieve the emerging vision and objectives of the Midtown in Focus study through revisions to the application.

The application has been circulated to City divisions and public agencies for comment. Preliminary issues to be addressed include the following:

- Consistency with the draft built form principles of the Midtown in Focus: Growth, Built Form and Infrastructure Review;
- Consistency with the Mid-rise Building Guidelines;
- Determination of Heritage potential;
- Appropriate massing, including: height, street wall height, stepbacks at the front and rear, and setbacks along Yonge Street and at the rear;
- Supply of parking spaces and loading; and
- Supply of three bedroom or larger units.

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

CONTACT

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E-mail: david.driedger@toronto.ca

SIGNATURE

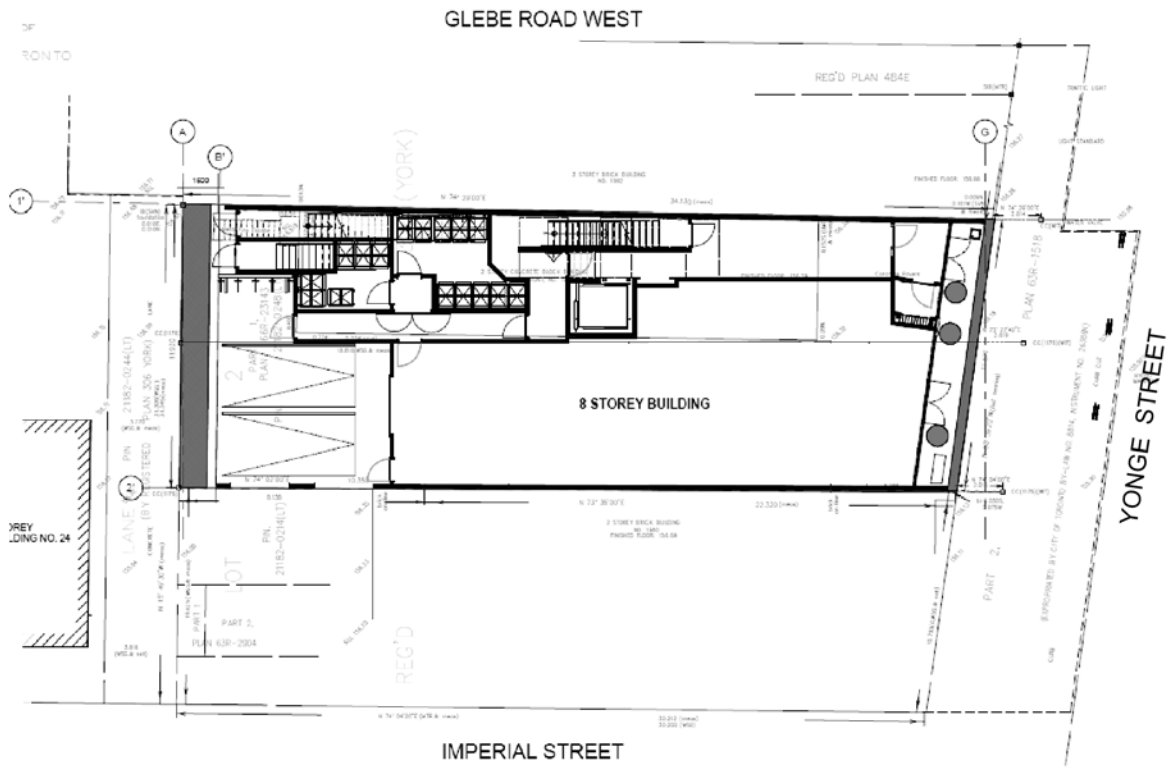
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2-5: Elevations
- Attachment 6: Zoning
- Attachment 7: Official Plan
- Attachment 8: Yonge-Eglinton Secondary Plan
- Attachment 9: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

