



REPORT FOR ACTION

Midtown in Focus Supplementary Report

Date: June 26, 2018

To: Planning and Growth Management Committee

From: Chief Planner and Executive Director, City Planning

Wards: 16, 22, 25 and 26

IBMS No.: 17 254453 NNY 25 OZ

SUMMARY

At its meeting on June 7, 2018, Planning and Growth Management Committee (PGMC) adjourned the Statutory Special Public Meeting for the recommended Official Plan Amendment for the Yonge-Eglinton area. At this meeting, PGMC directed staff to host a further community consultation meeting to solicit feedback from the public on:

- Lowering building heights in the Soudan Apartment Neighbourhood, Eglinton Green Line, Yonge-Eglinton Crossroads and Redpath Park Street Loop Character Areas; and
- Increasing employment opportunities in areas with a proposed *Mixed Use Areas "A"* and *"B"* designation on Map 21-4 of the recommended Yonge-Eglinton Secondary Plan area.

PGMC requested that City Planning staff report to the July 5, 2018 PGMC meeting on the feedback received at the community consultation meeting held on June 21, 2018, potential amendments to the Yonge-Eglinton Secondary Plan to address the feedback and whether the potential amendments would continue to conform with the Growth Plan, be consistent with the Provincial Policy Statement (PPS) and have regard to matters of provincial interest in Section 2 of the Planning Act. PGMC also requested City Planning staff to report to the July 5, 2018 PGMC meeting on:

- Including building height limits on Maps 21-11 to 21-16 in geodetic metres for all sites in the recommended Yonge-Eglinton Secondary Plan and other amendments required to the Secondary Plan as a result; and
- The appropriate use of holding provisions to ensure the provision of infrastructure in the Yonge-Eglinton Secondary Plan area.

This supplementary report summarizes the outcomes of the community consultation meeting. As requested by PGMC, this report provides potential amendments (building height options) for the four Character Areas for the Committee's consideration, inclusive of additional amendments required to the Yonge-Eglinton Secondary Plan to implement the options. The report also addresses amendments to the Permitted Building Type and Height Limits Maps to include building height limits in geodetic metres in addition to

storeys and other associated amendments. Finally, this report comments on the appropriate use of holding provisions for the provision of infrastructure.

Building height options for the Committee's consideration and associated amendments to the Secondary Plan are described in the Comments section and outlined in Attachment 1, 2 and 3 of this report. Attachment 4 to this report itemizes amendments to implement building heights in geodetic metres. Attachment 5 summarizes additional amendments requested by PGMCM at its June 7, 2018 meeting, as well as additional, minor technical amendments to the Secondary Plan identified by staff. Attachment 6 provides a detailed summary of the feedback received at the community consultation meeting held on June 21, 2018.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. Pursuant to the request for potential amendments from the Planning and Growth Management Committee at its June 7, 2018 meeting, City Council make a decision on the height limits for new tall buildings in the Soudan Apartment Neighbourhood, Eglinton Green Line, Yonge-Eglinton Crossroads and Red Path Park Street Loop Character Areas, by adopting either:

a. Option 1 – Modified May 2018 Staff Recommended Plan included as Attachment 1 of this report;

OR

b. Option 2 – Undulating Heights and Increased Transition – included as Attachment 2 of this report;

OR

c. Option 3 – 20 and 15 storeys – included as Attachment 3 of this report.

2. City Council amend the Yonge-Eglinton Secondary Plan in Attachment 1 to the report Midtown in Focus: Final Report (May 24, 2018) from the Chief Planner and Executive Director, City Planning, in accordance with the Option selected in Recommendation 1 with the required amendments itemized in the Option's respective attachment in this report.

3. City Council amend the Yonge-Eglinton Secondary Plan in Attachment 1 to the report Midtown in Focus: Final Report (May 24, 2018) from the Chief Planner and Executive Director, City Planning in accordance with the amendments identified in Attachments 4 and 5 to this report.

FINANCIAL IMPACT

This report has no financial impact.

DECISION HISTORY

At its June 7, 2018 meeting, Planning and Growth Management Committee (PGMC) adjourned the Special Public Meeting pursuant to Section 26 of the *Planning Act* and requested staff to host a further community consultation meeting specifically focussed on reducing building heights in certain Character Areas and increasing employment opportunities in areas with a *Mixed Use Areas* "A" and "B" designation on Map 21-4 of the recommended Yonge-Eglinton Secondary Plan. PGMC also requested staff to report on the inclusion of height limits in geodetic metres and the appropriate use of holding provisions for the provision of infrastructure.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG30.4>

COMMENTS

1. June 21, 2018 Community Consultation Meeting

- Per the June 7, 2018 Planning and Growth Management Committee decision, on June 21st, 2018, in consultation with the ward councillors, City staff hosted a further community consultation meeting on: Lowering building heights in the Soudan Apartment Neighbourhood, Eglinton Green Line, Yonge-Eglinton Crossroads and Red Path Park Street Loop Character Areas (Figure 1); and
- Increasing employment opportunities in areas with a proposed *Mixed Use Areas* "A" and "B" designation on Map 21-4 of the recommended Yonge-Eglinton Secondary Plan area.

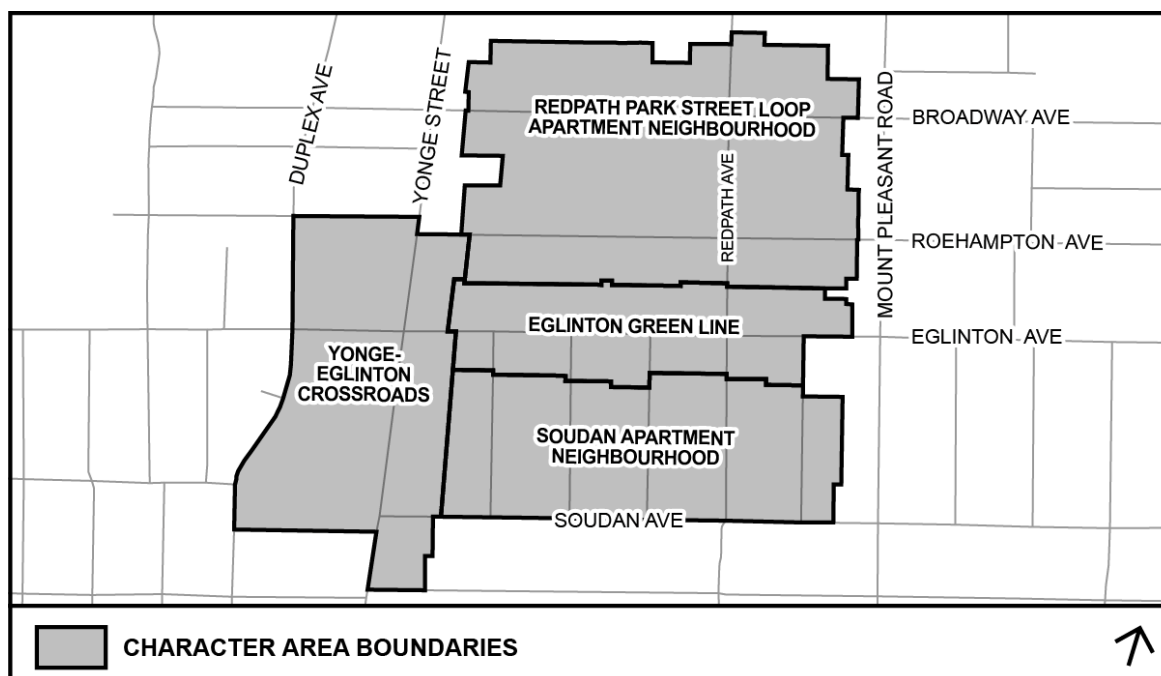


Figure 1: Character Areas Subject to Further Consultation

Approximately 140 people attended the meeting to provide feedback. The meeting consisted of opening remarks by area Councillors and an overview and participant briefing presentation by City staff, followed by a facilitated workshop and report back. Additional opportunities were provided for participants to provide feedback at the end of

the meeting. Participants were also provided with comment forms to provide feedback in writing. Staff were available during the meeting to respond to individual questions.

Reducing Building Heights

The building heights in the staff recommended Secondary Plan and three additional building height options in the four Character Areas were presented to participants as a basis for soliciting feedback on the building heights. The options focussed on the 15 “Midtown Tall Building” sites identified on the Permitted Building Type and Height Limit Map for the four Character Areas. Participants were asked to identify their preferred height option, provide a summary of why it was their preferred option and identify further modifications they would make to the option.

