

2161 Yonge Street - Zoning Amendment Application - Preliminary Report

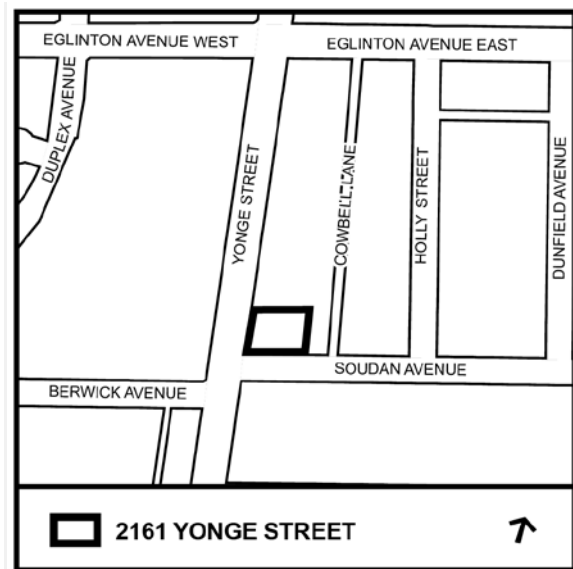
Date:	September 29, 2017
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	17 186503 STE 22 OZ

SUMMARY

This zoning by-law amendment application proposes to permit a mixed use building with a maximum height of 36 storeys (118 metres plus a 6 metre mechanical penthouse). The proposal includes a 6-storey base building containing 600 square metres of ground floor retail uses and 8,267 square metres of office space on floors 2-6. The residential tower above is proposed to contain 288 new dwelling units. Parking would be provided in a 4-level underground parking garage with 155 spaces.

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

A final report and public meeting under the Planning Act will be scheduled following the resolution of the outstanding issues, and provided the applicant submits all the required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2161 Yonge Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on May 29, 2017 to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

This zoning by-law amendment application proposes to permit a 36-storey mixed use building with a height of 118 metres plus a 6 metre mechanical penthouse. The proposal includes ground level retail uses, 8,267 square metres of office space and 288 dwelling units. The proposed development also includes 152 parking spaces located in a four level underground parking garage and an additional three visitor parking spaces located on the ground floor. The building would include 1 type G loading space on the ground floor and three type 3 loading spaces on the first level of the underground parking garage. Access to the underground parking and loading spaces would be from Soudan Avenue at the east end of the site at approximately the same location as the existing driveway.

Further information about this development proposal can be found in the chart below and in attachments 1, 2 and 5.

Category	First Submission – June 23, 2017
Site Area	1,779 square metres
Building Height	36 storeys (118 metres; 124 metres to the roof of the mechanical penthouse)
Base Building Setbacks at Ground Level	
Yonge Street	0.9 metres - approx. 2.75 metres (corner)
Soudan Avenue	0 metres
East Lot Line	0 metres
North Lot Line	0 metres

Category	First Submission – June 23, 2017
Base Building Setbacks	
Yonge Street	0.9 metres
Soudan Avenue	0 metres
East Lot Line	0 metres
North Lot Line	0 metres
Tower Setbacks	Setbacks vary as height increases and with articulation and orientation of the tower
Yonge Street	Minimum of 1 metre
Soudan Avenue	Minimum of 3.1 metres
East Lot Line	Minimum of 3.93 metres
North Lot Line	Minimum of 6.8 metres
Tower Floor Plate (Gross Construction Area)	Varies from 997 square metres (7 th floor) to 661 square metres (33 rd -36 th floors)
Gross Floor Area	
Residential	22,434 square metres
Office	8,267 square metres
Retail	603 square metres
Floor Space Index	17.6
Number of Units	
Studio	0
1 Bedroom	108 (37.5%)
2 Bedroom	141(49%)
3 Bedroom	39 (13.5%)
Total	288
Ground Floor Height	6.5 metres
Vehicular Parking (residential:visitor/commercial:car-share)	155 spaces (110:43:2)
Bicycle Parking (long-term:short-term)	396 spaces (340:76)
Loading Spaces	
Description	1 Type G, 3 Type C
Amenity Space	
Interior Residential	630.8 square metres (2.19 square metres / unit)
Exterior Residential	591.3 square metres (2.05 square metres / unit)

Site and Surrounding Area

The subject site located at the northeast corner of Yonge Street and Soudan Avenue. It is currently occupied by an 8-storey office building which contains approximately 8,092 square metres of office space. The site is rectangular in shape and comprises an area of approximately 1,779 square metres. It has frontages of 36.7 metres along the east side of Yonge Street and 51.1 metres along the north side of Soudan Avenue. Access to the existing office building is provided by a driveway from Soudan Avenue that leads to an underground parking garage.

North: There is a two-tower, mixed use development (Minto Midtown - Quantum) located immediately north of the site comprised of a 39-storey residential tower at 2181 Yonge Street (the south tower) and a 54-storey residential tower at 2191 Yonge Street (the north tower). The development includes a five-storey base building and grade-related retail along Yonge Street. To the north of the Quantum development and on the same block extending toward Eglinton Avenue East is 56-storey mixed-use building with retail at grade, which is currently under construction (2221 Yonge Street). Further north is a 5-storey office building (2239 Yonge Street), a 2-storey retail building (2245 Yonge Street) and an 8-storey office building (1 Eglinton Avenue East) at the southeast corner of Yonge and Eglinton Avenue East. The property at 1 Eglinton East is the subject of an active rezoning application to permit its redevelopment with a 65-storey mixed-use building.