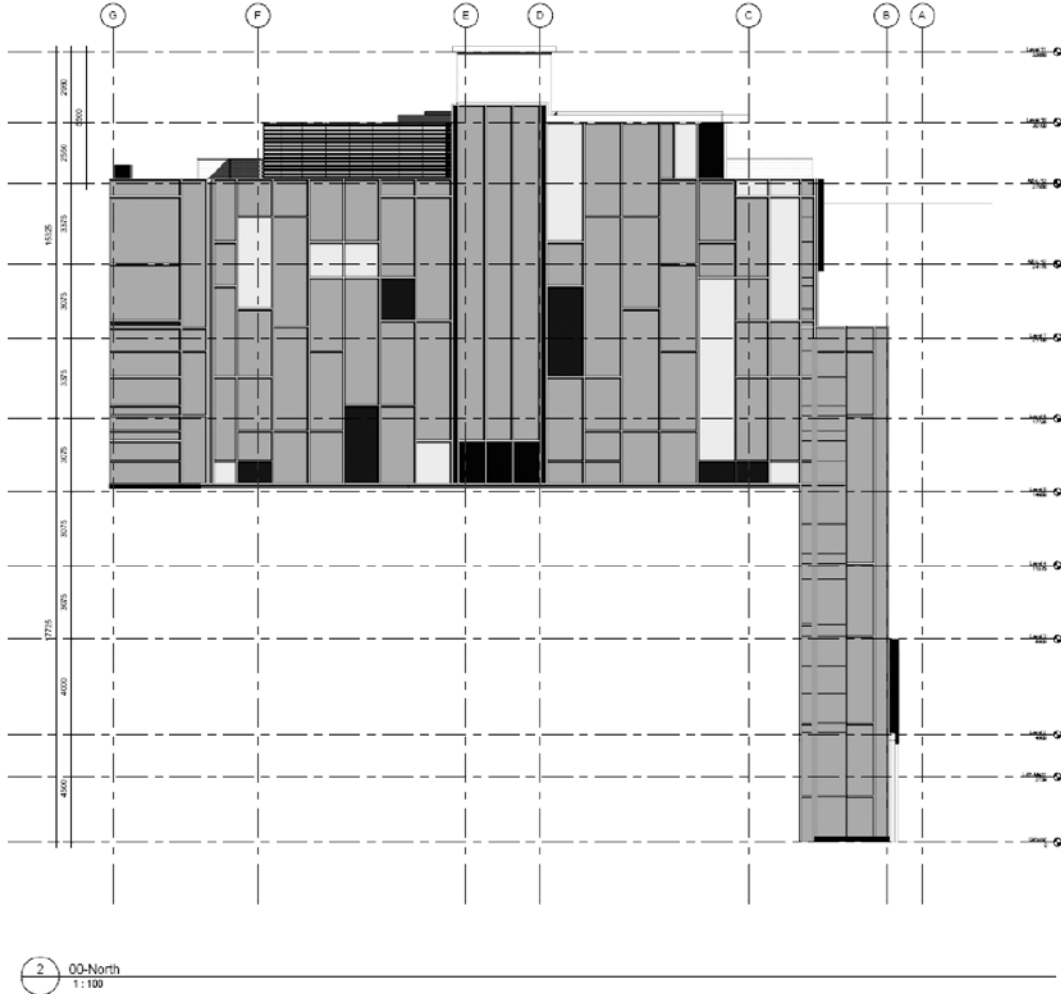
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1982 -1984 Yonge Street