May 2018 Staff Recommended Secondary Plan

The building heights from the staff recommended Plan were included as an option that participants could identify as a preferred option and suggest modifications to. In the recommended Secondary Plan, building heights terrace down in height from 56 storeys to 40 storeys along Eglinton Avenue East to Redpath Avenue. East of Redpath Avenue, buildings continue to transition down to 27 storeys east of Redpath Avenue, with a gentle rise to a maximum height of 29 storeys in proximity to the Mount Pleasant transit station.

In the Redpath Park Street Loop Apartment Neighbourhood (shown in Figure 1 above) building heights for the two remaining sites on the south side of Roehampton Avenue are proposed in the mid- to low- thirties and mid-twenties for the two remaining tall building sites on the north side of Broadway Avenue. In the Soudan Apartment Neighbourhood, building heights for new tall buildings are of a consistent, low-twenties height with transition down in height to 14 storeys on the remaining site adjacent to Soudan Avenue capable of accommodating a tall building. In the Yonge-Eglinton Crossroads building heights peak at the intersection with a decrease in building heights in all directions. North of Eglinton Avenue, the height of the remaining site capable of accommodating a tall building in the Character Area is proposed at 48 storeys providing a transition down in height from the intersection.

Modified November 2017 Proposed Plan

This option reflected the building heights in the November 2017 proposed Plan (<https://www.toronto.ca/legdocs/mmis/2017/pg/bgrd/backgroundfile-108435.pdf>) for tall building sites in the Eglinton Green Line Character Area and a reduction in the height of the tall building site in the Soudan Apartment Neighbourhood directly adjacent to the Eglinton Junior Public School yard in accordance with a number of the deputations and written submissions at the June 7, 2018 PGMC meeting.

Building heights for new tall buildings terraced down in height from 56 storeys to 36 storeys along Eglinton Avenue East to Redpath Avenue, while recognizing the approved development at 150 Eglinton Avenue East at 46 storeys (167 metres), and then continued to transition down to 27 storeys east of Redpath Avenue, with a gentle rise to a maximum height of 29 storeys in proximity to the Mount Pleasant transit station. The height of the building directly adjacent to Eglinton Junior School was reduced to 17-19 storeys from the 20-23 storeys shown in the staff recommended Plan. The heights of tall

building sites in the Redpath Park Street Loop or Yonge-Eglinton Crossroads Character Areas were consistent with the May 2018 Staff Recommended Secondary Plan.

Undulating Heights and Increased Transition

This option was prepared by City staff and reduced the heights of tall building sites in all four of Character Areas as follows:

- Eglinton Green Line: Building heights for new tall buildings created an undulating skyline that recognized some of the recently approved buildings in the area. Heights of new tall buildings were 46 storeys on sites in closest proximity to the Yonge-Eglinton intersection and 32 storeys for the balance of sites west of Redpath Avenue. East of Redpath Avenue, the heights of buildings were shown at 26 storeys;
- Redpath Park Street Loop: Building heights for the remaining two sites on the south side of Roehampton Avenue were lowered from 36 and 32 storeys to 26 storeys. The remaining sites on the north side of Broadway Avenue were lowered to the low-twenties (20-23 storeys) creating a further transition down in building heights from Eglinton Avenue;
- Soudan Apartment Neighbourhood: Buildings heights were reduced to a maximum height of 19 storeys in closest proximity to the Mount Pleasant transit station with heights transitioning down to 17 storeys with distance from the transit station. The option maintained a transition down in height to 14 storeys on the remaining site adjacent to Soudan Avenue capable of accommodating a tall building; and
- Yonge-Eglinton Crossroads: Building heights would continue to peak at the intersection. The height of the remaining tall building site on the north side of Eglinton Avenue and east side of Yonge Street was reduced to 32 storeys to create a more dramatic shift down in building heights from the intersection.

20 and 15 storeys

This option was based on feedback received in advance of the community consultation meeting from a working group established by a local Councillor. It reduced the heights of tall building sites in all four of Character Areas as follows:

- Eglinton Green Line: Building heights for new tall buildings were a maximum height of 20 storeys along Eglinton Avenue with a transition down to 15 storeys moving eastward to Mount Pleasant Road;
- Redpath Park Street Loop and Soudan Apartment Neighbourhoods: Building heights for new tall buildings were a consistent height of 15 storeys. There also remained a transition down in height to 14 storeys on the remaining site adjacent to Soudan Avenue capable of accommodating a tall building; and
- Yonge-Eglinton Crossroads: Building heights continue to peak at the intersection. The remaining tall building site on the north side of Eglinton Avenue was changed to a mid-rise site. Additionally, the potential tall building sites on the east side of Yonge Street between Broadway Avenue and Roehampton Avenue in the Montgomery Square Character Area was likewise changed to mid-rise sites with a height permission of eight storeys.

Increasing Employment Opportunities

The Land Use Plan in the staff recommended Secondary Plan has minimum requirements for employment uses or full replacement of existing office uses, whichever is greater in the proposed designated *Mixed Use Areas "A"* and *"B"*. Development in *Mixed Use Areas "A"* has a higher minimum requirement for office, institutional or cultural uses than *Mixed Use Areas "B"* lands.

Mixed Use Areas "A" consist of areas that are primary employment nodes where a minimum of 25 per cent of a building's gross floor area for office, institutional or cultural uses is required. They include the Yonge-Eglinton Crossroads, Eglinton Green Line and Davisville Station Character Areas. Lands proposed to be designated *Mixed Use Areas "B"* require a minimum of 15% of building's gross floor area for office, institutional or cultural uses. These areas consist of the Henning, Montgomery Square, Mount Pleasant Station Character Areas and portions of the Merton Street and the Bayview Focus Area Character Areas. These areas either have an existing concentration of these types of uses, such as along Merton Street, and/or are centered around new transit stations associated with the Eglinton Crosstown (e.g. Mount Pleasant Station and Bayview Focus Area) where increased employment is sought given the proximity to transit

Participants were asked whether they would be supportive of allowing additional height where additional office, institutional or cultural uses are proposed above the minimum requirements in the recommended Secondary Plan considered by PGMC on June 7, 2018.

Summary of Feedback Received

Reducing Building Heights

Three of the options presented for feedback received support from participants at the community meeting. One of the options - Modified November 2017 Proposed Plan - did not receive any support.

With few exceptions, participants recognized the importance of an updated Secondary Plan for the area to inform and direct the review of applications within the area. A more detailed summary of the feedback on the options received at the meeting is provided in Attachment 5.

The majority of participants (approximately 60 per cent of the feedback received) supported the option for 20 and 15 storeys. Participants' comments in support of this position cited that the area is already too dense and over developed as a key reason to limit additional heights. In particular, participants cited the impacts that existing buildings and development under construction has on residents including air quality from construction activities, noise levels and the loss of sunlight on streets. Concerns about the capacity of servicing infrastructure to accommodate additional growth as well as the existing congestion on streets, sidewalks and the transit system were highlighted as key reasons for supporting height reductions. Additionally, participants expressed concern that the current lack of green space in the north east quadrant and pressure on schools and community facilities in the area would worsen with additional tall buildings.

Suggested modifications to this option included focusing the tallest heights (15-20 storeys) along major streets such as Yonge Street and Eglinton Avenue and further reducing building heights on side streets to 10 storeys, as well as further reducing building heights for sites that are adjacent to schools.

A number of participants (approximately 18 per cent of the feedback received) supported the May 2018 Staff Recommended Plan. Participants in support of this option cited that the identification of the area as a Growth Centre located close to transit made it a logical area for intensification and suggested that the proposed heights were appropriate given the policy direction in the Growth Plan and proximity to transit. Additionally, participants noted the heights limits were consistent with what has been proposed or approved in the area and that the Plan should incentivize growth and development. Suggested modifications from some participants in support of this option included further increasing permitted heights and densities or allowing for increased heights where additional employment and/or community facilities were included in a development.

A number of participants (approximately 5 per cent of the feedback received) supported the Undulating Heights and Increased Transition option. These participants thought that this option provided a balance of allowing for additional height while also mitigating some of the negative impacts that residents experience. Some commented that the undulating heights would create a skyline that was well planned. Suggested modifications to this option included allowing more office space in buildings closest to the Yonge-Eglinton Crossroads and further lowering building heights around Mount Pleasant Road.

