

2180-2210 Yonge Street, 15 Eglinton Avenue West, and 20 and 46 Berwick Avenue Zoning Amendment Application – Preliminary Report

Date: February 3, 2021

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: Toronto-St. Paul's - 12

Planning Application Number: 20 232714 STE 12 OZ

Current Uses on Site: The site is currently occupied by three interconnected buildings at 2180, 2190 and 2200 Yonge Street (18, 6 and 17 storeys, respectively). Land uses include office, retail, a movie theatre, and a two level parking garage. The site sits over the Eglinton subway station and TTC bus terminal. The northwest portion of the site is currently being used by Metrolinx as their construction staging area for the Crosstown LRT.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application for a phased 5-tower development located at 2180-2210 Yonge Street, 15 Eglinton Avenue West and 20 and 46 Berwick Avenue, also known as Canada Square.

The application has been circulated to all appropriate agencies and City divisions for comment. City Planning staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located 2180-2210 Yonge Street, 15 Eglinton Avenue West and 20 and 46 Berwick Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On February 23, 2009, City Council approved City-Initiated Official Plan and Zoning By-law Amendments (By-laws 235-2009, 236-2009, respectively) to the Yonge-Eglinton Centre including the subject site. The purpose of the amendments was to implement the results of the Yonge-Eglinton Centre Focused Review, which established new policies for managing growth and creating an improved public realm and more vibrant, mixed use centre for the sites surrounding the Yonge-Eglinton Intersection. The study also resulted in the adoption of the Yonge-Eglinton Urban Design Guidelines and outlines implementation strategies to achieve, over time the revitalization of Yonge- Eglinton Centre with a particular emphasis on the southwest quadrant of the intersection (the subject site).

The report can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE20.24>

THE APPLICATION

Complete Application Submission Date: December 21, 2020

Description

The proposal includes a total of 2,701 residential units (216,162 square metres), 58,763 square metres of office space, 1,941 square metres of retail space along Eglinton Avenue West and Yonge Street, approximately 1,000 square metres of community space and 864 parking spaces located in an underground garage. The applicant is also proposing a new bus terminal, replacement of two pedestrian access points to the subway station and a new access point to the Crosstown LRT. The overall density of the proposal is 7.42 times the area of the site.

The proposal also includes a new publicly-accessible plaza at the corner of Yonge Street and Eglinton Avenue West, an east-west open space linking Yonge Street and Duplex Avenue, a new L-shaped public street running from Berwick Avenue to Duplex Avenue and a new public park fronting Duplex Avenue and the new L-shaped public street.

The applicant is proposing to develop the site in phases. The first phase would be located on the north portion of the site on the area currently occupied by the Eglinton Crosstown LRT construction staging area and a 17-storey office building at 2200-2210 Yonge Street. The 17-storey office building would be demolished.

Staff Report for Action - Preliminary Report - 2180-2210 Yonge St, 15 Eglinton Ave W and 20 & 46 Berwick Ave

A single 60-storey tower (Tower 1 - 253.5 metres including 3 levels of mechanical space) is proposed for Phase 1. The first floor would contain 644 square metres of retail space; floors 1 through 27 would contain 56,873 square metres of office space; and, floors 27-60 would contain 420 residential units comprised of 38 studio apartments (9%), 210 one-bedroom apartments (50%), 138 two-bedroom apartments (33%) and 33 three-bedroom apartments (8%).

Phase 1 of the development is proposed to include a new bus terminal, replacement of two pedestrian access points to the subway station, an access point to the Crosstown LRT and significant components of the open space network including the public plaza at Yonge and Eglinton, a central community greenspace and a covered outdoor area.

Future phases of the development are not expected to advance until Phase 1 is complete. The proposed sequencing of the construction of buildings and open spaces during future phases has not been finalized. Future phases would involve the demolition of the 18 and 6-storey office buildings at 2180 and 2190 Yonge Street, the parking structure and the decommissioned bus terminal.

The future phases would include 4 predominantly residential towers including Tower 2 at 70 storeys (231.7 metres), Tower 3 at 60 storeys (204.2 metres), Tower 4 at 55 storeys (184.3 metres) and Tower 5 at 45 storeys (154.3 metres). Towers 2 and 3 would include retail uses along Yonge Street and Tower 5 includes community uses near the centre of the site.

The proposed residential tower floor plates vary in size. On average, they are 743 square metres in size. Some of the floor plate sizes exceed 750 square metres as they transition away from the larger office floor plates and below grade transit infrastructure. Tower floor plates of less than 700 square metres are proposed on the upper floors of towers.

The proposed public street would have an 18.5 metre right-of-way with an 8.5 metre vehicular roadway to permit two-way traffic.

The proposed 21,353 square metres (2.1 hectares) of open space is approximately 50% of the subject site not including the paved area of the new street and driveway. The open space includes landscaped areas within building setbacks along the streets and driveway, as well as a number of key publicly-accessible areas as described below.

- The Yonge-Eglinton Plaza, located at the Yonge-Eglinton.
- The Central Community Green that would be built over the new bus terminal.
- The Mid-Block Open Space at the centre of the site connecting Yonge Street and Duplex Avenue. The mid-block connection would be aligned with the central courtyard at 2181-2191 Yonge Street.
- A new 1,835.75 square metre public park along Duplex Avenue.
- A residential courtyard which includes a private residential driveway for the towers proposed in future phases.

- The Berwick Parkette (privately owned publicly-accessible space or "POPS") at the south end of the site, adjacent to the existing 16-storey condominium building at 54-74 Berwick Avenue and 191-211 Duplex Avenue.
- The Covered Outdoor Area located above the mid-block TTC entrance. This area would be at a higher elevation than Yonge Street and is proposed to connect the Central Community Green and Yonge-Eglinton Plaza.

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1, 3 and 4 of this report for a three dimensional representation of the project in context, a site plan and building elevations.

Reasons for the Application

The application proposes to amend Site Specific Zoning By-law 236-2009 to vary performance standards including but not limited to: building height, density and angular plane requirements. Through the review of the application, staff may identify additional areas of non-compliance with the Zoning By-law.

POLICY CONSIDERATIONS/PLANNING FRAMEWORK

Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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.

The Growth Plan (2020) identifies a portion of Midtown as one of five Urban Growth Centres (UGC)s in Toronto. UGCs are to be planned as focal areas for investment in regional public service facilities, as well as accommodate commercial, recreational, cultural and entertainment uses. They are also required to be planned to support the transit network and to serve as high-density major employment centres, attracting provincially, nationally, or internationally significant employment uses, while accommodating significant population and employment growth.

The Growth Plan (2020), 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 (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Major Transit Station Areas

The Growth Plan (2020) as amended contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate

MTSA boundaries and demonstrate how the MTSA's are planned for the prescribed densities.