File # 16_270106_STE 22 0Z

Attachment 2: North Elevation



North Elevation

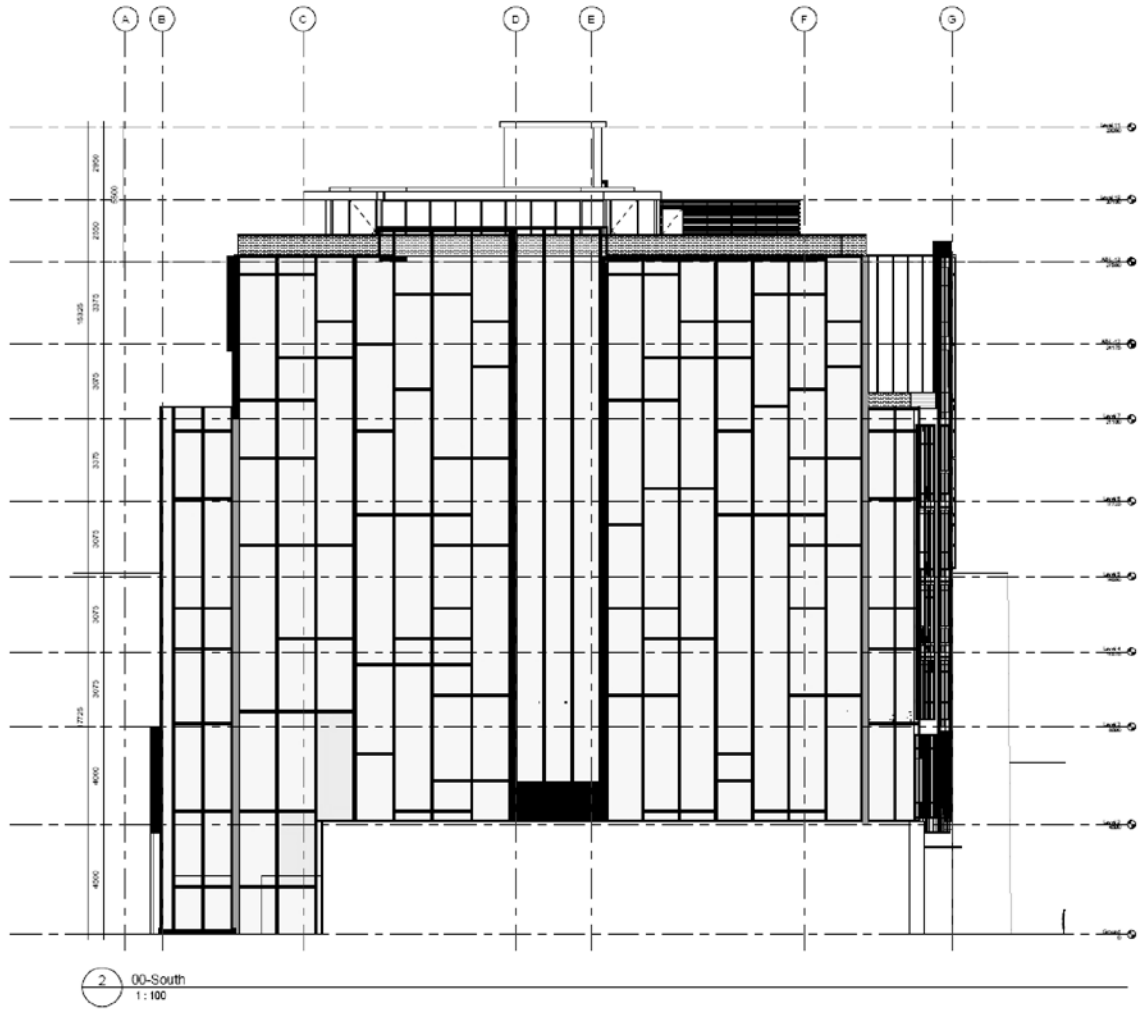
Applicant's Submitted Drawing

Not to Scale
04/20/2017

1982 -1984 Yonge Street

File # 16_270106_STE 22 OZ