The balance of feedback from participants did not support any of the options. Many of these participants cited a desire for further height reductions below those included in the four options. The feedback ranged from only allowing for buildings to be three to five storeys to less than 15 storeys. Some suggested that no new development should be allowed in the area, while others supported growth along Yonge Street and Eglinton Avenue, but not within the Apartment Neighbourhoods. Additionally, some of the participants cited that hard and soft infrastructure needed to be provided prior to new development taking place and the need to integrate community facilities into new development.

Increasing Employment Opportunities

Approximately a third of the participants who provided feedback supported allowing additional height where additional office, institutional or cultural uses are prioritized. These participants stressed the need for more recreational and cultural spaces, the need for a balanced live-work community and the concern that Midtown is becoming a bedroom community.

Many who supported limited additional height expressed a preference that the additional height be limited in terms of location and/or the number of storeys. Some participants were comfortable with 1-2 additional storeys or 5 additional storeys. A few participants indicated the additional height could be between 20 storeys to 40 storeys. Others stated that the additional height should be only permitted where the non-residential space is a community facility or dedicated to community and non-profit uses. Lastly, some

participants indicated that no height limits should be placed on employment-generating development.

Approximately two thirds of the feedback from participants did not favour additional height. The reasons included that building heights were already tall enough and concerns that additional workers would aggravate congestion in the area. Some participants stated that Midtown was losing its character with the increasing density and should not become like the Downtown. Some participants who did not support permitting additional height suggested that new commercial and institutional uses could be prioritized at grade or below grade in a system like the PATH.

Additional Feedback

Feedback not related to building heights or increasing employment opportunities included:

- The need for more community facilities in the area;
- The need for more rental housing;
- Concerns related to construction vehicles occupying sidewalks; and
- An interest in requiring section 37 funds to be spent in the quadrant of the Secondary Plan area in which the development takes place.

The need for more community facilities are already addressed in the recommended Secondary Plan and the Midtown Community Services and Facilities Strategy. The concerns related to construction vehicles is anticipated to be addressed for new development through the requirement in the recommended Secondary Plan for construction management plans to be submitted as part of a complete application. Any monetary funds secured through Section 37 are not specifically identified in the Secondary Plan as being allocated within the quadrant where the funds are received. Affordable housing is being addressed city-wide through the work being advanced on the city-wide Official Plan policy framework with respect to Inclusionary Zoning.

2. Building Height Options for Council's Consideration

Based on the feedback received at the June 21, 2018 community consultation meeting, staff have proposed options for reduced building heights for Council's consideration. Option 1 generally aligns with the May 2018 Staff Recommended Plan. Options 2 and 3 align with the two of the options presented at the community consultation meeting that received support from participants. Some of the key issues raised at the community meeting are addressed for each option.

Attachments 1, 2 and 3 of this report include conceptual massing diagrams that show indicative massing of new tall buildings associated with the option in conjunction with existing and approved buildings. The Attachments also provide the required amendments to the Secondary Plan and the amended Permitted Building Type and Height Limit Maps (Maps 21-11 and 21-12) for each option. The height limits on the Maps are provided in both storeys and geodetic metres in accordance with PGM's June 7, 2018 direction. Finally, the Attachments include the required amendments to the recommended Secondary Plan to implement each option.

Option 1 - Modified May 2018 Staff Recommended Plan

Option 1 (Attachment 1) presents a modified version of the building heights limits included in the staff recommended Plan to enable additional employment within the Yonge-Eglinton Crossroads and Eglinton Greenline Character Areas and to ensure the building heights for each tall building within the Eglinton Green Line Character Area will terrace down in height consistent with the original intent for this Character Area.

The suggestions by some participants at the community meeting to increase the height limits to enable additional employment opportunities for this option are not supported by staff. However, staff are recommending that the height limits on Map 21-12 be reduced by five storeys on each Midtown Tall Building site within the Eglinton Green Line Character Area and the Tall Building site in the Yonge-Eglinton Crossroads north of Eglinton. Additional height of a maximum of five additional residential storeys would be permitted where the equivalent amount of office, institutional or cultural gross floor area is provided above the minimum requirements of 25% of full office replacement.

From a sun and shadow perspective, the primary impacts of Option 1 in comparison to Options 2 and 3 are additional shadow impacts on the North Toronto Collegiate Institute's open space between 11:18 am and 1:18 pm from a few sites on Eglinton Avenue and Roehampton Avenue. This option has the most impact on the existing Eglinton Junior School's open space. The balance of shadow impacts on streets and the public realm within the area are minor given existing and approved buildings.

The various infrastructure plans, strategies and assessments undertaken as part of the Midtown in Focus initiative address the required hard and social infrastructure to support growth associated with the estimated population and employment in this option. The achievement of the Eglinton Green Line open space and Park Street Loop Public Realm Moves would be achievable with this option. Over time, the redevelopment of sites is required in order to provide the required publicly-accessible setbacks and secure the full suite of public realm improvements.

Additional amendments to the Secondary Plan to implement Option 1 consist of:

- Adding a policy to enable the additional height of up to five storeys associated with the provision of additional office, institutional and cultural uses; and
- Adding a policy to clarify that the urban design standards associated with each Midtown building type are required to be met in order to receive the permissions for the respective building type and associated height permissions. This policy is suggested to clarify the interpretation of the Plan as many participants at the meeting noted the importance of maintaining character, sunlight and sky view.

Option 2 - Undulating Heights and Increased Transition

As discussed above, this option (Attachment 2) lowers the building heights in all four subject Character Areas to provide for an undulating skyline for the district that recognizes existing and approved buildings, while also increasing transition in all directions from the height peak at the Yonge-Eglinton intersection. The option likewise provides the opportunity to increase the amount of employment in the Eglinton Green Line and Yonge-Eglinton Crossroads Character Areas up to a maximum of five additional residential storeys over the height limits.

The sun and shadow impacts to the North Toronto Collegiate Institute's and Eglinton Junior's open space would be less than the staff recommended Plan with this option, although there would still be some incremental impacts. The balance of shadow impacts on streets and the public realm within the area are likewise minor given existing and approved buildings.

This option would require similar hard and soft infrastructure needs as the staff recommended Plan, with the potential for reduced child care spaces and pupil spaces in schools. Further discussion is required with the school boards to understand the reduction in school pupils associated with this option. The Toronto District School Board previously indicated that for the long-term growth beyond the development pipeline that 800 pupil spaces would be needed. The achievement of the Eglinton Green Line open space and Park Street Loop are anticipated to be supported with this option based on other proposed redevelopments in the area that are currently proposing full office replacement at heights comparable to the heights in this option.

Additional amendments to the Secondary Plan to implement Option 2 consist of:

- Modifying the vision statements for the Redpath Park Street Loop, Soudan and Eglinton Green Line Character Areas in Section 1.3 of the Plan to reflect the changes to the height regime and provide clear direction regarding the planned character of the areas;
- Adding the new policies to enable the additional height of up to five storeys associated with the provision of more office, institutional and cultural uses and to clarify that the urban design standards associated with each Midtown building type are required to be met in order to receive the permissions for the building type and associated height permissions.

Option 3 - 20 and 15 storeys

As discussed above, this option (Attachment 3) lowers the building heights in all four subject Character Areas. Twenty storeys buildings would be permitted along Eglinton Avenue on sites between Yonge Street and Redpath Avenue. Heights transition down from 18 storeys at Redpath Avenue to 15 storeys east of Redpath Avenue. The balance of remaining tall building sites in the Apartment Neighbourhood Character Areas would have height permissions up to 15 storeys. Staff have made minor modifications to this option for the sites on the east side of Yonge Street to reflect existing conditions and the existing eight and eleven storey office buildings located in the block between Roehampton and Broadway Avenues. The balance of sites on the east side of Yonge Street continue to be identified as mid-rise sites. The option likewise provides the opportunity to increase the amount of employment in the Eglinton Green Line and Yonge-Eglinton Crossroads Character Areas up to a maximum of five additional residential storeys over the height limits.