East: A 6-storey office building is located at the northwest corner of Soudan Avenue and Cowbell Lane (30 Soudan Avenue). Further east is a mix of high-rise residential and mixed-use buildings located on the north side of Soudan Avenue and low-rise residential houses on the south side of Soudan Avenue.

South: On the south side of Soudan Avenue, is the Art Shoppe mixed-use development which is currently under construction and comprised of a 28-storey tower (98.8 metres including mechanical penthouse), with a 12-storey base building that wraps around the block. The lands comprising the entire block between Hillside Avenue and Manor Road with the exception of 2075-2077 Yonge Street (i.e. 2079- 2111 Yonge Street, 9-21 Hillside Avenue East and 12-16 Manor Road East) has approved zoning in place to permit the redevelopment of the block with a 7-storey, 123-unit mixed-use building fronting on Yonge Street, a semi-detached dwelling fronting on Hillside Avenue at the east end of the site and four row houses fronting on Manor Road (By-law 607-1998). The lands further to the southeast are predominantly low-rise residential in character, comprised of a mix of 2- to 3-storey detached and semi-detached dwellings.

West: At the northwest corner of Yonge Street and Berwick Avenue, is Canada Square, a commercial complex made up of three interconnected office buildings which extends to the Yonge/Eglinton intersection. The Canada Square complex consists of an 18-storey office building located at the northwest corner of Yonge Street and Berwick Avenue (2180 Yonge Street), directly opposite the subject site, together with a 6-storey office building further to the north which is set back from the Yonge Street frontage (2190 Yonge Street) and a 17-storey office building at the southwest corner of Yonge Street and Eglinton Avenue West (2200 Yonge Street). South of the Canada Square site are 2-3.5-storey commercial buildings along Yonge Street beyond which is the Yonge subway line and low-rise houses.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) (the "PPS") provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and,
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its official plan and to inform decisions on other planning and development matters. Policy 4.7 states that the Official Plan is the most important vehicle for implementing the PPS. The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth in the Greater Golden Horseshoe (GGH) region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;

- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and,
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

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 City of Toronto Official Plan contains a number of policies that apply to the proposed development including those outlined below.

Chapter 2 – Shaping the City

Section 2.2.2 Centres: Vital Mixed Use Communities

The proposed building is located in the *Yonge-Eglinton Centre*, which is situated in midtown Toronto at the crossroads of the Yonge subway line and the Eglinton Crosstown Light Rail Transit line under construction.

The *Yonge-Eglinton Centre* should continue to develop as both an office centre and a desirable living area. This *Centre* has potential for new development, and improvements to its public realm, parks and other open spaces.

Centres in the Official Plan are a priority for managing growth in the City. They should be vibrant, mixed-use and supported by public transit. Each *Centre* in the Official Plan will have a secondary plan. Secondary Plans for *Centres* will, among other things, provide a supportive environment for residential and employment growth, including new commercial office space and transit oriented development. The plan will also delineate the boundaries of the growth centre, provide a strategy for public realm and parks improvements, support the use of public transit and other transportation models (e.g. cycling and walking) and ensure that an appropriate transition is created between high growth areas and lower scale development, particularly *Neighbourhoods*.

Chapter 3 – Built Form

Section 3.1.2 Built Form

The Official Plan states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients, tenants and customers, but also the needs of the people who live and work in the area who will encounter the building in their daily lives. New development in Toronto will be located and organized to fit with its existing and/or planned context. To do this, it will: generally locate buildings parallel to the street or along the edge of a park or open space, have a consistent front yard setback, acknowledge the prominence of corner sites, locate entrances so they are clearly visible and provide ground floor uses that have views into and access from streets. New development will also locate and organize vehicle parking, vehicular access to minimize their impacts on the public realm. Furthermore, new development will create appropriate transitions in scale to neighbouring existing and/or planned buildings; limit shadowing on streets, properties and open spaces; and, minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks to preserve their utility.

New development will also be massed to define the edges of streets, parks and open spaces to ensure adequate access to sky view for the proposed and future uses. New development will also provide public amenity, enhance the public realm through streetscape improvements and ensure that significant new multi-unit residential development provides indoor and outdoor amenity space for residents of the new development.

Section 3.1.3 Built Form – Tall Buildings

The applicant is proposing to construct a tall building. Policy 3.1.3 states that tall buildings come with larger civic responsibilities than buildings of a smaller scale. In addition to specific built form characteristics, the policy states that proposals for tall buildings should clearly demonstrate how they relate to the existing and planned context, take into account their relationship with the topography and other tall buildings and how they meet the other objectives of the Official Plan.

Chapter 4 – Land Use Designations

Section 4.5 Mixed Use Areas

The site is in an area designated *Mixed Use Areas* in the Official Plan. *Mixed Use Areas* are intended to provide a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings. Development within *Mixed Use Areas* should provide for new jobs and homes on underutilized lands, while locating and massing new buildings to provide a transition between areas of different development intensity and scale. Furthermore, development in *Mixed Use Areas* should be located and massed to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

Development in *Mixed Use Areas* should also provide attractive, comfortable and safe pedestrian environments and have access to schools, parks and community centres as well as libraries and childcare.

Development in *Mixed Use Areas* should also take advantage of nearby transit service and provide good site access and circulation as well as an adequate supply of both visitor and resident parking. Service areas should be located to minimize impacts on adjacent streets, and any new multi-unit residential development should provide indoor and outdoor amenity space for residents.