Attachment 3: South Elevation



South Elevation

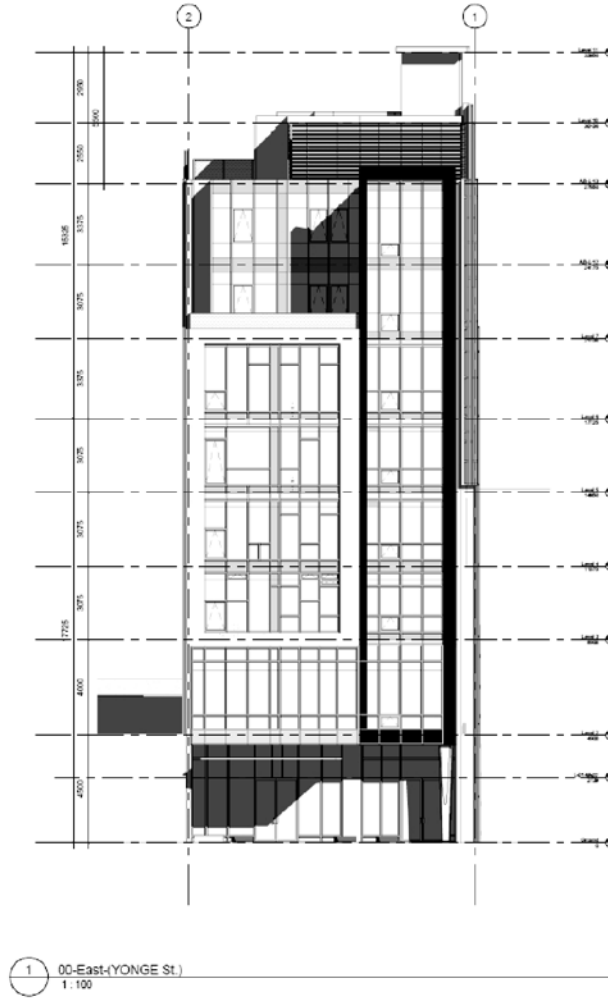
Applicant's Submitted Drawing

Not to Scale
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1982 -1984 Yonge Street