The site is located above the Eglinton subway station and the future Crosstown LRT station.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The subject site is located in the Yonge-Eglinton Centre as shown on Map 2 – Urban Structure, in the Official Plan. Centres are places with excellent transit accessibility where jobs, housing and services will be concentrated in dynamic mixed use settings with different levels of activity and intensity. These Centres are focal points for surface transit routes drawing people from across the City and from outlying suburbs to either jobs within the Centres or to a rapid transit connection.

The application is located on lands designated Mixed Use Areas on Map 17 of the Official Plan. See Attachment No. 5: Official Plan Map. The Mixed Use Areas designation (Section 4.5) in the Official Plan provides for a broad range of commercial, residential and institutional uses, in single-use or mixed use buildings, as well as parks and open spaces and utilities.

Yonge-Eglinton Secondary Plan (OPA 405)

The site is located within the Yonge-Eglinton Secondary Plan area. On July 23, 2018, City Council adopted OPA 405 to replace in its entirety the former Yonge-Eglinton Secondary Plan. The Minister of Municipal Affairs and Housing modified and approved OPA 405 on June 5, 2019.

This site is located in the Yonge-Eglinton Urban Growth Centre in the Yonge-Eglinton Secondary Plan. The Yonge-Eglinton Centre will be a major centre of economic activity with a concentration of existing and new office uses and other value-added employment sectors along Yonge Street and Eglinton Avenue, a civic and cultural hub with a concentration of existing and new community service facilities and entertainment uses, a focal area for retail and service uses that meet the day-to-day needs of residents and workers in Midtown and draw visitors from across the city, and a residential area, with a collection of residential and mixed-use neighbourhoods with varied characters and scales as set out in this Plan that support a diverse population.

The Secondary Plan designates the site as *Mixed Use Areas 'A'* and is located within the Yonge-Eglinton Crossroads Character Area and Station Area Core of the Transit Node associated with the Eglinton Subway Station. The site is also located on a Priority Retail Street along Yonge Street and is within the Yonge Street Squares public realm improvement areas.

Mixed Use Areas 'A' are Midtown's premier locations for intensification, including residential, major office and other employment uses. A broad mix of residential, retail and service, office, institutional, entertainment and cultural uses are desired and permitted. Parks and open spaces and community uses are also permitted. Single-use residential buildings, stand-alone retail stores and vehicle related uses will not be permitted. Tall buildings and large redevelopment sites capable of accommodating multiple buildings will provide 100 per cent replacement of any existing office gross floor area located on the site.

The Yonge-Eglinton Crossroads Character Area is the centre of activity in Midtown with office, retail and high-rise residential development. A cluster of landmark tall buildings that are distinctive in form and detail when viewed close-up and from a distance will mark this prominent Toronto intersection. Destination retail and major office buildings will continue to shape the character of the area, while signature public squares at each corner will frame and enable activity around the Yonge-Eglinton intersection. Building heights will peak at the Crossroads with a gradual transition down in building heights in all directions.

The Station Area Core zone includes the transit stations, residential intensification, a concentration of office uses and collectively greater intensity than in the Secondary Zones. Station Area Core zones have a minimum density target of 600 people and jobs per hectare.

Development on Priority Retail Streets shall include continuous frontages of at-grade, pedestrian-oriented retail and service uses and/or community service facilities. At-grade residential uses will generally not be permitted except for residential lobbies on midblock sites.

The Yonge Street Squares are part of 11 Public Realm Moves identified in the Secondary Plan that implement the broader vision of the parks and public realm plan. Along Yonge Street, the pedestrian environment will be enhanced and a series of distinctive landscaped, publicly-accessible squares will be secured. Development adjacent to Yonge Street will accommodate and provide wide sidewalks and pedestrian clearways. All buildings will be reasonably set back at grade from the property line adjacent to Yonge Street.

At the Yonge and Eglinton Crossroads, a prominent site with city-wide significance, a largescale publicly-accessible square will be created by providing squares on each of the four corners of the intersection and the connecting streetscapes on Yonge Street and Eglinton Avenue. The design of these open spaces will be coordinated in their

design, configuration and layout to complement each other and together create a significant civic focal point. Each square will provide space for gathering and direct and comfortable access to transit.

The southwest corner of Yonge Street and Eglinton Avenue (the subject site) will accommodate the largest of the four squares and will provide space for both community gathering and comfortable pedestrian movement, related to its function as the main entrance to the Yonge-Eglinton transit station.

The anticipated height range for buildings in the Yonge-Eglinton Crossroad Character Area is 35 to 65 storeys with the peak at the Crossroads and a gradual transition down in building heights in all directions including a maximum base building height of eight storeys.

The subject site is located in an area identified as a Special Study Area within the Yonge-Eglinton Crossroads Character Area. Maximum permitted building heights for sites identified as Special Study Areas will be in accordance with heights established in the Zoning By-law or as may be determined through a comprehensive study. Development in these areas will meet all other applicable policies set out in the Yonge-Eglinton Secondary Plan, including but not limited to the urban design standards of the associated building type and Character Area.

Official Plan Amendment 479 and 480 – Public Realm and Built Form Official Plan Policies

On September 21, 2020, the Ministry of Municipal Affairs and Housing issued Notices of Decision approving OPA 479 and OPA 480. OPA 479 (Public Realm) and OPA 480 (Built Form) were adopted as part of the Five-Year Official Plan Review. The OPAs replace Sections 3.1.1, 3.1.2 and 3.1.3 of the Official Plan with new and revised policies for the public realm, built form and built form types, which respond to Council's direction to amend the urban design policies of the Official Plan.

The Official Plan Amendment can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.4>

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

Zoning By-laws

The site is zoned CR T7.0 C5.5 R5.5 (H) under former City of Toronto Zoning By-law 438-86 as amended by Site Specific Zoning By-law 236-2009. The Zoning By-law allows for a maximum building height of 136 metres on the northern portion of the site and 85 metres on the southern portion of the site.

The CR zone permits a range of residential uses, retail, office and other commercial uses. The zoning also allows for other non-residential uses such as parks, transit facilities and community recreation areas.

The total maximum permitted density is 7.0 times the lot area, with a maximum of 5.5 times the lot area for residential uses and a maximum of 5.5 times the lot area for commercial uses.

The Site Specific Zoning By-law requires building heights to be below a 45 degree angular plane, starting 10 metres from the lot line facing Duplex Avenue, from Duplex Avenue and Duplex Crescent, and continuing south to Duplex Avenue and Berwick Avenue. It also requires buildings to be below a 60 degree angular plane starting 10 metres from the lot line facing Duplex Avenue, from Duplex Avenue and Duplex Crescent to the south street line of Eglinton Avenue West.