The sun and shadow impacts to the North Toronto Collegiate Institute's and Eglinton Junior's open space are significantly reduced with this option. Very little additional shadowing would occur on the North Toronto Collegiate Institute's open space, and mid-day shadows (12:18 to 4:18 pm) are reduced on Eglinton Junior's open space. The balance of shadow impacts on streets and the public realm within the area are likewise minor given existing and approved buildings.

This option reduces the estimated residential population by approximately 3,700 people. Nonetheless there will continue to be the need for new hard and social infrastructure. This option would reduce requirements for child care spaces and pupil spaces in schools from Options 1 and 2. Further discussion is required with the school boards to understand the reduction in school pupils associated with this option.

The achievement of the Eglinton Green Line open space and Park Street Loop Public Realm Moves may be more difficult to achieve with this option as sites on Eglinton Avenue East and within the Redpath Park Street Loop Apartment Neighbourhood may not redevelop given non-residential or rental replacement requirements on some of the sites. Achievement of the Public Realm Moves generally requires landscaped setbacks be provided as part of any redevelopment.

Amendments to the Secondary Plan to implement this option would consist of:

- Amendments to the vision statements for the Redpath Park Street Loop, Soudan and Eglinton Green Line Character Areas in Section 1.3 of the Plan to reflect the modifications to the height regime and provide clear direction regarding the planned character of the areas;
- Modification of the policy direction regarding Station Area Cores and Secondary Zones within the Midtown Transit Station Areas. These amendments clarify the comparative intensity and height between these two transit area components;
- Amendments to Built Form Principle 5.1.1 (a) which speaks to creating a legible and distinct skyline for Midtown; and
- Adding the new policies to enable the additional height of up to five storeys associated with the provision of more office, institutional and cultural uses and to clarify that the urban design standards associated with each Midtown building type are required to be met in order to receive the permissions for the building type and associated height permissions.

Population and Employment Estimates

The overall population and employment estimates for each option are summarized below and account for the additional five storeys of height where net new office, institutional and cultural uses are provided. The number of potential jobs could increase from the May 2018 staff recommended Plan by an additional 1,000 jobs in Option 1 and 500 jobs with Option 2. The number of estimated potential jobs is slightly less in Option 3 than in the staff recommended Plan. The overall residential population in Option 1 is estimated to have a slight reduction of 100 less residents from the staff recommended Plan. Option 2 is estimated to have 1,400 less residents, and 3,900 less residents are estimated with Option 3. All options will continue to exceed the minimum population and employment targets set out in the Growth Plan for the Urban Growth Centre. Approximately a third of the density target for each option is attributed to jobs.

	Option 1		Option 2		Option 3	
	Urban Growth Centre	Secondary Plan Area	Urban Growth Centre	Secondary Plan Area	Urban Growth Centre	Secondary Plan Area
Residents	49,400	123,600	48,100	122,300	45,700	119,800
Jobs	24,000	46,100	23,400	45,500	22,700	44,800
Residents + Jobs per Hectare	1,100	250	1,070	240	1,020	240

3. Building Height Limits in Geodetic Metres

Maps 21-11 to 21-16 of the staff recommended Plan currently identify maximum building heights in storeys for the tall, mid-rise and low-rise building sites. Additional policies in the recommended Plan provide direction that will limit the overall height of buildings in metres, while providing flexibility for the actual design of the buildings. The staff recommended policies would limit the overall height of the buildings by ensuring that floor-to-ceiling heights within buildings for different land uses (e.g. residential versus commercial) would generally be consistent with those identified in the Plan.

Geodetic heights in metres are currently shown on the Maps for approved buildings that have not been constructed or are currently under construction. Many of these approved buildings have heights which would not be consistent with the policies related to floor-to-ceiling heights in the staff recommended Secondary Plan. Many of the approvals were the subject of OMB approvals or settlements.

On June 7, 2018, PGMC directed staff to amend Maps 21-11 to 21-16 to include building height limits in both storeys and geodetic metres. Maps 21-11 and 21-12 in Attachments 1, 2 and 3 include geodetic metres for the building height options presented in this report. Maps 21-13 to 21-16 have been amended to include the heights in geodetic metres and are included in Attachment 2.

The overall building heights in metres vary across the Secondary Plan area depending on the underlying land use and area context. For example, in the Midtown Villages, an important principle of the Plan is retaining the existing character of the historic streetscapes. The ground floor height of buildings is integral to this. As such, the amended Maps enable a ground floor height of four metres generally consistent with the existing ground floor heights of buildings in the Villages.

In the Apartment Neighbourhoods, staff typically see ground floor heights of 4.5 metres in applications. In other primary retail areas, such as the portion of the Bayview Focus Area north of Eglinton Avenue, the typical ground floor height for retail uses is 4.5 metres, with a maximum ground floor height of 6 metres. In the Midtown Cores and areas where the recommended Plan encourages office uses and more intensive, destination-oriented retail, higher ground floor heights are needed. A six metre ground floor height has been provided for in these areas to support these uses, as well as to enable internal loading and servicing of buildings.

For all residential and commercial storeys above the ground floor of buildings, the heights of buildings reflect a floor-to-ceiling height of three metres and four metres respectively. The heights also reflect the land use mix in the different areas. For instance, the mix of uses on sites required to replace existing office uses or provide the minimum amount of employment uses have been accounted for in the overall geodetic height limit.

In addition to identifying maximum geodetic heights where appropriate, Maps 21-11 and 21-12 in Attachment 1 and Maps 21-13 to 21-16 in Attachment 2 incorporate the amendments tabled by Planning and Growth Management Committee and its June 7, 2018 meeting.

Additional Required Amendments to Implement the Geodetic Heights in Metres

In addition to amendments to Maps 21-11 to 21-16, amendments are required and proposed to a number of policies in the staff recommended Secondary Plan to enable the building height limits in geodetic metres and ensure consistency with other urban design standards for buildings. For instance, the staff recommended Secondary Plan currently limits the number of storeys in base buildings associated with tall buildings.

These amendments are itemized in Attachment 2 of this report. In summary, the suggested amendments include:

- Adding an approximate height limit in metres for the base buildings of tall buildings in Policy 5.3.34;
- Adding an approximate height in metres in Policy 5.3.38 which provides for the ability to provide one additional storey in base buildings subject to meeting certain criteria; and
- Adding the approximate height in metres associated with the policies that address infill development within the Apartment Neighbourhoods and Apartment High Streets (Policies 5.3.52, 5.3.55 and 5.3.59).

In addition, the following policies are required to be amended:

- Policy 5.4.4 to now clarify how the heights in metres have been established on the Maps, rather than the previous approach which used the policy to assist in controlling the overall height of buildings in metres;
- Policy 5.4.5 to enable minor amendments to the overall heights of buildings where some additional height is required to address the structural requirements of a building (e.g. transfer slabs) or where additional office or commercial uses are provided in a development;
- Policy 5.4.6 to clarify the policy that enables floor to ceiling heights to be increased above four metres subject to continuing to attenuate the overall height of the building.

4. Provincial Plans and Policies

The May 24, 2018 staff report provides a detailed summary of how the May 2018 Staff Recommended Plan conforms, is consistent with and has regard to provincial plans and policies. Option 1 is generally consistent with the staff recommended Plan. The potential amendments to provide for additional employment opportunities in this option are addressed below. Options 2 and 3 conform to the Growth Plan (2017), are consistent with the Provincial Policy Statement and have regard to matters of provincial interest in Section 2 of the *Planning Act*. Relevant policies are discussed in more detailed below.

Growth Plan (2017)

The four Character Areas addressed in each of the Options form part of the Yonge-Eglinton Centre which is an urban growth centre (UGC) in the Growth Plan. UGC's are required to be planned:

- as focal areas for investment in regional public service facilities, as well as commercial, recreational, cultural and entertainment uses;

- accommodate and support the transit network;
- to serve as high-density major employment centres; and
- accommodate significant population and employment growth.

Each option would continue to be planned to support the policy direction in the Growth Plan for UGCs with the height reductions contemplated. Retail uses at grade along the priority retail streets (Yonge Street and Eglinton Avenue) would continue to be required, along with the minimum amount of office, institutional and cultural uses, or office replacement where applicable. Overall, the Urban Growth Centre would continue to accommodate significant population and employment.