File # 16_270106_STE 22 OZ

Attachment 4: East Elevation



East Elevation - Yonge Street

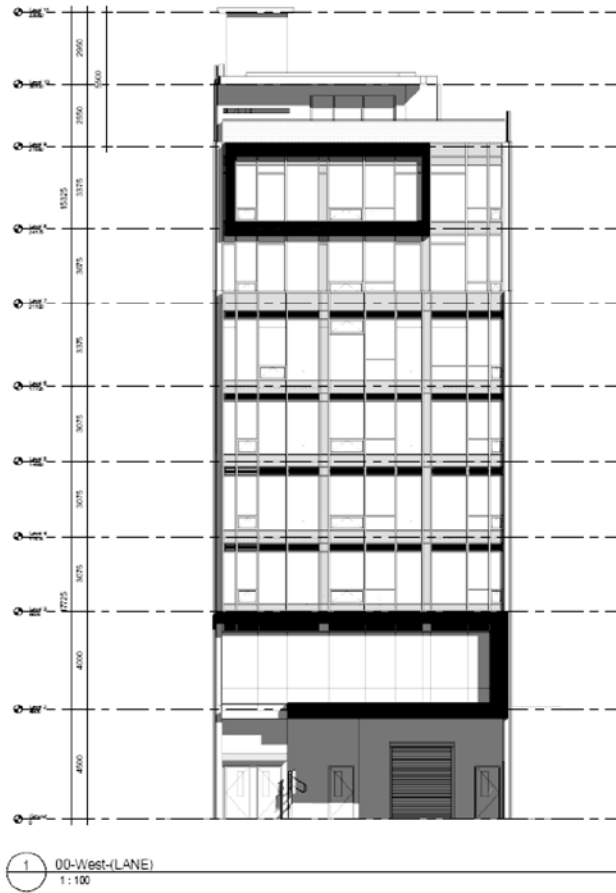
Applicant's Submitted Drawing

Not to Scale
04/20/2017

1982 -1984 Yonge Street

File # 16_270106_STE 22 OZ

Attachment 5: West Elevation



West Elevation

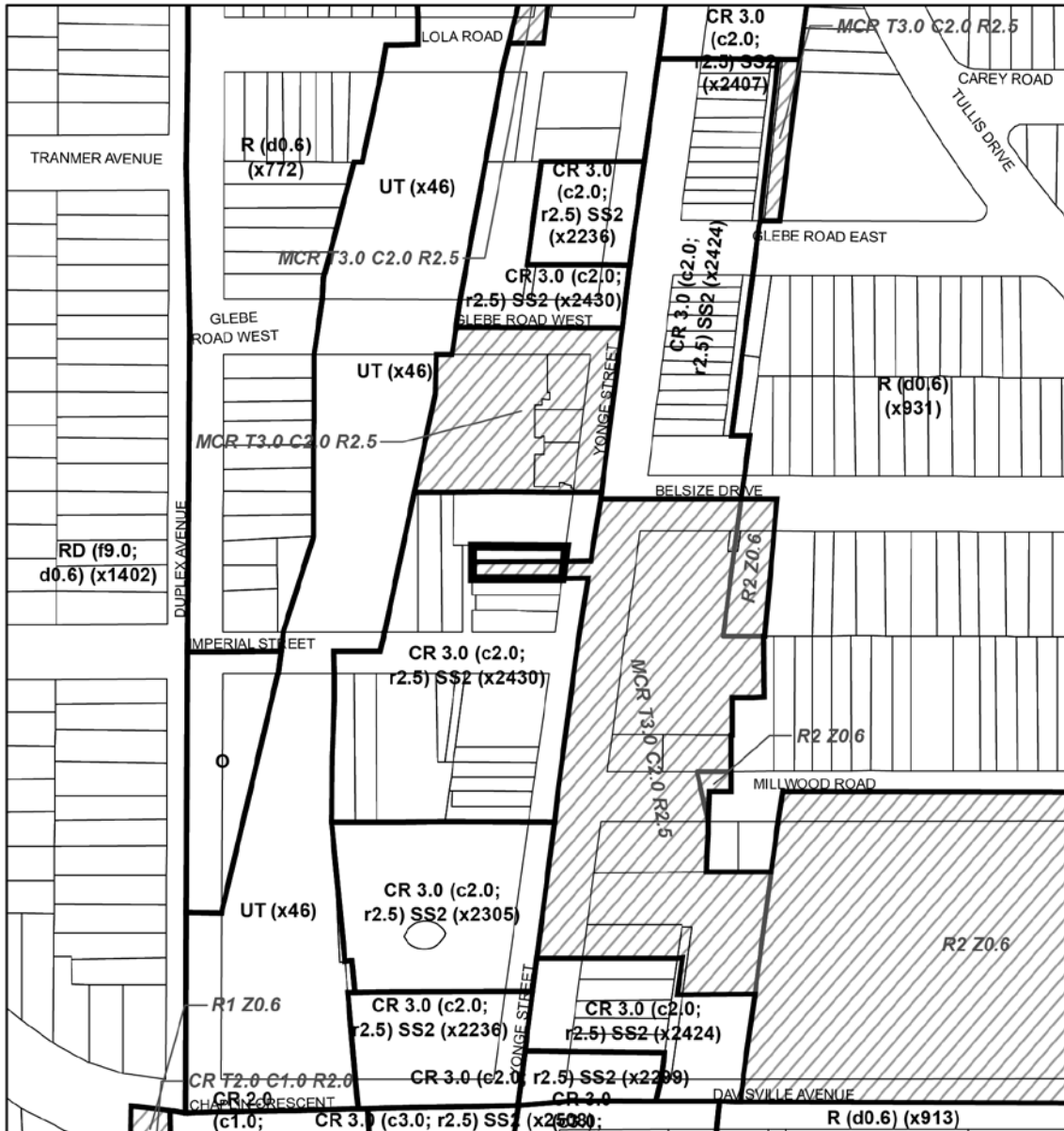
Applicant's Submitted Drawing

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1982 -1984 Yonge Street

File # 16_270106_STE 22 OZ