The Site Specific Zoning By-law also contains an (H) holding symbol, which prevents development of the subject site beyond 4 times density and 61 metres in height. In order to achieve the full zoning permissions of 7 times density and 136 and 81 metres in height, the (H) holding symbol would have to be removed by an amending zoning by-law and City Council would have to be satisfied as to:

- the provision of all transportation improvements, infrastructure and servicing, including public transit, stormwater management, the provision of community facilities and accommodations for pedestrians and cyclists, necessary to accommodate and support any proposed development;
- all appropriate requirements or clearances for the proposed development pertaining to site environmental conditions;
- the provision of appropriate public benefits to the City such as:
 - community facilities including non-profit licensed day care and flexible multi-purpose community space;
 - public parkland and park improvements;
 - off-site public realm, pedestrian connections, and streetscape improvements;
 - public art;
 - arrangements or/or agreements for land dedications and/or funding for the future Yonge-Eglinton public park, or portion thereof; and
 - arrangement and/or agreements respecting land dedications and/or funding for the future north/south public road, or portion thereof.

The site is not currently subject to City of Toronto Zoning By-law 569-2013.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc.

The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

City Planning completed a CS&F Strategy for the Yonge-Eglinton Area in May, 2018. The CS&F strategy identified a variety of existing gaps and increasing demand for a full range of community services and facilities in Midtown resulting from ongoing intensification and demographic change. It prioritizes the provision of social and physical infrastructure in conjunction with development. The integration of new community facilities within mixed-use buildings is a key strategy to address increasing demand.

The Midtown CS&F Strategy identifies the subject site as an opportunity to provide on-site child care and human service facilities through the redevelopment of the site.

The application includes 1,000 square metres of community space. The programming of the community space would be planned in consultation with the local Councillor and City staff.

The Midtown Community Services and Facilities Strategy and be found here: <https://www.toronto.ca/wp-content/uploads/2018/05/90cd-2018-05-24-Attachment-3-CSF-Strategy-AODA.pdf>

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- Yonge Eglinton Urban Design Guidelines;
- Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Bird Friendly Guidelines; and
- Pet-Friendly Design Guidelines.

Yonge Eglinton Urban Design Guidelines

The Council-adopted Yonge Eglinton Centre Urban Design Guidelines were completed in January, 2009. The Guidelines were the result of a 4 year study process involving city staff, members of the community, land owners and stakeholders such as the TTC.

The goals of the Yonge-Eglinton Urban Design Guidelines are to:

- ensure new development fits within the existing and planned built form context;
- further define the character of the Yonge Eglinton Centre as a whole, including its streets and buildings;
- provide open space and pedestrian linkages to encourage movement in and around Yonge Eglinton Centre;
- establish the relationship of built form to adjacent streets and open spaces; and
- provide direction for the public realm and clarify streetscape elements, views, vistas and public art.

The key elements of the plan include:

- the creation of a new public park along Duplex Avenue;
- transition of building heights from the low-rise scale along Duplex Avenue to the tallest building at the corner of Yonge Street and Eglinton Avenue;
- a new L-shaped public street;
- direction on framing and animating the new public street;
- the creation of new mid-block connections; and
- the development of a new major TTC bus terminal.

The City's Design Guidelines can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

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

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard ("TGS"). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

Applications must use the documentation required for the version of the TGS in effect at the time of the initial application. TGS Version 3.0 applies to new applications submitted on or after May 1, 2018. The application is proposing to meet Tier 1 of the TGS.

The TGS can be found here: <https://www.toronto.ca/toronto-green-standard-version-3/>

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Staff will continue to evaluate this planning application for consistency with the PPS (2020) and conformity with the Growth Plan (2020).

Official Plan Conformity

Staff will continue to evaluate this planning application to determine its conformity to the Official Plan and the Yonge-Eglinton Secondary Plan (OPA 405).

Land Uses

The application is proposing 2,701 residential rental units, replacement of the office space currently on the site, retail uses along Eglinton Avenue West and Yonge Street and 1,000 square metres of community space. Staff will continue to consult with the community and other stakeholders, including the school boards and TTC, in assessing the appropriate mix and location of uses proposed for the site. Given the scale of the development, it is expected that affordable housing will form part of the housing options available on the site.

Site Organization

The subject site is substantial in size (37,332 square metres, 3.73 hectares, 9.2 acres), has four street frontages and significant grade differences throughout. Proposed on the site is a new L-shaped public street, a new public park, five towers, a private driveway for the four residential towers, a mid-block connection, a publicly-accessible plaza and other open spaces, and a new bus terminal.

The organization of development on the site including the location and orientation of the proposed buildings, open spaces, other land uses, and pedestrian and vehicular routes will be important factors in animating the public realm and ensuring connectivity with the surrounding area.

Built Form, Planned and Built Context

Staff will continue to assess the suitability of the proposed height, massing, and other built form issues based on Provincial policies, the City's Official Plan and Secondary Plan, and Design Guidelines including the Tall Building, Growing Up, Pet-Friendly and the Yonge Eglinton Urban Design Guidelines.

Staff will continue to assess a number of issues including:

- the height and massing of the proposed buildings;
- the orientation of the proposed towers;
- tower floor plate sizes;
- tower separation;
- the proposed amount of amenity space provided;
- shadow impacts on adjacent areas and on the proposed park and open spaces;
- wind impacts on the surrounding area and on the proposed park and open spaces; and
- the bus terminal and transit station entrances and exits.

Streetscape, Public Realm and Open Spaces

City staff will continue to assess the issues related to streetscape, public realm and open spaces proposed for the site, including:

- the size, location and configuration of the proposed park;
- the configuration, design and programming of the proposed open space interior to the site;
- the size, configuration and design of the proposed public square at the Yonge and Eglinton intersection;
- landscape design interior to the site and within the building setbacks along Yonge Street and Eglinton Avenue West;
- the provision of soil volumes that allow for the planting of large growing shade trees throughout the site; and
- the location, route and width of the proposed public street.

Midtown Zoning Review

As part of the approval of The Yonge-Eglinton Secondary Plan (OPA 405), City Planning staff was directed by Council to initiate a zoning review for the 22 defined Character Areas to implement the directions of the Secondary Plan. The intent of the zoning review is to establish specific heights in the Zoning By-law as set out in Policy 5.4.3 of the Secondary Plan. It will also provide clarity on the location, scale and form of appropriate development within each Character Area and implement other policy directions within the approved Secondary Plan.

Such a review, as provided for in Policy 2.3.1.4 of the Official Plan, will be used to create an area specific zoning by-law. It is to be determined whether the area specific zoning by-law will apply to this block or a broader geography.

Tree Preservation

- The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

Infrastructure/Servicing Capacity

Staff are reviewing the application to determine if there is sufficient infrastructure capacity (water, sewage, hydro) to accommodate the proposed development. The applicant has submitted the following studies and reports which are being reviewed by Engineering and Construction Services staff: a Functional Servicing Report, Stormwater management report; Hydrogeological Report; Geotechnical Study and Environmental Site Assessment.