Yonge-Eglinton Secondary Plan

The site is located in *Mixed Use Area 'A'* within the Yonge-Eglinton Secondary Plan Area. The primary objective of the Yonge-Eglinton Secondary Plan is to maintain and reinforce the stability of *Neighbourhoods* and to minimize conflicts among *Mixed Use Areas*, *Apartment Neighbourhoods*, *Neighbourhoods* and *Parks and Open Space Areas* in terms of land use, scale and vehicular movement. The Secondary Plan also requires that a full range of housing options (form, tenure) suitable for family and other households be provided in the Yonge-Eglinton Area that is: "contextually appropriate and compatible with existing residential uses and residential built form."

The *Mixed Use Areas* in the Official Plan will contain a mix of retail, service commercial, office and residential uses, with the highest concentration at Yonge Street and Eglinton Avenue and a smaller concentration at the Yonge/Davisville subway station. Commercial development will be strengthened in the Yonge-Eglinton Area, specifically, the following will be supported:

- street related retail and service uses in the *Mixed Use Areas* except Area 'E';
- office commercial uses in the *Mixed Use Areas* 'A', 'B', 'C'; and 'D'; and
- restricted retail uses in *Mixed Use Area 'E'*.

The Yonge-Eglinton Secondary Plan states that the highest densities will be located in *Mixed Use Area 'A'*, with developments of a lesser scale located in *Mixed Use Areas* 'B', 'C' and 'D'. Reduced parking requirements are permitted in the Yonge-Eglinton Secondary Plan Area where it can be demonstrated that projected travel can be accommodated by means other than the automobile. Bicycle linkages, facilities and new pedestrian connections will also be encouraged.

New development will promote architectural excellence while also providing for improvements in the public realm. New, flexible, community service 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 Secondary Plan Area along with improvements to the existing parks, open spaces and public realm.

Development within the Yonge-Eglinton Secondary Plan Area will satisfy the requirement of the Growth Plan for the Greater Golden Horseshoe, transition down in height from Yonge Street and Eglinton Avenue east towards Mount Pleasant Avenue, be compatible with the character of existing *Neighbourhoods* and maintain a high quality of residential amenity. Investment in public transit infrastructure will be a priority in the Yonge-Eglinton *Centre*.

Official Plan Amendment 231

The site currently contains an 8-storey commercial office building and is subject to the policies of OPA 231.

On December 18, 2013 City Council adopted OPA 231, a comprehensive amendment to the Official Plan which contains new policies with respect to Employment Areas and Economic Health and land use designations. Among other things, OPA 231 added new sub-policy 2.2.2.2 a) that establishes a minimum combined gross density target of 400 jobs and residents per hectare for each *Centre* identified in the Province's Growth Plan, including the *Yonge-Eglinton Centre*. Also, OPA 231 added a new policy requiring the replacement of office space in transit-rich areas of the City. More specifically, OPA 231 Policy 3.5.1.9 states, " New development that includes residential units on a property with at least 1,000 square metres of existing non-residential gross floor area used for offices is required to increase the non-residential gross floor area used for office purposes where the property is located in a *Mixed Use Area* or *Regeneration Area* within:

- a) the *Downtown and Central Waterfront*;
- b) a *Centre*; or
- c) 500 metres of an existing or an approved and funded subway, light rapid transit or GO train station".

On July 29, 2014, the Minister of Municipal Affairs and Housing approved OPA 231 with minor modifications. Over 178 appeals were received and forwarded to the Ontario Municipal Board. Some portions of OPA 231 not under appeal have been brought into force. Specifically, Policy 2.2.2.2a) was brought into full force and effect through a June 22, 2015 OMB order. The office replacement policies, however, continue to be under appeal at the OMB. As such, this policy is relevant but not determinative in terms of the Official Plan policy framework. It represents the directions of City Council and is part of the emerging policy context.

Tall Building Design Guidelines

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

Midtown in Focus: Parks, Open Space and Streetscape Plan and 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 to the network of parks, open spaces, streets and public buildings within the Yonge-Eglinton area to create an attractive, safe, and comfortable network of public spaces. The Public Realm Plan recognized that the area has a distinct quality and character, consisting of a vibrant mixed use community with an open and green landscaped character. The Plan has five Place-Making Moves that, together with other streetscape improvements and the enhancement and expansion of parkland in the area, will form a thriving system of parks, open spaces and streets. One of the Place-Making Moves is the "Yonge Street Squares" which include the intersection of Yonge Street and Soudan Avenue.

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. As OPA 289 is under appeal at the OMB, 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>

OPA 289 outlines 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 OPA 289 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.

OPA 289 proposes a network of squares and open spaces along Yonge Street to create distinct and programmable public spaces (Yonge Street Squares). The northeast corner of Yonge Street Soudan Avenue where the site is located has been identified as a location for a distinctive landscaped, publicly-accessible square. This square will be created by realigning offset east-west streets (Berwick Avenue and Soudan Avenue) that connect to Yonge Street. OPA 289 specifies that realignment of the streets will be pursued as opportunities arise, including through the development process, to improve pedestrian movement and enable the creation of consolidated, cohesive open spaces and squares.

OPA 289 also requires a minimum building setback of 1.5 metres at ground level from the property line on Yonge Street.