UGCs are required to be planned to achieve a minimum density target of 400 residents and jobs by 2031 as set out in Policy 2.2.3.2 of the Growth Plan. The Yonge-Eglinton Centre exceeded this target in 1991. When the Growth Plan was introduced in 2006, the UGC had 491 residents and jobs per hectare. The UGC currently accommodates over 600 residents and jobs per hectare. All building height options will continue to exceed the minimum target. It is estimated that the Growth Centre could exceed 1,000 residents and jobs per hectare for all options.

The Secondary Plan also includes the Midtown Transit Station Areas which have been defined and planned in detail to meet the intent and purpose of the Growth Plan's new requirements for major transit station areas. The Character Areas addressed in the building height options are captured within the Yonge-Eglinton and Mount Pleasant Transit Station Areas. These two transit station areas also currently exceed the Growth Plan's minimum density targets of 200 and 160 residents and jobs per hectare, respectively. The Province is encouraging municipalities to exceed the Growth Plan's minimum targets. The recommended Secondary Plan establishes higher minimum density targets specific to these station areas of 600 residents and jobs per hectare for the Yonge-Eglinton Transit Station Area and 350 residents and jobs per hectare for the Mount Pleasant Transit Station Area. Each option will continue to contribute to meeting or exceeding these targets.

In addition to the above key policy directions, Options 2 and 3, in tandem with the balance of policy directions in the staff recommended Secondary Plan, would also continue to meet the following Growth Plan policy objectives:

- The provision of a compact urban form to support achievement of complete communities;
- The provision of diverse mix of land uses, including residential and employment uses;
- The provision of a diverse range and mix of housing options. Option's 2 and 3 would result in an overall reduction in the number of larger units, but would still, nonetheless, contribute to a range of housing types in the area;
- Expanded convenient access to parks and open spaces. The recommended Plan's parkland dedication policies would continue to apply to all options with the provision of parkland being commensurate with the intensity of development;
- The development of a high-quality, attractive and vibrant public realm. However, it may be more difficult to leverage public realm improvements through redevelopment with Option 3;

- The achievement of transit-supportive densities and reduction in automobile dependency.

As noted above, and in consideration of the integrated infrastructure planning undertaken as part of the Midtown in Focus initiative, all options would continue to need the provision of new hard and social infrastructure to support continued growth and intensification. The staff recommended Plan's policies with respect to the provision of infrastructure would continue to apply irrespective of the height option chosen by City Council.

The potential amendments for each option to increase employment opportunities conform with the Growth Plan requirements that UGCs be planned to serve as high-density major employment centres, attracting provincially, nationally, or internationally significant employment uses, while accommodating significant population and employment growth. As encouraged by the Growth Plan, the potential amendment further emphasizes the integration and alignment of land use planning with the City's economic development goals.

Provincial Policy Statement (2014)

All options are consistent with the Provincial Policy Statement. Among others, they provide:

- Land use patterns that are based on densities and a mix of land uses which efficiently use land and resources and that are transit-supportive;
- A range of uses and intensification opportunities, including a mix and range of employment uses and suitable sites for such uses that focusses major employment, commercial and other travel-intensive land uses on sites which are well served by transit;
- An appropriate range and mix of housing types and densities;
- An urban form that is compact and supports a structure of nodes and corridors; and
- Opportunities to minimize negative impacts to air quality and climate change and promote energy efficiency. Options 2 and 3 would improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion. They would also reduce shadow impacts on other buildings promoting a design and orientation enabling energy conservation; and
- Opportunities to continue to support active transportation and transit.

All options require the justified expansion of infrastructure and public service facilities in the area. The potential amendment to increase employment opportunities in all options is also consistent with PPS direction supporting the provision of an appropriate mix and range of employment and institutional uses and suitable sites for such uses to meet long-term needs.

Section 2 of the Planning

All options have regard to matters of provincial interest in Section 2 of the *Planning Act*. As noted above, all options will continue to require new infrastructure. The built form of the two options will continue to be able to:

- Provide opportunities for growth in appropriate locations, inclusive of employment growth. Growth continues to be directed to areas well-served by transit with all options;
- Be designed to be sustainable, to support public transit and to be oriented to pedestrians;
- Be well-designed, encourage a sense of place, and provide for public spaces that are of high quality, safe, accessible, attractive and vibrant with both the urban design standards addressed in the recommended Plan for tall buildings and buildings in general (e.g. separation distances, landscaped setbacks at grade etc.) and the reduction in shadow impacts to the open spaces associated with schools in the area for Options 2 and 3; and
- Contribute to the mitigation of greenhouse gas emissions and adaptation to a changing climate.

The potential amendment for all options to increase employment opportunities has regard to matters of provincial interest in Section 2 of the *Planning Act*, including the adequate provision of employment opportunities. The amendment also further enables the provision and distribution of educational, health, social, cultural and recreational facilities.

The amendments to Maps 21-11 to 21-16 to include building height limits in geodetic metres and other associated amendments do not impact the conformity with the Growth Plan 2017, consistency with the Provincial Policy Statement or having regard to matters of provincial interest in Section 2 of the *Planning Act*.

5. Additional Changes to the Yonge-Eglinton Secondary Plan

At its June 7, 2018 meeting, Planning and Growth Management Committee requested that staff amend the recommended Yonge-Eglinton Secondary Plan by adding the following policy in Section 7, Housing:

To provide for an appropriate range and mix of housing, housing that is affordable for low and moderate income households will be encouraged, or required where enabled by legislation, in all development exceeding 80 residential units as follows:

- 10% of the total residential gross floor area as Affordable Rental Housing; or
- 15% of the total residential gross floor area as Affordable Ownership Housing; or
- a combination of the above.

Additional minor amendments are also recommended. These have been identified as part of the detailed review of the Permitted Building Types and Height Limit Maps and associated policies to address the direction from PGM. The amendments consist of:

- Clarifying policy 5.3.56 to provide direction regarding building heights for this type of infill development wherein a portion of an existing apartment building under ten storeys is demolished and there is sufficient space for a new tall building; and
- Correcting the approved/constructed height limits shown on two additional properties (85-117 Eglinton Avenue East and 65 Lillian Street).

6. Holding Provisions

Pursuant to Section 36 of the *Planning Act*, City Council can pass a by-law and, by use of a holding symbol “H”, specify the use to which the lands may be put in the future when the holding symbol is removed. A “H” symbol can only be applied to a Zoning By-law. An application can be made to remove the holding symbol and if City Council refuses or fails to make a decision within 150 days from receipt of the application, only the applicant may appeal to the Local Planning Appeal Tribunal to seek to have the holding symbol removed.

In order for the City to use holding symbols, the City's Official Plan must contain policies enabling the use of holding provisions. Section 5.1.2 of the Official Plan identifies that there may be instances where the intended use and zoning are known for lands but development should not take place until specific facilities are in place or conditions are met. The Official Plan broadly identifies the facilities and conditions and include, among others:

- Studies related to the provision of necessary hard and soft infrastructure;
- The provision of infrastructure itself;
- Entering into agreements to secure certain matters (e.g. Section 37 contributions towards community facilities); and/or
- A range of other matters required to protect public health and safety (e.g. soil remediation or flood protection).

The staff recommended Secondary Plan contains specific holding provision policies tailored to the Yonge-Eglinton area. These were informed by the outcomes of the various infrastructure assessments undertaken as part of the Secondary Plan, as well as to address a range of other matters. Each proposed development may have different requirements that need to be satisfied. For instance, municipal servicing infrastructure needs vary throughout the area. Some developments may not require servicing upgrades, while others will. Matters that may be required to be addressed prior to the removal of a holding provision within the Secondary Plan include:

- the provision of adequate street and transit infrastructure, such as, but not limited to, a dedicated express bus route, dedicated cycling infrastructure to the Downtown and/or other dedicated cycling infrastructure within the Secondary Plan area;
- the provision of adequate municipal servicing infrastructure;
- the provision of community service facilities and public parks;
- measures to protect heritage buildings, properties with archaeological potential and archaeological sites;
- the construction of any required non-residential gross floor area transferred to a receiving site;
- entering into any agreements under the Planning Act to secure equitable sharing of associated costs for any of the required matters, to front-end any required infrastructure or to secure the replacement of existing office or community service facility space; and
- phasing of development.

The specific conditions of a holding provision by-law will be informed by a detailed review of planning and infrastructure issues in consideration of the specific development

or developments. Interim uses and/or permissions on a particular site or area may be permitted in a holding by-law until such a time as the conditions to remove the holding provision are satisfied to enable the ultimate build-out of a site.