Staff will continue to assess the reports provided by the applicant to evaluate the effects of the development on the City's municipal servicing infrastructure and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure necessary to provide adequate servicing to the proposed development.

Transportation

The applicant has submitted a Transportation Impact Study. Staff will continue to review the study and evaluate the effects of the development on the transportation system including impacts on parking, and to identify any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

Staff will also review the design and location of the new public street, private driveway, pick up and drop off areas and the location and number of loading spaces.

Toronto Green Standard

City Planning staff will review the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. Staff will encourage the applicant to pursue a higher level of environmental performance measures.

Incorporation of City Owned Lands into the Development Site

The majority of the site is owned by the Toronto Transit Commission with the exception of the elevated parking structure ramp located at 46 Berwick Avenue, which is owned by Oxford Properties. Oxford Properties owns or holds a long-term leasehold interest in the entire site.

Additional Issues

The application has been circulated to City divisions and public agencies for comment. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work to resolve the issues raised in this report and additional issues that may be identified by staff and the public. Staff will report back at the appropriate time in the review of the application. If a Final Report is prepared, then the report will proceed to the Toronto and East York Community Council meeting which will serve as the Statutory Public Meeting as required by the Planning Act before being considered at City Council for a decision.

CONTACT

Alex Teixeira, Senior Planner, Community Planning
Tel. No. (416) 392-0459
E-mail: Alex.Teixeira@toronto.ca

SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director, Community Planning,
Toronto and East York District

ATTACHMENTS

City of Toronto Drawings
Attachment 1: 3D Model of Proposal in Context
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: Building Elevations
Attachment 5: Official Plan Map
Attachment 6: Yonge-Eglinton Secondary Plan Map 21-2
Attachment 7: Site Specific Zoning By-law
Attachment 8: Application Data Sheet

Staff Report for Action - Preliminary Report - 2180-2210 Yonge St, 15 Eglinton Ave W
and 20 & 46 Berwick Ave