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 that builds on the Midtown in Focus Public Realm Plan. 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 late 2015, based on City Council's direction, and includes the following 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; and
- 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 the 4th quarter of 2017 with proposed policies of the Yonge-Eglinton Secondary Plan as well as other emerging directions related to the infrastructure assessments and strategies.

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 a status update on the study, and included the identification of draft built form principles. The recommendations adopted by Council direct staff to:

- Consider and review applications within the context of the on-going review;
- 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; and
- 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.

The draft built form principles of the Review are organized in four categories: Area Structure, Public Realm and Open Space, Walkability and Comfort, and Heritage and Landmarks, as follows:

Area Structure

- Organize growth to achieve a hierarchy of intensity of use, building heights, densities and scale tied to proximity of rapid transit service, with greatest heights and densities located at the Yonge-Eglinton Crossroads where two rapid transit lines intersect;
- Provide a variety of building heights to reinforce existing character, promote localized sense of place and create a legible skyline for the district that makes legible and reinforces the area structure when viewed from key vantage points within the broader city;

Public Realm and Open Space

- Reinforce the unique open space amenity and spaciousness provided by the Eglinton Green Line, Midtown Apartment Neighbourhoods and Apartment High Streets by ensuring abundant landscaping at grade and generous building spacing;
- 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.

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. Staff encourage the applicant to work with City Planning in order to achieve the emerging vision and objectives of the Midtown in Focus study through revisions to the application.

Zoning

The site is zoned CR T5.0 C4.0 R 3.0 in Zoning By-law 438-86, as amended, with a permitted height of 61 metres and a maximum density of 5 times the area of the site. The CR (Commercial Residential) zoning permits a variety of commercial and residential uses including apartment buildings, retail stores, service shops and offices.

The site is also zoned CR 5.0 (c4.0; r3.0) SS2 (x2507) in Zoning By-law 569-2013, as amended. The permissions are largely the same as in by-law 438-86.

Site Plan Control

The proposed development is subject to site plan control. A site plan control application is under review (File No. 17 186498 STE 22 SA).

Tall Building Design Guidelines

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

Tree Preservation

The applicant has submitted an arborist report and tree removals plan indicating that the proposed development will require the removal of 2 privately owned trees and 7 trees within the public boulevard. The application has been circulated to the City's Urban Forestry staff for review.

Reasons for the Application

The Zoning By-law Amendment application is required to increase the maximum permitted building height from 61 metres to 118 metres (plus a 6 metre mechanical penthouse), to increase the maximum permitted density from 5 times the area of the site to 17.6 times the area of the site and to establish the appropriate development standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale Report;
- Community Services and Facilities Report;
- Building Mass Model;
- Pedestrian Level Wind Study;
- Sun/Shadow Study;
- Noise and Vibration Study;
- Tree Inventory and Tree Survey / Preservation Plan;
- Urban Transportation Considerations Report;
- Geotechnical Investigation Report;
- Hydrogeological Investigation Report;
- Site Servicing and Stage 1 Stormwater Management Report;
- Public Consultation Strategy;
- Green Development Standards Checklist and Statistics;
- Energy Strategy; and
- Energy Modelling Report.

A Notification of Complete Application was issued on August 1, 2017.

Issues to be Resolved

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

- prematurity of the application prior to completion of the Midtown in Focus; Growth, Built Form and Infrastructure Review;
- consistency with the Midtown in Focus Public Realm Plan and OPA 289;
- consistency with the draft built form principles of the Midtown in Focus: Growth, Built Form and Infrastructure Review;

- realignment of Soudan Avenue;
- creation of a new public open space at the north east corner of Yonge Street and Soudan Avenue in accordance with OPA 289;
- tower floor plate size;
- tower setbacks from the property lines;
- base building setbacks from the property lines;
- relationship of the proposal to the adjacent buildings;
- appropriateness of ground floor setbacks and sidewalk zone widths;
- identification and securing of community benefits pursuant to Section 37 of the Planning Act, should the proposal in some form be approved.