Holding symbols are commonly used in the City and most typically used in Regeneration Areas or associated with large redevelopments requiring new street and servicing networks, and securing sites, such as for schools, and/or contributions towards other community facilities identified in master planning exercises. Recently, holding provisions have been utilized on some applications in the Yonge-Eglinton area (e.g. 1 Eglinton East) primarily relating to the implementation of municipal servicing upgrades to support the development.

The recommended Secondary Plan includes enhanced requirements for complete applications to better address some of the key infrastructure challenges in the area. For instance, transportation Certification reports are now required to be submitted with all new applications. These reports require applicants to demonstrate there is the necessary transportation infrastructure to support the development, including transit and cycling facilities. Further, the recommended Secondary Plan also places increased emphasis on travel demand management measures and outlines aspects that need to be addressed in applications. It is anticipated that these enhanced requirements will better position the City in identifying any required infrastructure or matters needed to support a specific development from a transportation perspective.

Development applications currently under review will continue to be evaluated in accordance with standard practices and be informed by the outcomes of the infrastructure assessments, inclusive of consultation with the local school boards. The Infrastructure Implementation Strategies recommended to be undertaken will also inform any use of holding provisions. Staff will consider the use of holding symbols for sites that do not currently have active applications as part of the recommended zoning review.

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SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Option 1 – Modified May 2018 Staff Recommended Plan and Associated Amendments to the Yonge-Eglinton Secondary Plan

Attachment 2: Option 2 – Undulating Heights and Increased Transition and Associated Amendments to the Yonge-Eglinton Secondary Plan

Attachment 3: Option 3 – 20 and 15 Storeys and Associated Amendments to the Yonge-Eglinton Secondary Report

Attachment 4: Maps 21-13 to 21-16 with Building Height Limits in Storeys and Geodetic Metres and Associated Amendments to the Yonge-Eglinton Secondary Plan

Attachment 5: Additional Changes to the Yonge-Eglinton Secondary Plan

Attachment 6: June 21, 2018 Consultation Summary

Attachment 1: Option 1 – Modified May 2018 Staff Recommended Plan and Associated Amendments to the Yonge-Eglinton Secondary Plan

Provided separately as a PDF and posted under the Agenda Item for Planning and Growth Management Committee's July 5, 2018 meeting.

Attachment 2: Option 2 – Undulating Heights and Increased Transition and Associated Amendments to the Yonge-Eglinton Secondary Plan

Provided separately as a PDF and posted under the Agenda Item for Planning and Growth Management Committee's July 5, 2018 meeting.

Attachment 3: Option 3 – 20 and 15 Storeys and Associated Amendments to the Yonge-Eglinton Secondary Plan

Provided separately as a PDF and posted under the Agenda Item for Planning and Growth Management Committee's July 5, 2018 meeting.

Attachment 4: Maps 21-13 to 21-16 with Building Height Limits in Storeys and Geodetic Metres and Associated Amendments to the Yonge-Eglinton Secondary Plan

Policy No.	Current Policy	Recommended Policy Revision
5.3.34	<p>Base buildings of tall buildings will not exceed a maximum height of:</p> <ul style="list-style-type: none"> a. four storeys in the Apartment Neighbourhood Character Areas; b. five storeys in the Merton Street Character Area; c. six storeys in the Mount Pleasant Station, Montgomery Square and Henning Character Areas; and d. eight storeys in the Yonge-Eglinton Crossroads, Davisville Station, Bayview Focus Area and Eglinton Green Line Character Areas. 	<p>Replace with:</p> <p>Base buildings of tall buildings will not exceed a maximum height of:</p> <ul style="list-style-type: none"> a. four storeys (approximately 13.5 metres) in the Apartment Neighbourhood Character Areas; b. five storeys (approximately 15.5 metres) in the Merton Street Character Area; c. six storeys (approximately 25-26 metres depending on land use) in the Mount Pleasant Station, Montgomery Square and Henning Character Areas; and d. eight storeys (approximately 34 metres depending on land use) in the Yonge-Eglinton Crossroads, Davisville Station and Eglinton Green Line Character Areas; and e. eight storeys (approximately 30 to 34 metres depending on land use) in the Bayview Focus Area.
5.3.38	<p>One additional storey may be permitted for the base buildings of tall buildings, without an amendment to this Plan, provided:</p> <ul style="list-style-type: none"> a. the additional storey steps back from all sides of the base building by a minimum of three metres. The middle (tower) of the tall building may, likewise, be required to be further stepped back; and b. the applicant demonstrates to the City's satisfaction that there will be no additional shadow impacts created on the public realm. 	<p>Replace with:</p> <p>One additional storey (approximately three to four metres depending on land use) may be permitted for the base buildings of tall buildings, without an amendment to this Plan, provided:</p> <ul style="list-style-type: none"> a. the additional storey steps back from all sides of the base building by a minimum of three metres. The middle (tower) of the tall building may, likewise, be required to be further stepped back; and

Policy No.	Current Policy	Recommended Policy Revision
		<p>b. the applicant demonstrates to the City's satisfaction that there will be no additional shadow impacts created on the public realm.</p>
5.3.55	<p>Additional storeys on top of an existing Midtown Infill Apartment Neighbourhood Buildings may be permitted subject to meeting the development criteria for tall buildings in policies 5.3.28 to 5.3.47 and the following additional development criteria:</p> <ul style="list-style-type: none"> a. the existing apartment building is 11 storeys or higher; b. the addition is stepped back from all edges of the existing floor plate to reduce the appearance of the addition at street level; c. the addition results in an incremental height increase that does not exceed three storeys; and d. it is demonstrated to the City's satisfaction that no additional mid-day shadow impacts are provided on the public realm. 	<p>Replace with:</p> <p>Additional storeys on top of an existing Midtown Infill Apartment Neighbourhood Building may be permitted subject to meeting the development criteria for tall buildings in policies 5.3.28 to 5.3.47 and the following additional development criteria:</p> <ul style="list-style-type: none"> a. the existing apartment building is 11 storeys or higher; b. the addition is stepped back from all edges of the existing floor plate to reduce the appearance of the addition at street level; c. the addition results in an incremental height increase that does not exceed three storeys (nine metres); and d. it is demonstrated to the City's satisfaction that no additional mid-day shadow impacts are provided on the public realm.
5.3.59	<p>Infill development potential on a Midtown Infill Apartment High Street Building site may only consist of the following types of infill development where site conditions allow:</p> <ul style="list-style-type: none"> a. a low-rise addition up to four storeys in height that is sympathetic in form to the character of the existing pavilion-style buildings and subject to meeting setback requirements for the Eglinton East Character Area; and 	<p>Replace with:</p> <p>Infill development potential on a Midtown Infill Apartment High Street Building site may only consist of the following types of infill development where site conditions allow:</p> <ul style="list-style-type: none"> a. a low-rise addition up to four storeys (approximately 12-13.5 metres) in height that is sympathetic in form to the character of the existing pavilion-style buildings and subject to meeting setback requirements for

Policy No.	Current Policy	Recommended Policy Revision
	<p>b. an addition on top of an existing apartment up to a maximum permitted building height of ten storeys on the north side of Eglinton Avenue East and eight storeys on the south side of Eglinton Avenue East subject to:</p> <ul style="list-style-type: none"> i. stepping back the addition along the front and sides of the building by a minimum of three metres above the seventh storey to reflect the planned character for the Character Area; ii. fitting the addition within a 45 degree angular from the rear face of the existing building to provide enhanced transition from existing conditions and to minimize shadow and privacy impacts; and iii. providing or protecting for any required laneways identified on Map 21-9, where possible, to reduce the need for vehicular access from Eglinton Avenue East and contribute to an improved public realm. 	<p>the Eglinton East Character Area; and</p> <p>b. an addition on top of an existing apartment up to a maximum permitted building height of ten storeys on the north side of Eglinton Avenue East and eight storeys on the south side of Eglinton Avenue East subject to:</p> <ul style="list-style-type: none"> i. stepping back the addition along the front and sides of the building by a minimum of three metres above the seventh storey to reflect the planned character for the Character Area; ii. fitting the addition within a 45 degree angular from the rear face of the existing building to provide enhanced transition from existing conditions and to minimize shadow and privacy impacts; iii. providing or protecting for any required laneways identified on Map 21-9, where possible, to reduce the need for vehicular access from Eglinton Avenue East and contribute to an improved public realm; and iv. the height of each additional storey is three metres or less.
5.4.4	<p>The minimum and maximum permitted building heights are indicated in storeys. The overall heights of buildings will reflect a storey height of approximately three metres for residential uses and four metres for commercial or institutional uses; and a ground floor height of four to six metres depending on the local context and if loading is located integral to the building. The</p>	<p>Replace with:</p> <p>The minimum and maximum permitted building heights are indicated in storeys and metres. The overall heights of buildings reflect a storey height of three metres for residential uses and four metres for commercial or institutional uses; and a ground floor height of four to six metres depending on the local context</p>

