

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

Date: March 30, 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

SUMMARY

The Yonge-Eglinton Secondary Plan identifies the southwest quadrant of the Yonge-Eglinton Crossroads Character Area as one of the Plan's Special Study Areas. This report provides further information regarding the comprehensive study called for in the Plan to address development criteria including: building heights; transition in height and a new public street.

RECOMMENDATIONS

Toronto and East York Community Council:

1. Receive the report (March 30, 2021) from the Director, Community Planning, Toronto and East York District, for information.

FINANCIAL IMPACT

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

COMMENTS

In the Preliminary Report dated February 3, 2021 from the Director, Community Planning, Toronto and East York District, Planning Staff identified that the subject site is located in an area identified as a Special Study Area within the Yonge-Eglinton Crossroads Character Area. The Yonge-Eglinton Secondary Plan states

that 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.

The need for a comprehensive study is required in the Yonge-Eglinton Secondary Plan, in the Special Study Areas (Section 5.5). There are two policies which speak to the comprehensive study - Policy 5.5.1 and 5.5.3.

Policy 5.5.1.

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 this Plan, including but not limited to the urban design standards of the associated building type and Character Area.

Policy 5.5.3.

Development in the southwest quadrant of the Yonge-Eglinton Crossroads Character Area will address the following development criteria:

- a. a comprehensive study will be undertaken prior to considering any amendments or variances to the Zoning By-law. Any resulting Zoning By-law amendment or variances will meet all applicable policies of this Plan;
- b. a new public street extending east and south from Duplex Avenue to Berwick Avenue will not be precluded. Land conveyances will be required from privately-owned sites to implement the new public street;
- c. strata plans, as appropriate, may be utilized to limit height on City-owned lands to implement the objectives of this Plan;
- d. a sensitive transition in height, density and scale will be provided through the use of building setbacks and stepbacks in addition to any height limitations to adjacent lands designated Neighbourhoods; and
- e. a compatible height gradation will be provided by stepping down building heights from the southeast corner of Yonge Street and Eglinton Avenue (highest) to the northwest corner of Berwick Avenue and Duplex Avenue (lowest).

Through the Midtown In Focus study, the Special Study Areas were identified on the now deleted Permitted Building Types and Height Limits Map. The Final Report (dated May 24, 2018) for the Yonge-Eglinton Secondary Plan states:

"Special Study Areas Maps 21-11 to 21-16 of the Plan identify five Special Study Areas where, in the context of any development, building heights should be as established in the Zoning By-law or determined through a comprehensive city-

initiated study. These sites include three school properties in the Yonge-Eglinton Centre, the southwest quadrant of the Yonge-Eglinton Crossroads Character Area (Canada Square) and the Davisville Yard.

The southwest quadrant, the majority of which is City-owned, was subject to a detailed area study that concluded with updated zoning and urban design guidelines in 2009. The policy directions adopted at the time (Site and Area Specific Policy 6 of the existing Secondary Plan) have been incorporated into the recommended Plan as development criteria to guide future redevelopment. A comprehensive study is required for any changes to the Council-adopted by-law for the lands. The resulting plan for the lands must conform to the applicable policies of the recommended Plan while also providing further detail on the redevelopment of this important site".

No built form guidance or height limits were attributed to the Special Study Areas. However, as modified, the in-force Yonge-Eglinton Secondary Plan now provides an anticipated height range for buildings in the Yonge-Eglinton Crossroad Character Area of 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 8 storeys.

The anticipated height range in the Yonge-Eglinton Secondary Plan provides for greater heights than those in the Site Specific Zoning By-law. The Zoning By-law allows for a maximum building height of 120 metres on the northern portion of the site and 85 metres on the southern portion of the site. The Site Specific Zoning By-law also contains a number of angular plane provisions to transition heights down towards the Neighbourhoods and a maximum permitted density of 7 times the area of the site.

The comprehensive study of this large site will be carried out as part of the review of the development application. The study will include the review of the proposed heights and transition to adjacent areas as contemplated in the Special Study Areas policies.

While the comprehensive study requirement speaks to the assessment of building heights and their transition, Planning Staff will go beyond these requirements through the review of this application. As a comprehensive assessment of the block, Planning Staff will also look at the appropriate mix and location of different land uses, the size and configuration of a new public park, the provision and locations of privately owned publicly-accessible spaces (POPS), the layout of the new public street, the provision of community services and facilities including, but not limited to, childcare and other human services, the provision of affordable housing and improvements to transit infrastructure.

Given the large size of the site and the complexity of the issues to be studied, an enhanced community consultation process will be undertaken to ensure the

community has the opportunity to provide their comments on the development of the block, provide feedback on the proposal and stay informed throughout the process.

Staff will continue to review the subject development application in an efficient manner. There is a significant office use component of this application and there is the opportunity to secure new community services and facilities, affordable housing, and new TTC access and infrastructure.

Staff will report on the results of the comprehensive study and assessment of the block as part of the Final Report for the subject development application for City Council's consideration following a fulsome review of the application which includes ongoing community consultation and engagement.

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SIGNATURE

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