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

CONTACT

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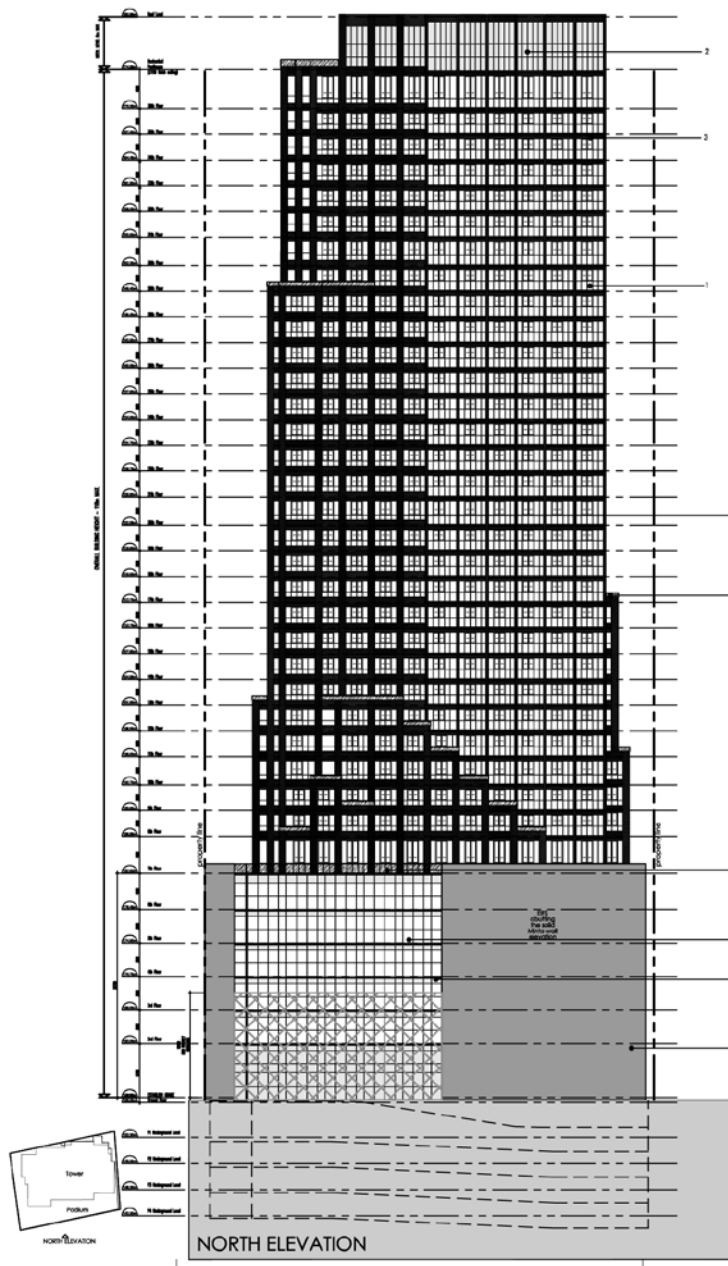
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a: North Elevation
Attachment 2b: South Elevation
Attachment 2c: East Elevation
Attachment 2d: West Elevation
Attachment 3: Zoning
Attachment 4: Yonge-Eglinton Secondary Plan
Attachment 5: Application Data Sheet