Attachment 6: Zoning



Zoning By-Law No. 569-2013

182-1984 Yonge Street

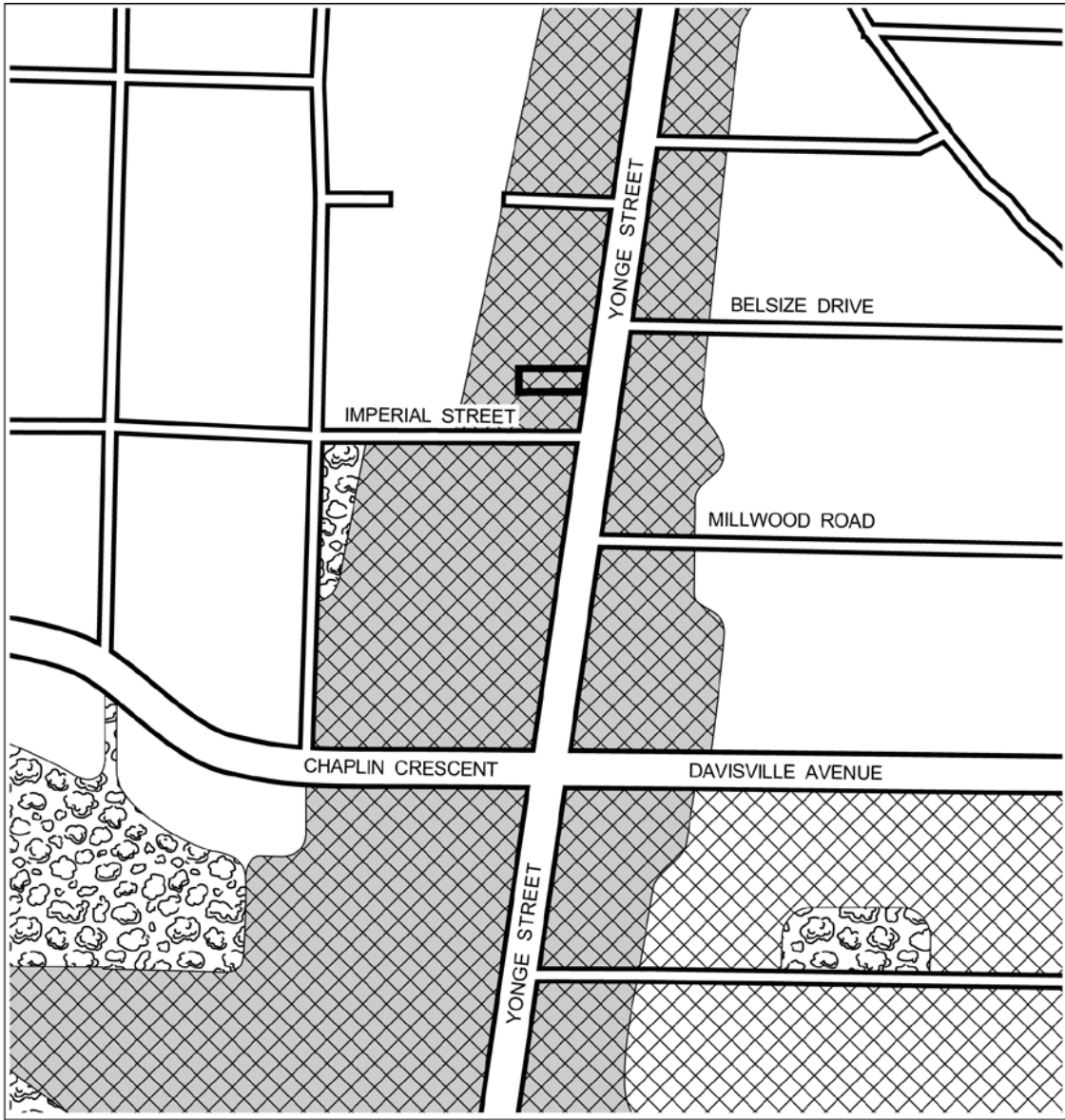
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- Location of Application
- R** Residential
- RD** Residential Detached
- CR** Commercial Residential
- O** Open Space
- UT** Utility and Transportation

- See Former City of Toronto By-Law No. 438-86
- R1** Residential District
- R2** Residential District
- MCR** Mixed-Use District