Attachment 1: 3D Model of Proposal in Context



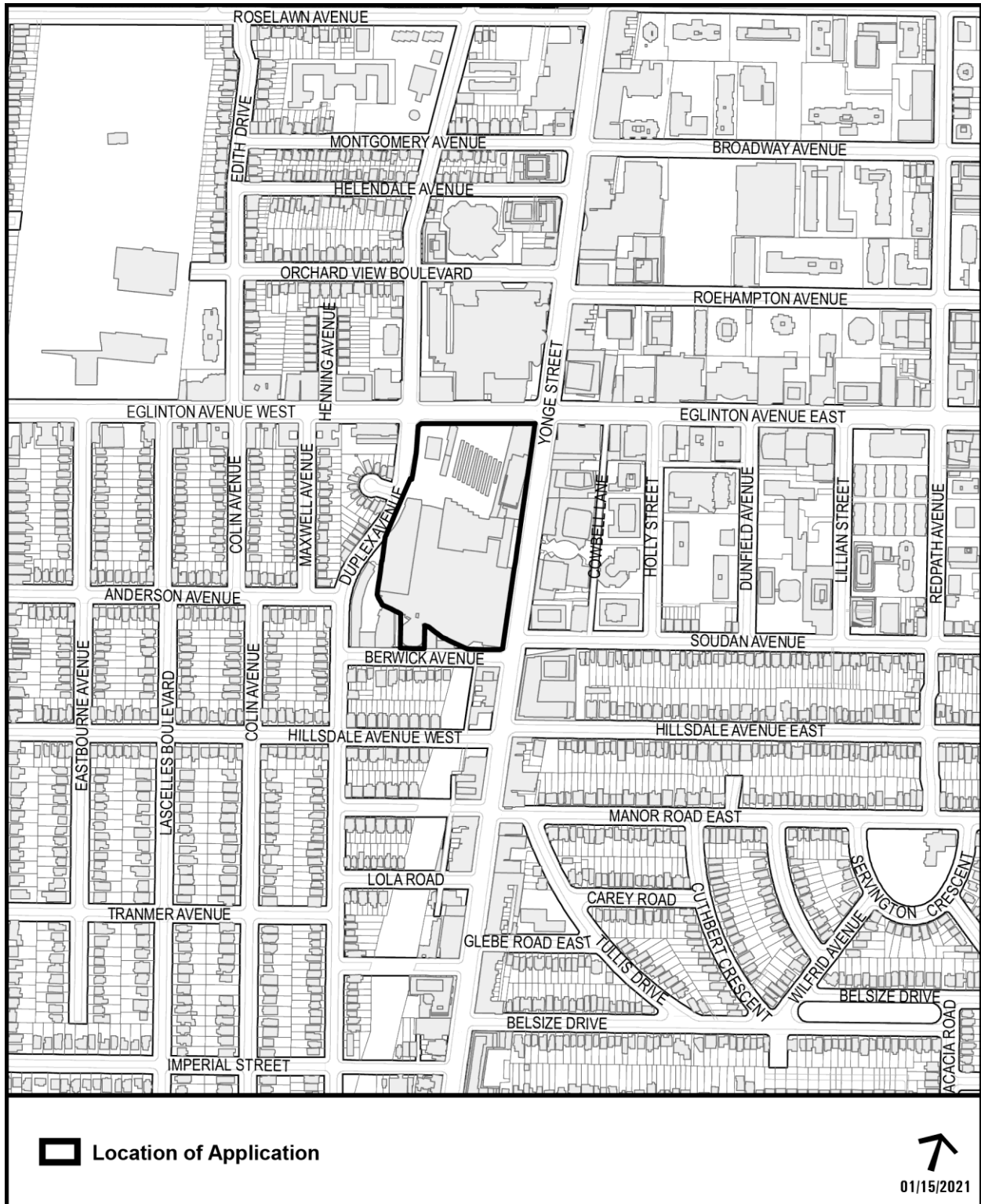


View of Applicant's Proposal Looking Southeast

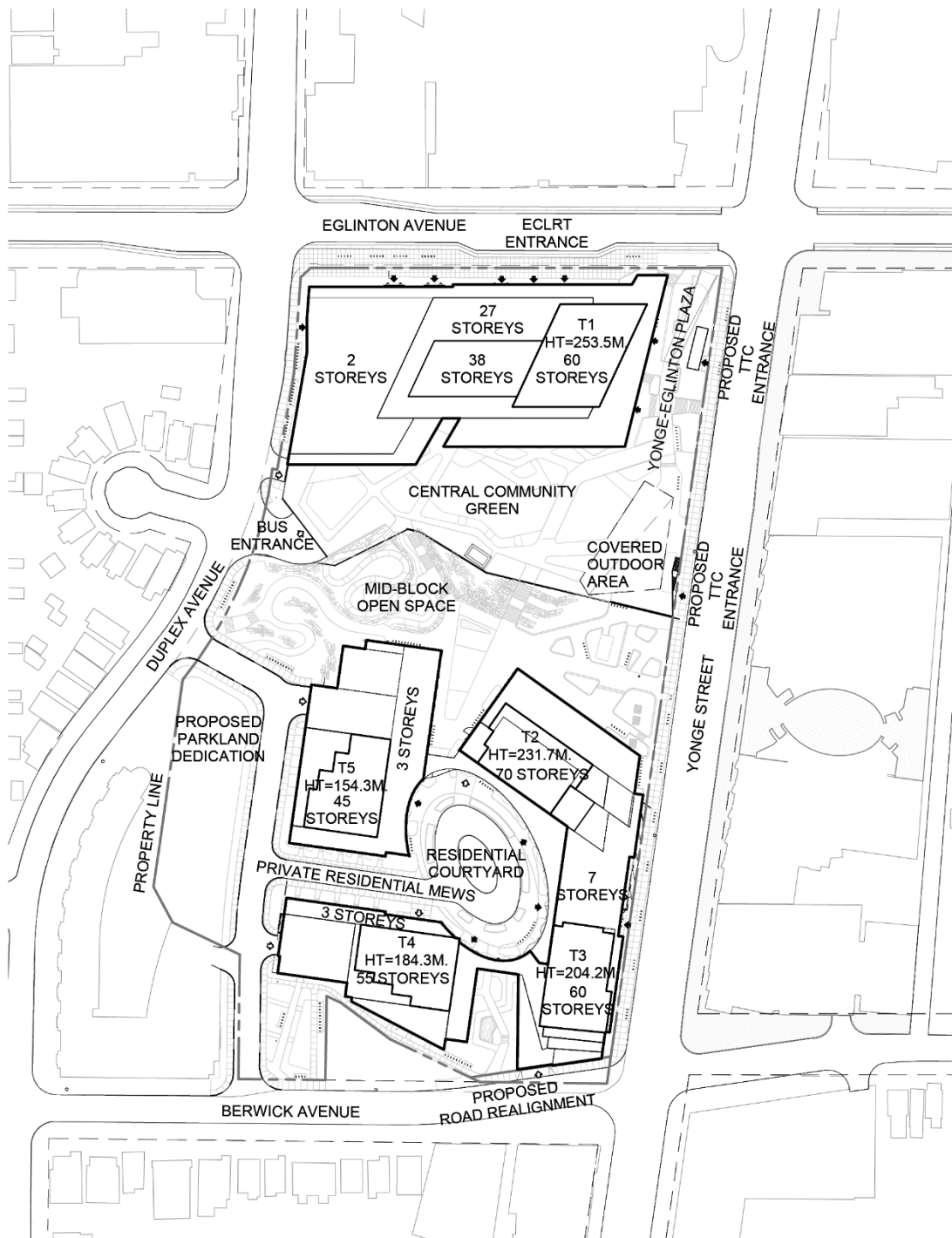


02/03/2021

Attachment 2: Location Map



Attachment 3: Site Plan

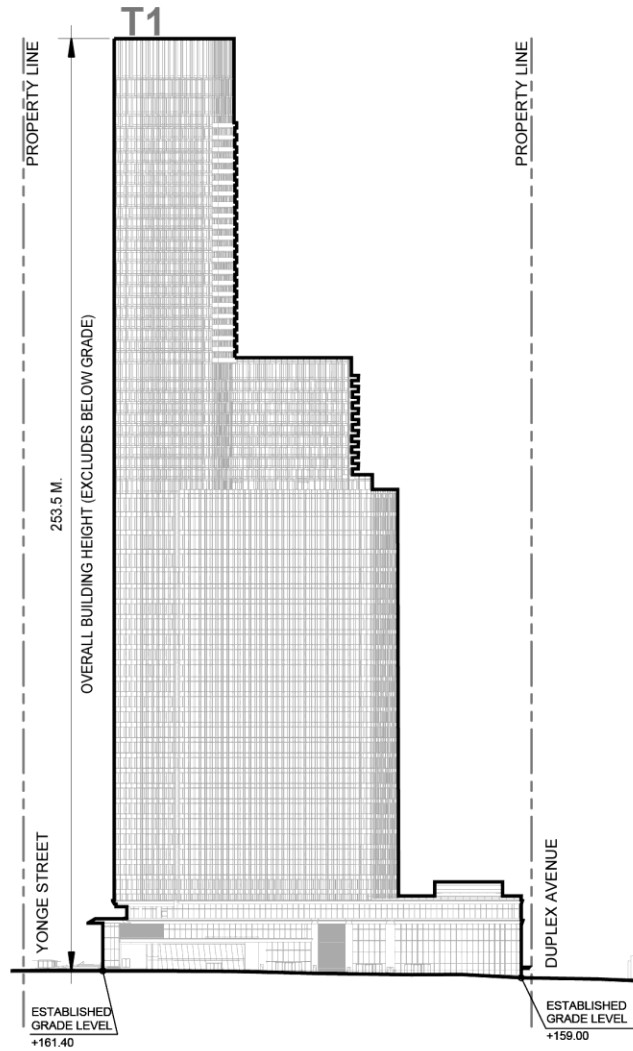