Policy No.	Current Policy	Recommended Policy Revision
	commercial storey height will only be applied to developments that include office, institutional and/or cultural uses.	and if loading will be located integral to the building. The commercial storey height is only be applied to those floors of a building that include office, institutional and/or cultural uses.
5.4.5	Minor increases to the storey heights in Policy 5.4.4, and resultant overall height of the building in metres, may be permitted without amendment to this Plan to address a building's structural requirements and to provide a limited amount of additional flexibility to support viable office uses in Midtown. Any increases in the storey heights will ensure a consistent streetwall height and maintain the proportion of a street through a building's design or reducing the number of storeys.	<p>Replace with:</p> <p>Minor increases to the permitted building heights in metres identified on Maps 21-11 to 21-16 may be permitted without amendment to this Plan in order to:</p> <ul style="list-style-type: none"> a. address a building's structural requirements; and/or b. accommodate additional office, institutional and cultural uses within a building over the minimum requirements identified in this Plan. <p>Any increases in building heights in metres will continue to ensure a consistent streetwall height and maintain the proportion of a street through a building's design or reducing, such as with the provision of storeys setbacks.</p>
5.4.6	The minor increases to the commercial and institutional storey height in Policy 5.4.5 will not be permitted to exceed five metres and the heights of other storeys will be reduced accordingly to accommodate the increase in commercial and institutional storey heights.	<p>Replace with:</p> <p>Minor increases to the commercial and institutional storey height in Policy 5.4.4 metres may also be permitted to support viable office uses in Midtown. The commercial or institutional storey height will not be permitted to exceed five metres. Additionally, the number of storeys or the heights of other storeys will be reduced accordingly to accommodate the increase in commercial or institutional storey heights.</p>

Policy No.	Current Policy	Recommended Policy Revision
	Maps 21-13 to 21-16	Replace with Maps 21-13 to 21-16 included in this Attachment



Yonge-Eglinton Secondary Plan

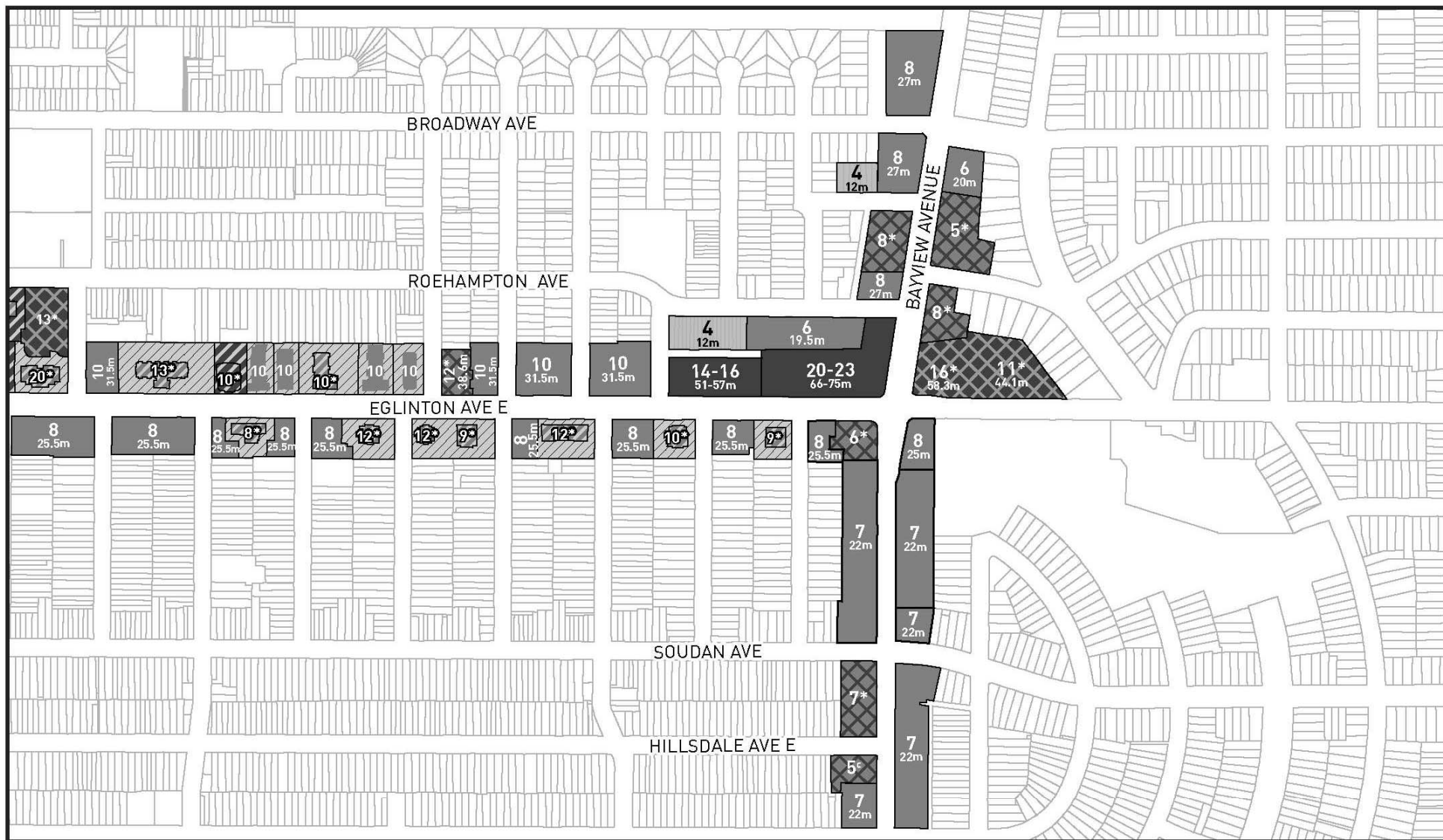
MAP 21-13 Permitted Building Types and Height Limits

- | | |
|-----------------------------------------|-------------------------------------------------|
| Midtown Low-rise | Midtown Tall Buildings |
| Midtown Low-rise (Approved/Constructed) | Midtown Tall Buildings (Approved/Constructed) |
| Midtown Mid-rise | Midtown Infill Apartment Neighbourhood Building |
| Midtown Mid-rise (Approved/Constructed) | Midtown Infill Apartment High Street Building |

- | |
|---------------------------------------------------|
| No Additional Infill Capacity |
| No Additional Storeys on Top of Existing Building |
| Special Study Areas |
| Maximum Height Limits |

Not to Scale

June 26, 2018



Yonge-Eglinton Secondary Plan

MAP 21-15 Permitted Building Types and Height Limits

- | | | |
|-----------------------------------------|-------------------------------------------------|---------------------------------------------------|
| Midtown Low-rise | Midtown Tall Buildings | No Additional Infill Capacity |
| Midtown Low-rise (Approved/Constructed) | Midtown Tall Buildings (Approved/Constructed) | No Additional Storeys on Top of Existing Building |
| Midtown Mid-rise | Midtown Infill Apartment Neighbourhood Building | Special Study Areas |
| Midtown Mid-rise (Approved/Constructed) | Midtown Infill Apartment High Street Building | Maximum Height Limits |

Not to Scale

June 26, 2018



Yonge-Eglinton Secondary Plan

MAP 21-16 Permitted Building Types and Height Limits

- | | |
|-----------------------------------------|-------------------------------------------------|
| Midtown Low-rise | Midtown Tall Buildings |
| Midtown Low-rise (Approved/Constructed) | Midtown Tall Buildings (Approved/Constructed) |
| Midtown Mid-rise | Midtown Infill Apartment Neighbourhood Building |
| Midtown Mid-rise (Approved/Constructed) | Midtown Infill Apartment High Street Building |