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Attachment 7: Official Plan



Official Plan

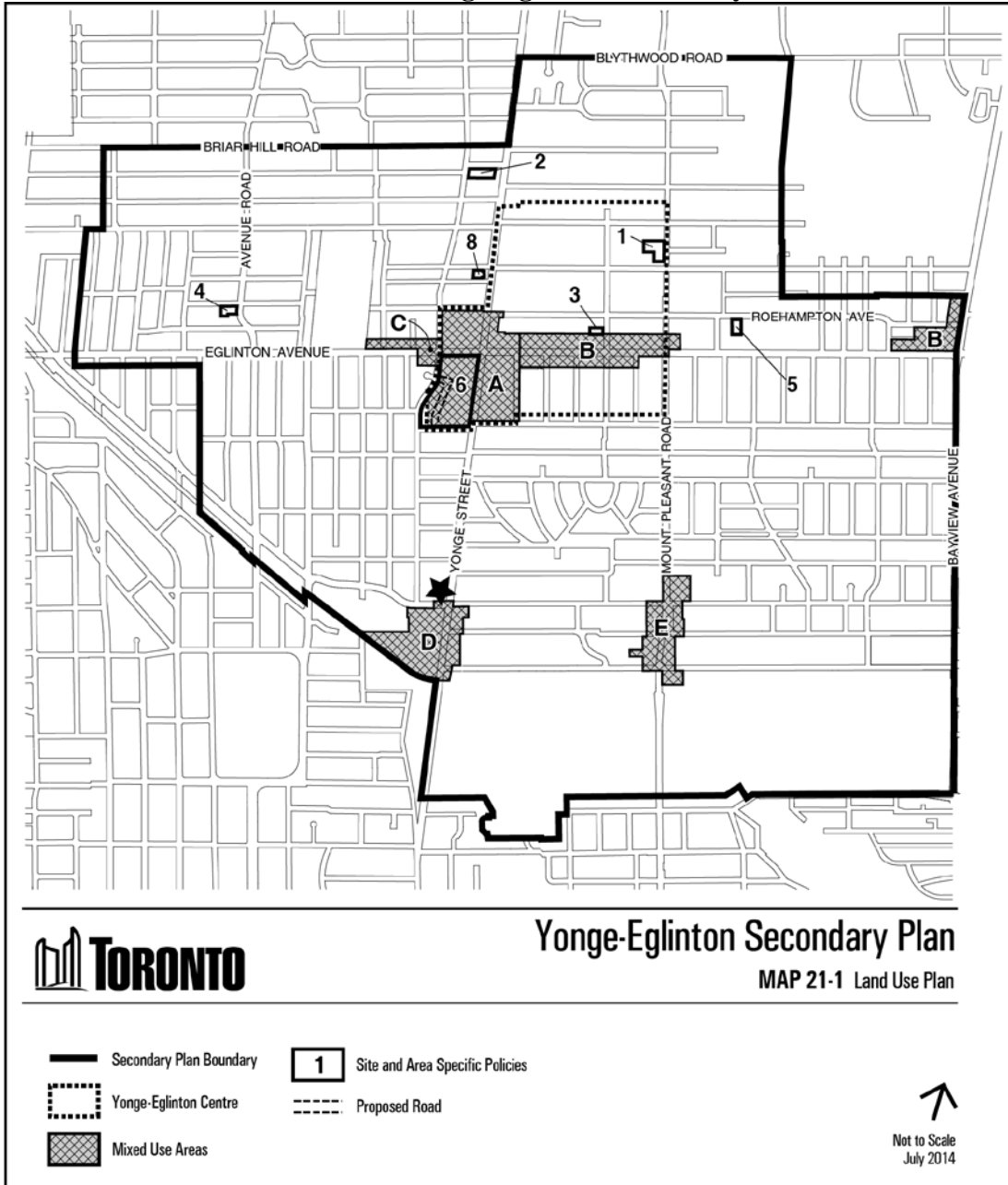
1982-1984 Yonge Street

File # 16 270106_STE_22 0Z

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|---|--------------------------|---|--------------------------|
|  | Site Location |  | Parks & Open Space Areas |
|  | Neighbourhoods |  | Parks |
|  | Apartment Neighbourhoods | | |
|  | Mixed Use Areas | | |

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Attachment 8: Yonge-Eglinton Secondary Plan



Location of Subject Site

★ Subject Site - 1982-1984 Yonge Street

1982 - 1984 Yonge Street

File # 16_270106_STE 22 0Z

04/20/2017

Attachment 9: Application Data Sheet

Application Type	Rezoning	Application Number:	16 270106 STE 22 OZ
Details	Rezoning, Standard	Application Date:	December 22, 2016
Municipal Address:	1984 YONGE ST		
Location Description:	PLAN 306 PT LOT 2 **GRID S2203		
Project Description:	Zoning By-law Amendment to permit a mixed-use building: 9 storeys, retail on the ground floor, office on the second floor, 30 residential rental units		

Applicant:	Agent:	Architect:	Owner:
Hunter & Associates Ltd			1438229 Ontario Limited

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SS2 (x2430)
Zoning:	CR 3.0 (c2.0; r2.5)	Historical Status:	
Height Limit (m):	16	Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	394.88	Height:	Storeys:	9
Frontage (m):	11.57		Metres:	30.1
Depth (m):	34.13			
Total Ground Floor Area (sq. m):	261			Total
Total Residential GFA (sq. m):	2033		Parking Spaces:	2
Total Non-Residential GFA (sq. m):	510		Loading Docks	1
Total GFA (sq. m):	2543			
Lot Coverage Ratio (%):	66.1			
Floor Space Index:	6.44			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	2033	0
Bachelor:	0	Retail GFA (sq. m):	184	0
1 Bedroom:	28	Office GFA (sq. m):	326	0
2 Bedroom:	2	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	30			

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