- ◆ BUILDING ENTRANCE
- ◇ PARKING ENTRANCE

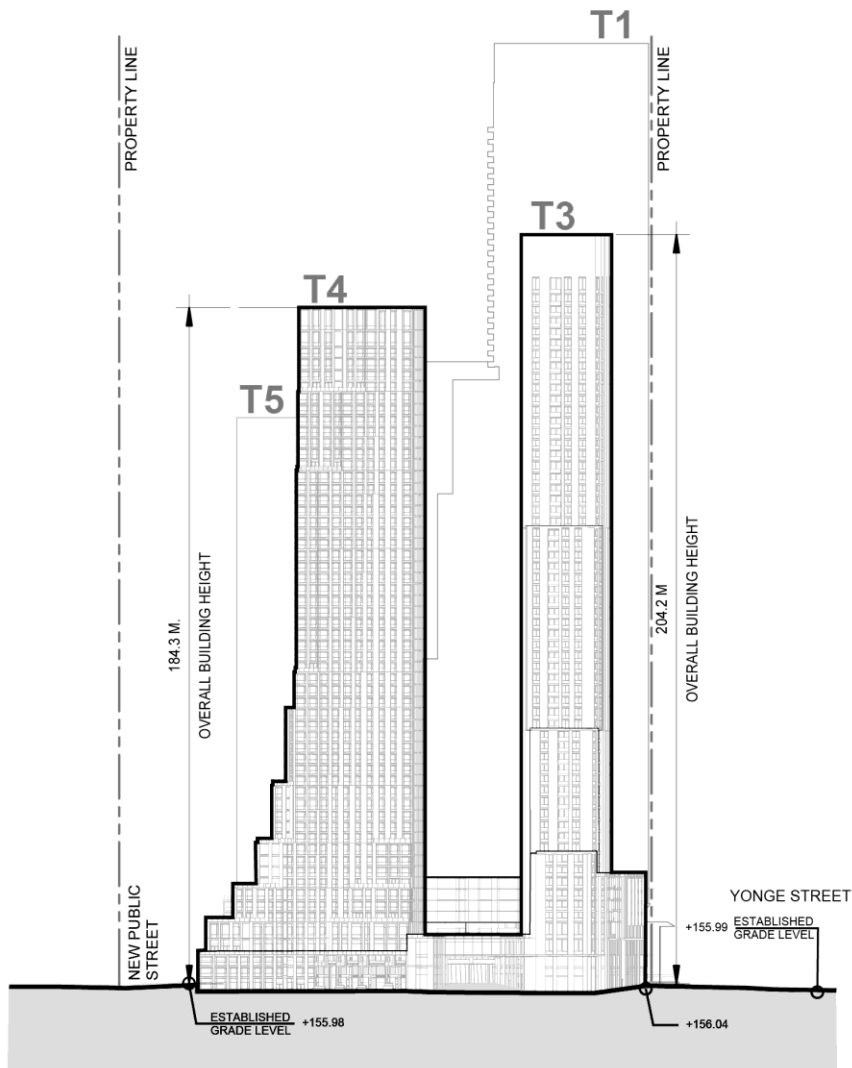
Site Plan



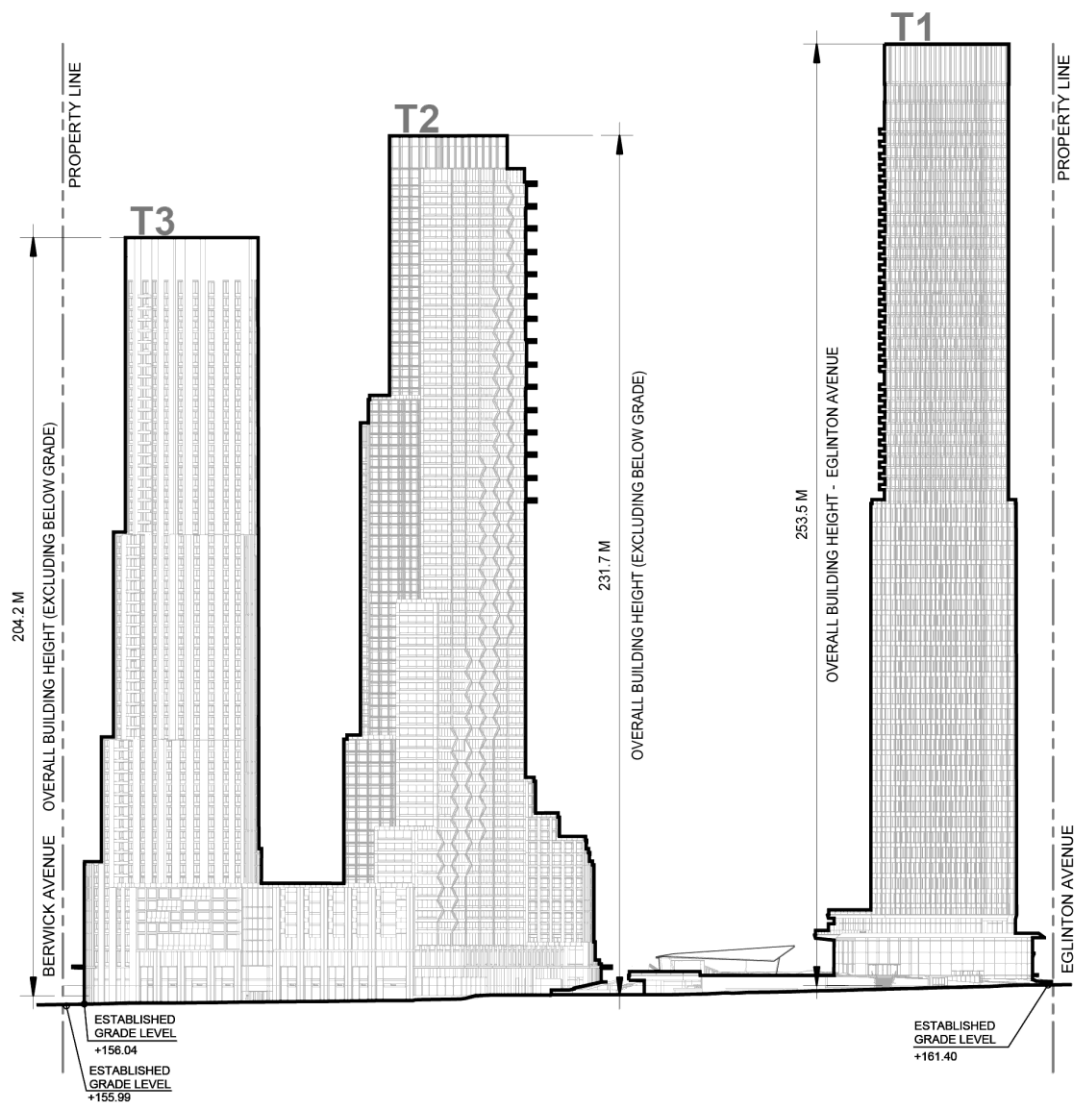
Attachment 4: Building Elevations



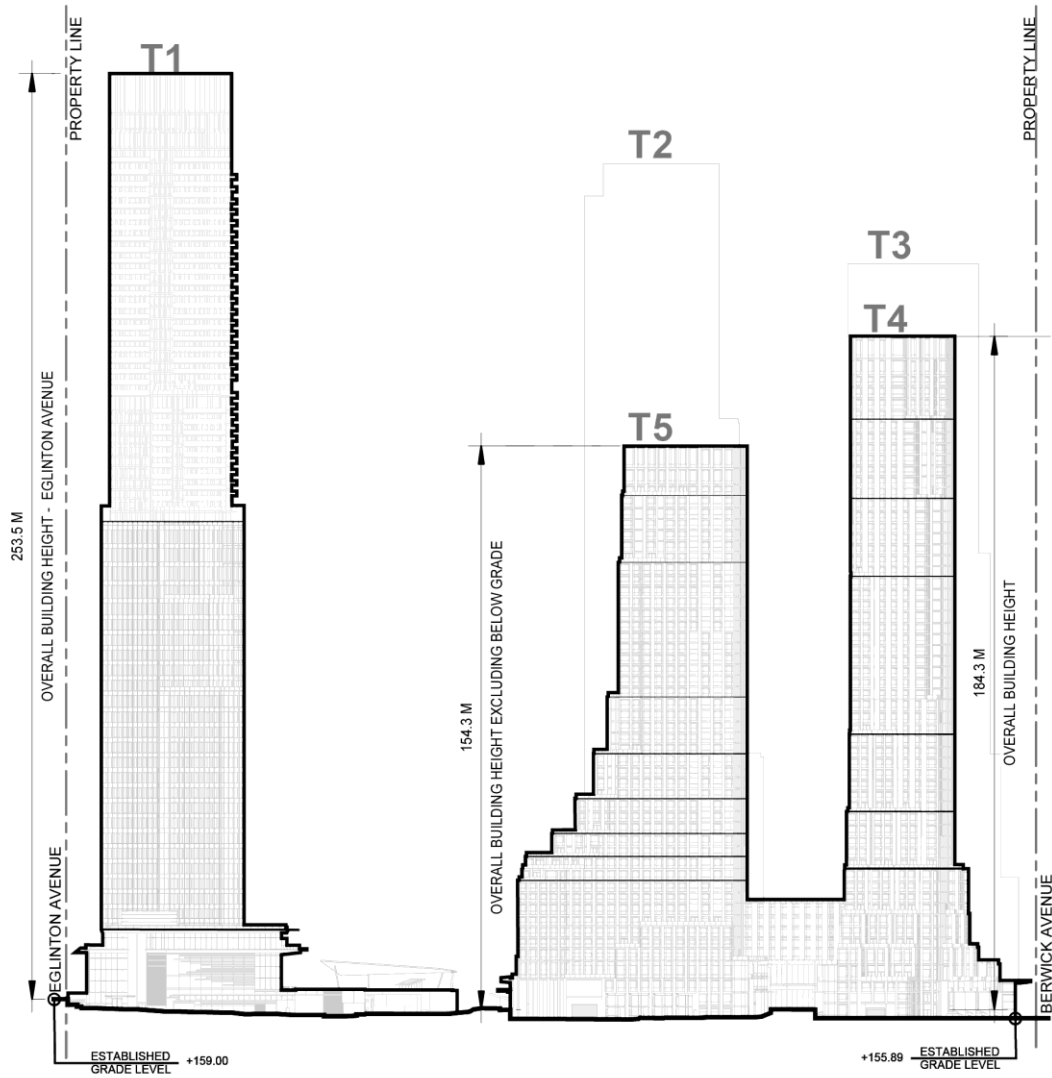
North Elevation



South Elevation

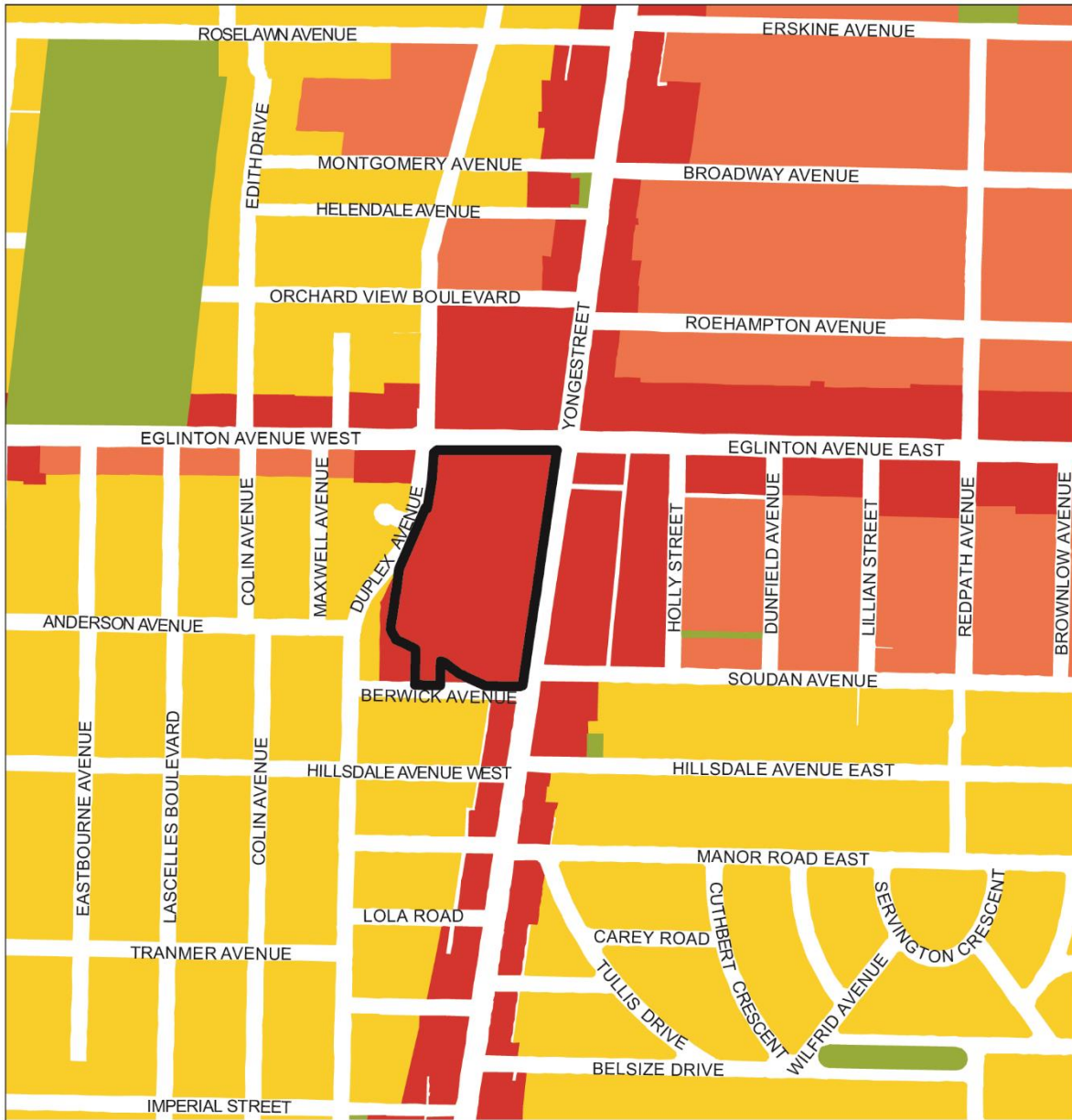


East Elevation



West Elevation

Attachment 5: Official Plan Map



2180-2210 Yonge Street and 20 and 46 Berwick Ave

Official Plan Land Use Map

File # 20 232714 STE12 0Z

- Location of Application
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks & Open Space Areas
- Parks