- | |
|---------------------------------------------------|
| No Additional Infill Capacity |
| No Additional Storeys on Top of Existing Building |
| Special Study Areas |
| Maximum Height Limits |

Not to Scale

June 26, 2018

Attachment 5: Additional Changes to the Yonge-Eglinton Secondary Plan

Policy Number	Current Policy	Recommended Policy Revision
5.3.56	(New Sub Policy)	<p>Add:</p> <p>d. the height of the tall building addition will be determined through the development review process in consideration of heights of adjacent buildings, transition and the desired character of the respective Character Area.</p>
After 7.3 (NEW)	(New Policy)	<p>Add:</p> <p>To provide for an appropriate range and mix of housing, housing that is affordable for low and moderate income households will be encouraged, or required where enabled by legislation, in all development exceeding 80 residential units as follows:</p> <ul style="list-style-type: none"> • 10% of the total residential gross floor area as Affordable Rental Housing; or • 15% of the total residential gross floor area as Affordable Ownership Housing; or • a combination of the above.
Map 21-12	(Amendment)	Amend the height limit of the properties municipally known as 85-117 Eglinton Ave East and 79 Dunfield to 36 and 33 storeys to reflect the final approved/constructed height of the existing building.
Map 21-12	(Amendment)	Amend the height limit of the properties municipally known as 65 Lillian to 10 storeys to reflect the height of the existing building.

Attachment 6: June 21, 2018 Consultation Summary

Question 1: Which of the height options do you prefer and why?

May 2018 Staff Recommended Secondary Plan

Option 1 received modest support among participants. Key reasons cited for supporting this option included:

- The area is identified as a Growth Centre located close to transit. It is a logical area for intensification and the proposed heights are appropriate given the policy directives from the Provincial Policy Statement and Growth Plan;
- Proposed heights fit with what is currently proposed and approved in the area. Need a plan that will encourage and incentivize growth and development;
- Additional density provides the opportunity to reduce urban sprawl and get funds for additional services and facilities (e.g. parks, community centres, transit, schools);
- Concerns with lost property value if development potential of a site is reduced. Some of the area residents expressed they were strongly opposed to reducing heights in the Soudan Apartment Neighbourhood in light of approvals elsewhere in the area; and
- Lots of time, effort and consultation have gone into the process already. Reductions in other options seem arbitrary.

Modified November 2017 Proposed Plan

Option 2 received no support among participants.

Undulating heights and Increased Transition

This option received a small amount of support among participants. Key reasons cited for supporting this option included:

- The proposed heights seem pragmatic and achievable;
- The undulating heights will create a skyline that is well-planned. It will provide a balance of height and additional space; and
- It allows for growth but respects the existing residents and current impacts they experience.

20 and 15 storeys

This option received a high level of support among participants. Key reasons cited for supporting this option included:

- This option limits additional density. The area is already very dense and surpasses the provincial growth targets;
- Existing and proposed development in the area is impacting residents with respect to air quality (dust from construction), noise levels, loss of views, creation of wind tunnels, lack of privacy and loss of sunlight on streets. Concern that additional tall buildings will worsen these conditions;
- There is currently a lot of pressure on parks, schools and community spaces. Too much development will only make this worse. More green space and additional schools and community facilities are needed;

- Concern that servicing infrastructure in the area is becoming strained and that additional development will create capacity issues. Concern that during large storms and crisis events (power outages, water shortages) more people will be impacted;
- All aspects of the transportation system in the area are congested (e.g., streets, sidewalks, transit). Additional density and residents/jobs will exacerbate these issues including safety of pedestrians, overcrowding on transit and a lack of parking;
- Safety concerns including a potential increase in crime, difficulty for emergency vehicles to access the area; and
- Rendering of this option is the most visually appealing.

Additional feedback

The following additional feedback was provided by some participants:

- Desire for no new development in the area as a whole;
- Desire for no further development in the north-east quadrant of the area;
- Proposed reductions in height limits below what was included in the 20 and 15 storeys option (e.g., all new development less than 5 storeys, less than 10 storeys, etc).
- Support for growth along Yonge Street but not in the apartment neighbourhoods; and
- Support for the provision of infrastructure and community facilities prior to any new development and integration of community facilities in new development.

Question 2: What additional changes would you make to the permitted height limits in your preferred option and why?

May 2018 Staff Recommended Secondary Plan

The following changes/modifications were suggested to this option:

- Further increasing permitted heights and densities;
- Distributing the densities differently;
- Increased heights in the Yonge-Eglinton Crossroads if additional employment is included;
- Increased heights if buildings integrate schools and other needed facilities;
- Increased heights if buildings are setback from the street and limit shadow on the public realm; and
- Allocating all extra height as office.

Undulating Heights and Increased Transition

The following changes/modifications were suggested to this option:

- Managing growth and building heights to reinforce neighbourhood character
- Allowing more office space in buildings closest to the Yonge-Eglinton Crossroads
- Lower building heights around Mount Pleasant Road

20 and 15 storeys (Option 4)

The following changes/modifications were suggested to this option:

- Focusing 15-20 storey heights on major streets (Yonge Street and Eglinton Avenue) with an emphasis on employment and reducing heights on side streets to 10 storeys;

- Further reducing heights (e.g., maximum 12 storeys, maximum 8 storeys, only low-rise buildings);
- Heights less than 15 storeys adjacent to schools to limit shadowing impacts;
- Extending development to other areas within the plan (e.g. increasing height limits in surrounding single family neighbourhoods);
- Identifying some development sites as sites for parks, school and community centres;
- Phasing development to allow infrastructure to catch up;
- Integrating facilities and desired community assets into buildings (e.g., affordable housing, daycares, schools, additional greenspace, larger units, more ground related units); and
- No new development on Brownlow Ave and development of the block of townhouses south of Eglinton Public School as a park.

Question 3: Would you be supportive of allowing for additional height where additional office, institutional or cultural uses are proposed above the minimum requirements identified in the recommended Plan? Please provide a brief explanation for your response.

Approximately one third of participants said they would support additional height where additional office, institutional and cultural uses were proposed. The following reasons were provided:

- There has been very little office development in the last ten years;
- Employment and institutional uses are needed to create a complete community;
- Smaller businesses are being forced out. Need more space and incentives to keep jobs in the area;
- Support some additional height for office uses but only on major streets (Yonge Street, Eglinton Avenue, some parts of Mount Pleasant);
- Support some additional height but only if it is mostly for institutional (e.g. schools) and community facilities (e.g. community centres), purpose built rental and non-profit business incubators; and
- Permitted additional height would still need to be restrictive.

Approximately two thirds of participants said they would not support additional height where additional office, institutional and cultural uses were proposed. The following reasons were provided:

- Additional height and density, even if it is office, will still have a negative impact on the area (e.g. loss of sunlight, stress on infrastructure and congestion on transit). Shouldn't need to sacrifice quality of life for jobs;
- Most new buildings should be office buildings or have the lower floors already designated for office and employment uses;
- Need to focus on other aspects of the area like parks and green space, recreational facilities, community facilities;
- The definition of additional height is too vague to provide an answer – would need to know the number of additional storeys that would be allowed; and
- Development should not be allowed unless it can be proven to alleviate, not exacerbate existing pressure.

Additional Comments Received

- Plan seems to be responding to existing development applications
- Section 37 funds should be required to be spent in the same quadrant as the development they came from
- Midtown is becoming like Downtown
- Tall buildings will impact the surrounding low-rise residential areas (light, congestion, views) – it's not fair to long-time residents
- We need eyes on the street not high rises
- Need intensification in other areas
- Build Yonge Street only, not on Eglinton Avenue
- Force approved developments to pay for parks and reduce their heights
- Construction needs to take place on site vs on sidewalks
- Streets aren't wide enough to deliver the Redpath Park Street Loop as planned
- Community Services and Facilities
- Community is not currently liveable – live, work, play needed
- More libraries and community centres are needed
- Build schools and parks first
- The maps should have included schools and the ages they serve
- Need more rental units in the area
- If there's a requirement for family units to be built there needs to be consideration for schools
- Traffic in the area is dangerous
- There is no space on subway
- Need to encourage Transportation Demand Management measures (i.e. telework)
- Maps should show midblock connections. These connections should be standard as part of developments
- Create more tunnels to the subway – helpful for those using mobility devices to avoid storm events on streets
- Infrastructure is missing in the area