Attachment 2a: North Elevation



North Elevation

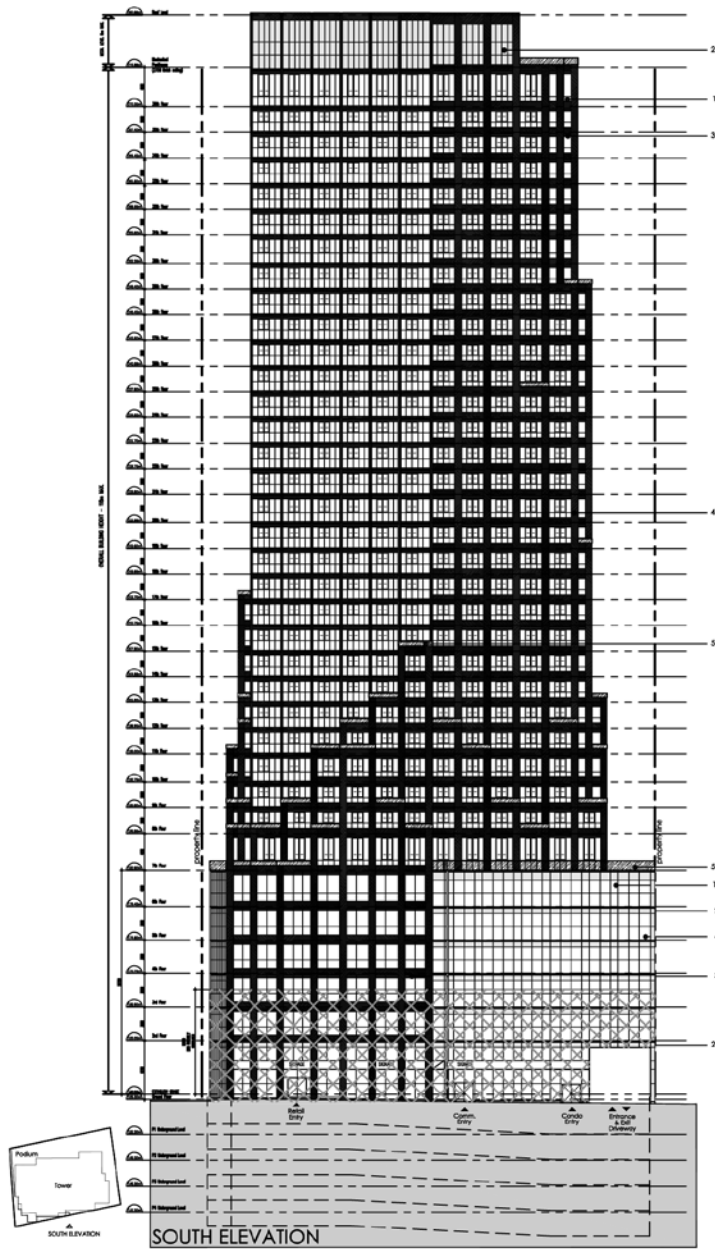
Applicant's Submitted Drawing

Not to Scale
09/20/2017

2161 Yonge Street

File # 17_186503_STE 22 0Z

Attachment 2b: South Elevation



South Elevation

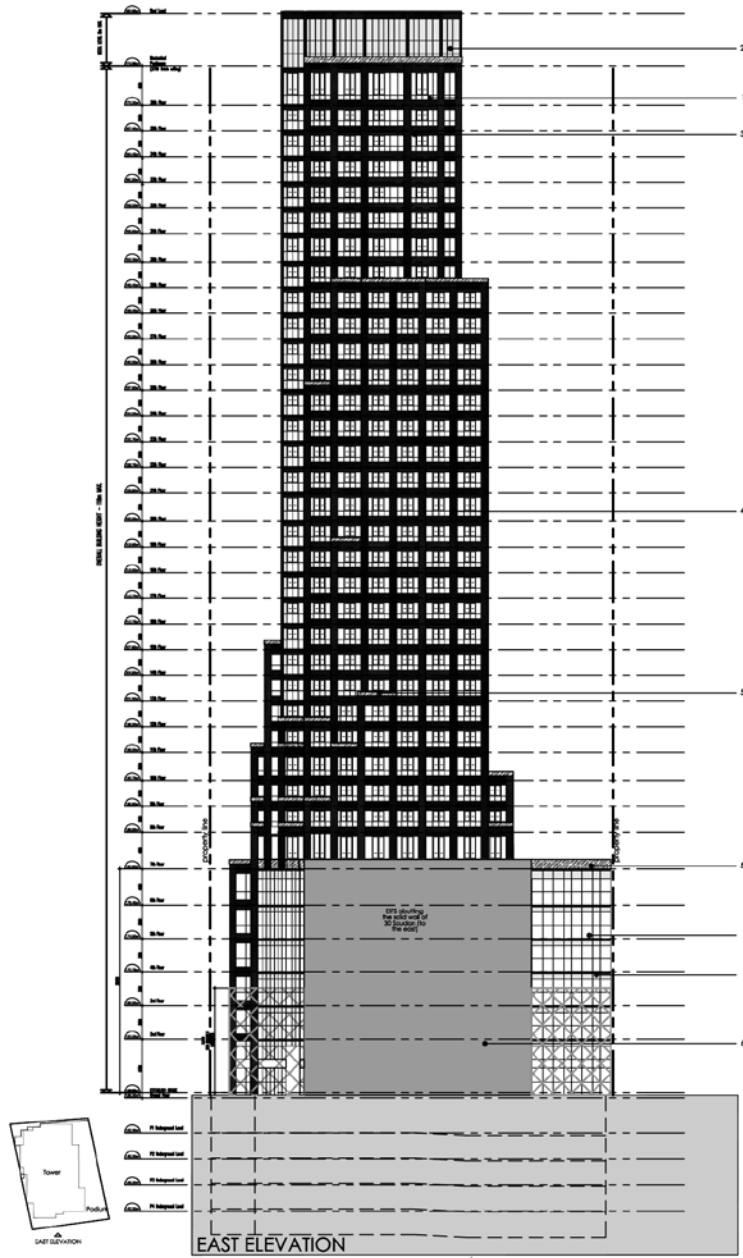
Applicant's Submitted Drawing

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Attachment 2c: East Elevation



East Elevation

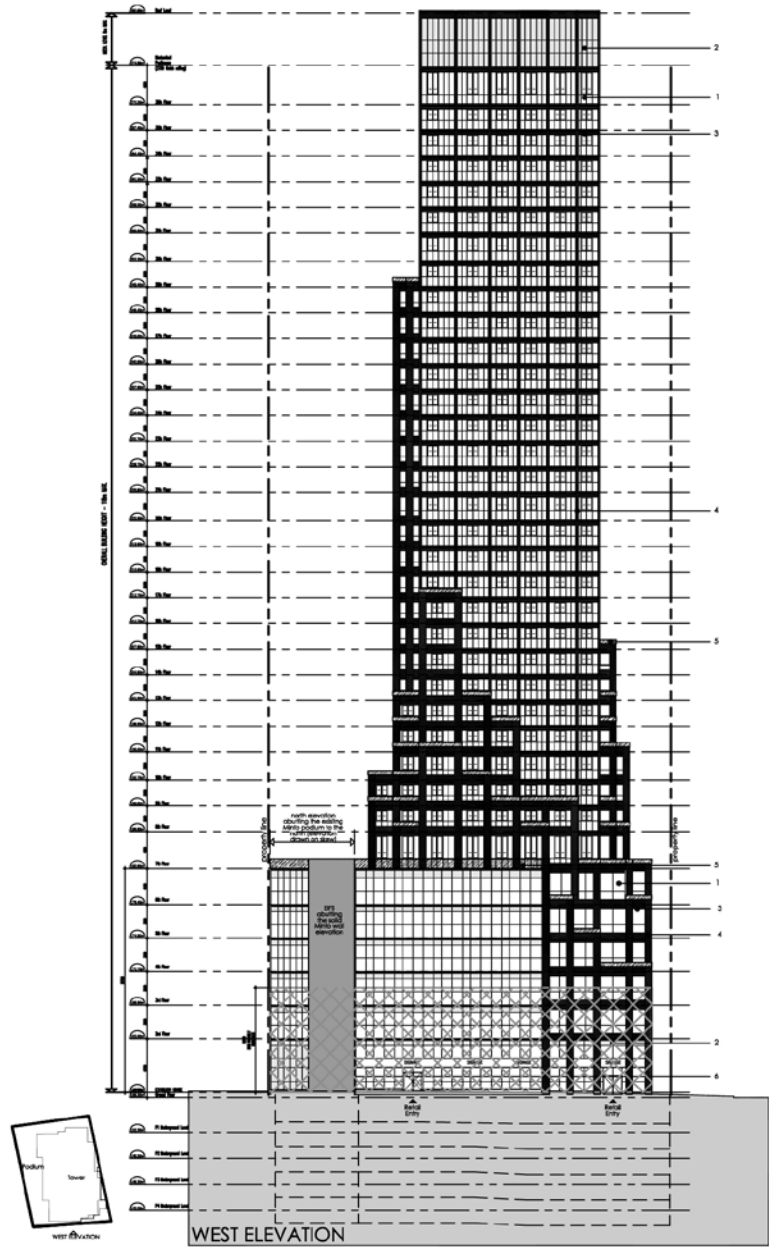
Applicant's Submitted Drawing

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Attachment 2d: West Elevation