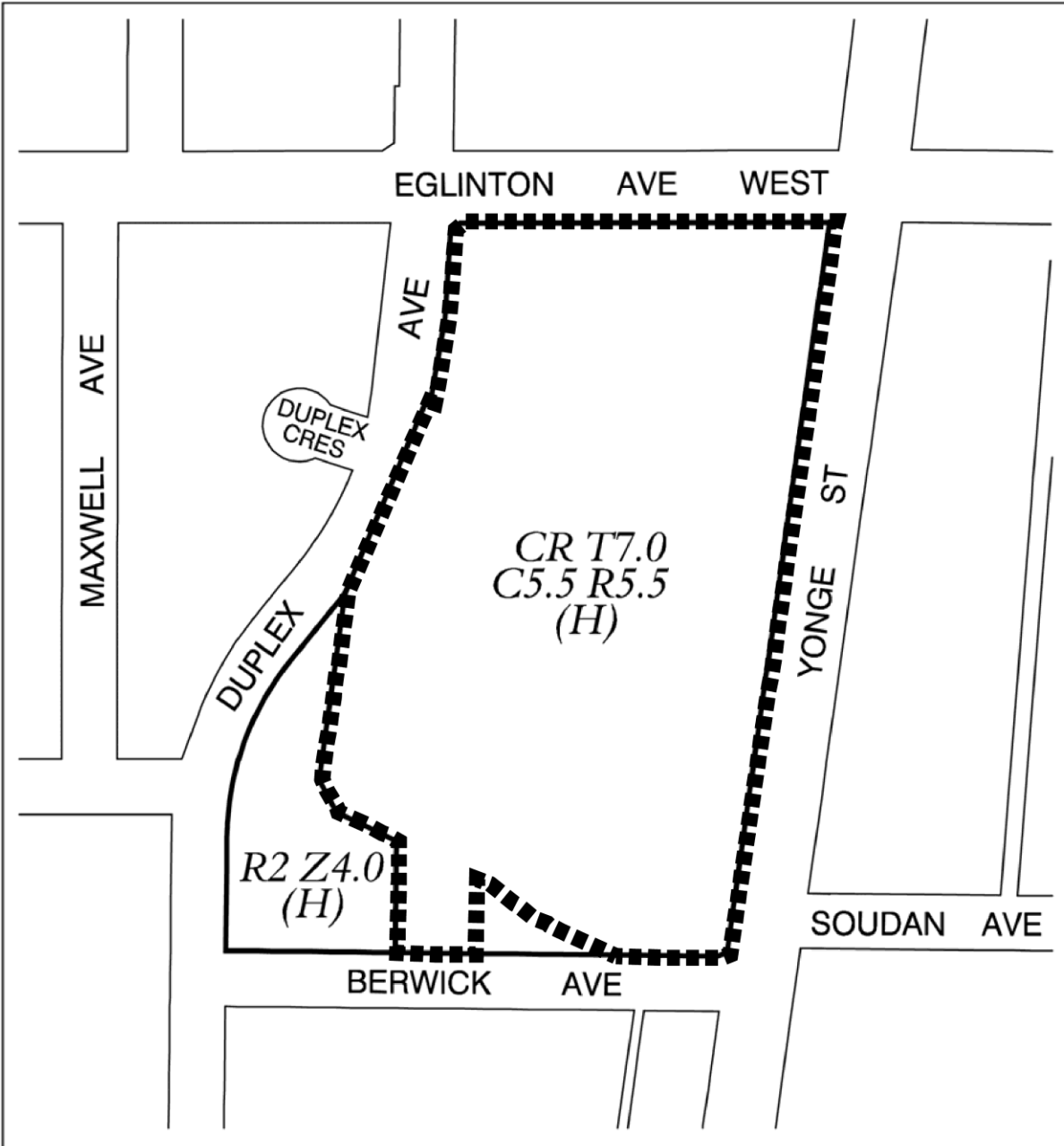
↑
Not to Scale
01/15/2021

Attachment 6: Yonge-Eglinton Secondary Plan Map 21-2



01/15/2021

Attachment 7: Site Specific Zoning By-law



Attachment 8: Application Data Sheet

Municipal Address: 2180-2210 Yonge Street, 15 Eglinton Avenue West and 20 and 46 Berwick Avenue
 Date Received: December 21, 2020
 Application Number: 20 232714 STE 12 OZ
 Application Type: Rezoning

Project Description: Proposal for five towers with a total of 2,701 residential units, approximately 59,000 square metres of office space, 2,000 square metres of retail space along Eglinton Ave and Yonge St, 1,000 square metres of community space and 864 parking spaces located in an underground garage.

| | | | |
|----------------------|----------------------------|--|--------------------------------|
| Applicant | Landscape Architect | Architect | Owner |
| Urban Strategies Inc | OJB Landscape Architecture | Pelli Clarke Pelli / Hariri Pontarini Architects / Adamson Associates Architects | OPG Investment Holdings GP Inc |

EXISTING PLANNING CONTROLS

| | |
|--|----------------------------|
| Official Plan Designation: Mixed Use Areas | Site Specific Provision: N |
| Zoning: CR T7.0 C5.5 R5.5 (H) | Zoning Bylaw 438.86 |
| Heritage Designation: N | Site Plan Control Area: Y |
| Height Limit (m): 136 | |

PROJECT INFORMATION

Site Area (sq m): 37,332 Frontage (m): 135 Depth (m): 270

| Building Data | Existing | Retained | Proposed | Total |
|-----------------------------|----------|----------|----------|---------|
| Ground Floor Area (sq m): | | | 13,464 | 13,464 |
| Residential GFA (sq m): | | | 216,162 | 216,162 |
| Non-Residential GFA (sq m): | 70,000 | | 60,704 | 60,704 |
| Total GFA (sq m): | 70,000 | | 276,866 | 276,866 |
| Height - Storeys: | 18 | | 70 | 70 |
| Height - Metres: | | | 254 | 254 |

Lot Coverage Ratio (%) 36.06 Floor Space Index: 7.42

| | | |
|--------------------------|--------------------|--------------------|
| Floor Area Breakdown | Above Grade (sq m) | Below Grade (sq m) |
| Residential GFA: | 216,162 | |
| Retail GFA: | 1,941 | |
| Office GFA: | 58,763 | |
| Industrial GFA: | | |
| Institutional/Other GFA: | | |

| | | | | |
|-----------------------------|----------|----------|----------|-------|
| Residential Units by Tenure | Existing | Retained | Proposed | Total |
| Rental: | | | 2,701 | 2,701 |
| Freehold: | | | | |
| Condominium: | | | | |
| Other: | | | | |
| Total Units: | | | 2,701 | 2,701 |

Total Residential Units by Size

| | | | | | |
|--------------|-------|----------|-----------|-----------|------------|
| | Rooms | Bachelor | 1 Bedroom | 2 Bedroom | 3+ Bedroom |
| Retained: | | | | | |
| Proposed: | | 282 | 1,194 | 954 | 271 |
| Total Units: | | 282 | 1,194 | 954 | 271 |

Parking and Loading

| | | | | | |
|-----------------|-----|-------------------------|-------|----------------|----|
| Parking Spaces: | 864 | Bicycle Parking Spaces: | 2,961 | Loading Docks: | 12 |
|-----------------|-----|-------------------------|-------|----------------|----|

CONTACT:

Alex Teixeira, Senior Planner, Community Planning
 (416) 392-0459
 Alex.Teixeira@toronto.ca