West Elevation

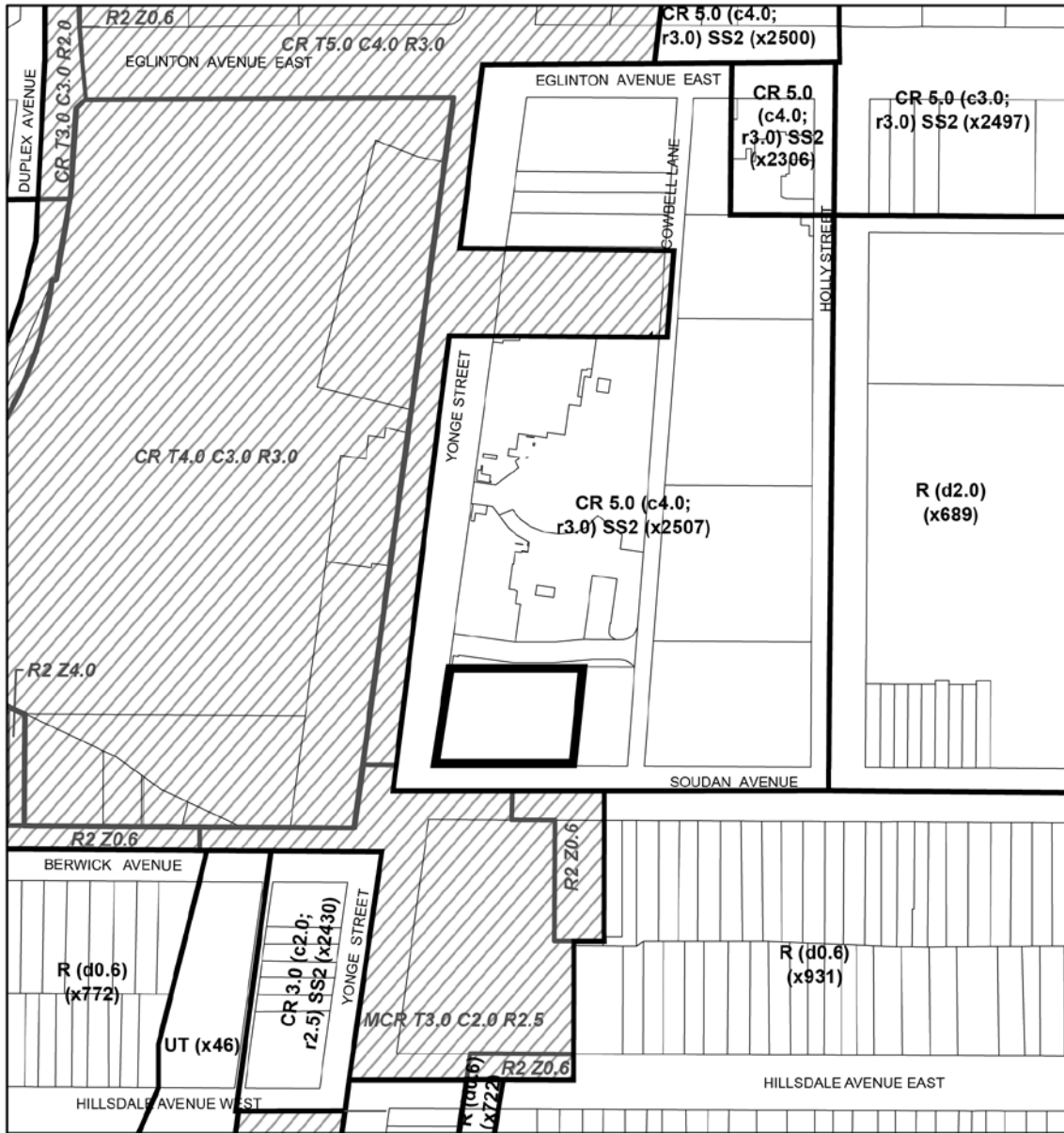
Applicant's Submitted Drawing

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2161 Yonge Street

File # 17_186503_STE 22 0Z


Attachment 3: Zoning





Zoning By-Law No. 569-2013

2161 Yonge Street

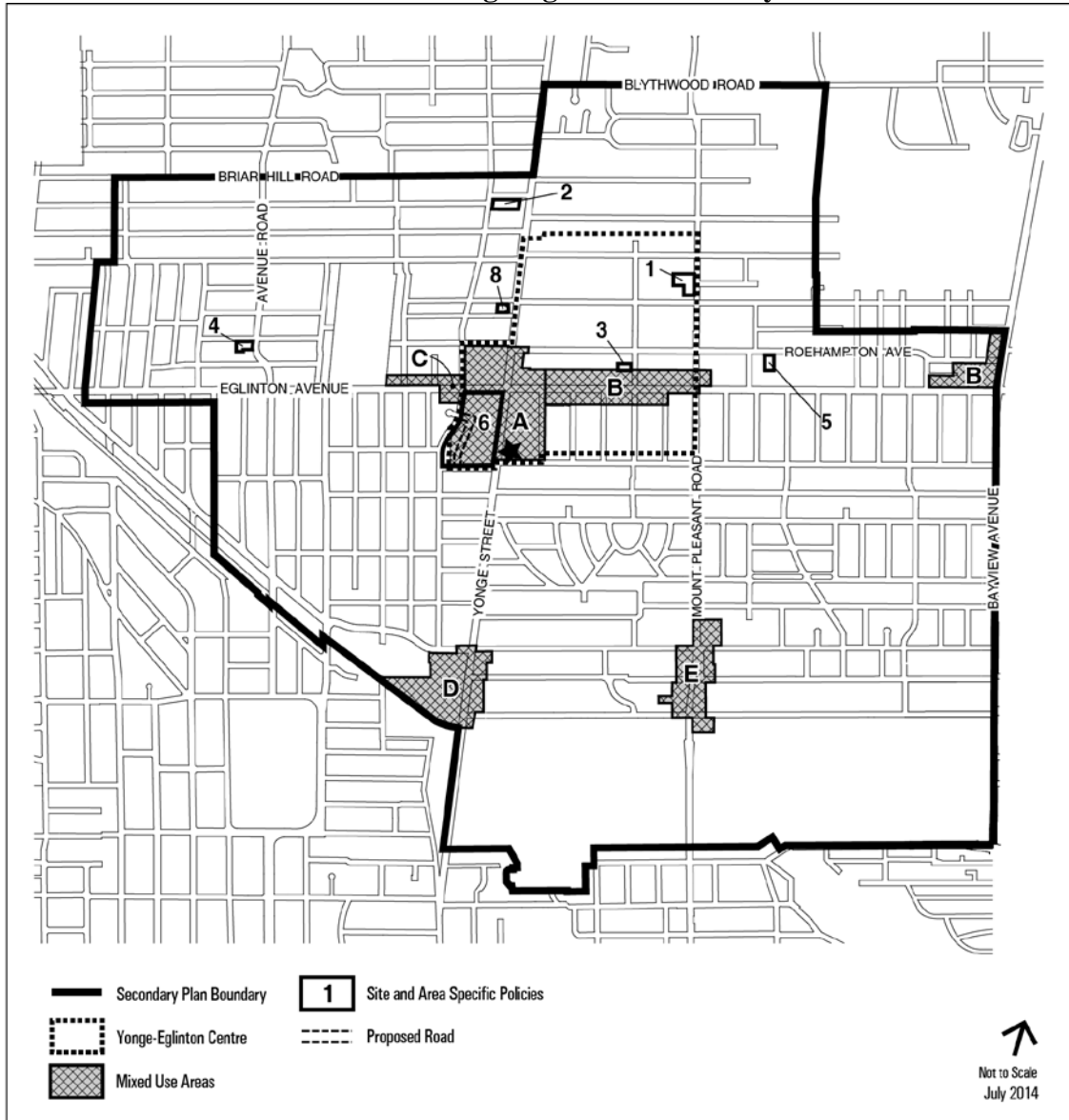
File # 17 186503 STE 22 0Z

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

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


 Not to Scale
 Extracted: 09/07/2017

Attachment 4: Yonge-Eglinton Secondary Plan



Yonge-Eglinton Secondary Plan

MAP 21-1 Land Use Plan

2161 Yonge Street

File # 17 186503 STE 22 0Z

★ Subject Site - 2161 Yonge Street

↑
Not to Scale
09/07/2017

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	17 186503 STE 22 OZ
Details	Rezoning, Standard	Application Date:	June 23, 2017
Municipal Address:	2161 YONGE STREET		
Location Description:	PLAN 653 PT LOTS 4 & 5 **GRID S2204		
Project Description:	A mixed use, 36 storey building including a 6 storey base building containing 600 square metres of ground floor retail uses and 8,267 square metres of office space on floors 2-6. The residential tower would contain 288 new dwelling units. A 4-level underground parking garage, would contain 155 spaces.		

Applicant:	Agent:	Architect:	Owner:
TRIBUTE COMMUNITIES, 1815 IRONSTONE MANNER, UNIT 1, PICKERING ON, L1W 3W9	TRIBUTE COMMUNITIES, 1815 IRONSTONE MANNER, UNIT 1, PICKERING ON, L1W 3W9	GRAZIANI & CAROZZA ARCHITECTURE INC., 1320 SHAWSON DRIVE, SUITE 100, MISSISSAUGA ON, L4W 13C	2161 YONGE ST LIMITED, 2190 YONGE STREET, 2 ND FLOOR, TORONTO ON, M4S 2B8

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR T5.0 C4.0 R3.0	Historical Status:	N
Height Limit (m):	61	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1,779	Height:	Storeys:	36
Frontage (m):	36.49		Metres:	118
Depth (m):	48.11			
Total Ground Floor Area (sq. m):	856.1			Total
Total Residential GFA (sq. m):	22,434		Parking Spaces:	155
Total Non-Residential GFA (sq. m):	8,870		Loading Docks	4
Total GFA (sq. m):	31,304			
Lot Coverage Ratio (%):	48.1			
Floor Space Index:	17.6			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	22,434	0
Bachelor:	0	Retail GFA (sq. m):	603	0
1 Bedroom:	108 (37.5 %)	Office GFA (sq. m):	8,267	0
2 Bedroom:	141 (49%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	39 (13.5 %)	Institutional/Other GFA (sq. m):	0	0
Total Units:	288			

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