

**341-355 Yonge Street – Zoning Amendment Application
– Final Report**

Date:	October 12, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	11 146654 STE 27 OZ

SUMMARY

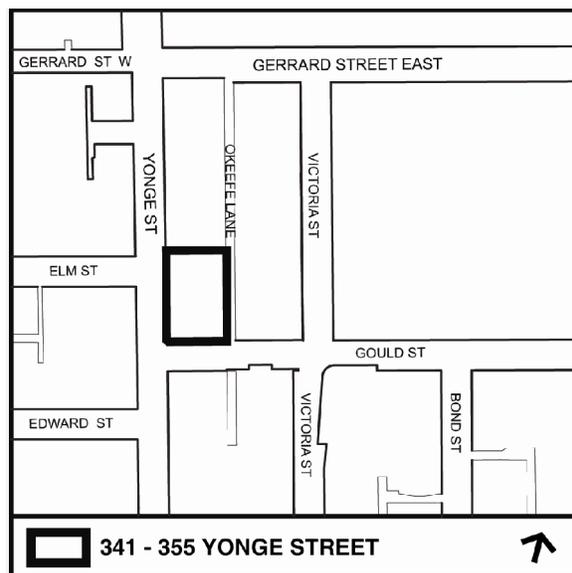
This application proposes a nine-storey (51 m) student learning centre for Ryerson University at 341-355 Yonge Street with retail at and below grade.

This development will implement many of the policies contained within site specific Official Plan Policy 174, provides a unique architectural contribution to Yonge Street, and a gateway to Ryerson University increasing its presence and visibility on Yonge Street. It will revitalize a section of Yonge Street currently the site of a vacant lot, provide necessary student space to a growing student population, add minimal new shadow to Yonge Street and provide retail space in accordance with Official Plan Policies. This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86, for the lands at 341-355 Yonge Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to the report dated October 12, 2011 from the



Director, Community Planning, Toronto and East York District.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of September 12, 2011 Toronto and East York Community Council authorized City Staff to undertake a review of various Yonge Street studies by the Downtown Yonge Street BIA and a study commissioned by Councillor Wong-Tam and drafted by Greenberg Consultants and KPMB. The Greenberg/KPMB study analyzed the built form in and around the subject site including the proposed Ryerson Student Learning Centre.

ISSUE BACKGROUND

Proposal

The proposal is for a 9-storey (51 metres including mechanical) student learning centre located at the property known municipally as 341-355 Yonge Street. The building has been designed by the architectural firm Snohetta Architects of Norway and by Zeidler Architects of Toronto. Snohetta Architects are a diverse, multi-disciplinary and award winning firm with a focus on innovative design and environmental sustainability. The proposal will also have retail at and below grade. The total proposed gross floor area (GFA) is 12,784.26 m², of that, 1,730.31 m² is proposed to be retail. The proposed floor space index (FSI) is 6.68. No vehicular parking is proposed for the new building. The applicant has provided a report indicating that the total aggregate parking for Ryerson University is sufficient to accommodate the parking needs of the proposed new building. The applicant proposes no bicycle parking in the building. Bicycle parking is intended to be provided off site on the campus.

The main pedestrian access for the Ryerson Student Learning Centre would be on Gould Street, although the main entrance effectively opens onto to both Yonge Street and Gould Street. Servicing would take place on O'Keefe Lane, accessed via Gould Street, reversing the flow of the one-way vehicular traffic on O'Keefe lane from southbound to northbound.

The proposed retail space is accessed from Yonge Street and has 34 m of frontage on Yonge Street which comprises nearly 76% of the frontage, exceeding the minimum by-law requirements. Staff propose that at least two units of retail both at and below grade be provided in this space. The retail space has a proposed floor to ceiling height of 5.5 m on Yonge Street, gradually tapering to 3.15 m at which point it acts as a mezzanine overlooking the below grade retail, with a combined floor to ceiling height of 11 m.

The current proposal indicates a knock-out panel in the basement of the Student Learning Centre on the south wall for a potential subway station connection, via a potential PATH route under Gould Street, and the construction of both an above grade and below grade connection across the City of Toronto right-of-way at O'Keefe Lane into Ryerson Student Library. The applicant does not propose to construct a second entrance/exit to the Dundas Subway Station.

Although there is no continuous weather protection proposed for Yonge Street, there is a significant weather protected area proposed for the main entrance located at Gould Street and Yonge Street. The building incorporates a number of green technology components and conforms to the Toronto Green Standard. For more detail information refer to application data sheet (Attachment 7).

Site and Surrounding Area

Yonge Street between Gould Street and Gerrard Street is primarily characterized by low-rise (3-storey) retail buildings. The site is vacant, having been the site of the former Sam the Record Man flagship store and World of Posters outlet (341 Yonge Street and 355 Yonge Street, respectively). There are listed heritage buildings in the vicinity at 340, 362, 363, 364 and 365 Yonge Street. The subject site is also within the flight path for the Hospital for Sick Children, the boundaries of the Downtown Yonge BIA and the Ryerson University Master Plan.

Surrounding the site are:

North: to the north of the subject property are 2 to 3-storey retail and food stores and adult entertainment establishments.

South: to the south of the subject property is Gould Street and beyond that is the now demolished heritage building referred to as the Lalani building (335 Yonge Street); the same retail building fabric continues to the south to the Toronto Life Square building at Yonge and Dundas Square.

East: to the east of the subject property is O'Keefe Lane, the Ryerson Student Library, and the greater Ryerson University campus.

West: to the immediate west of the property is Yonge Street and 2 to 3-storey retail buildings.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The property is located within the Downtown and Central Waterfront areas of the Urban Structure Map in the City of Toronto Official Plan. Policies in this area stipulate that the Downtown will continue to evolve as a healthy and attractive place to live and work. Investment in the Downtown on the part of the City, other levels of government and public/private partnerships will be sought to: maintain and improve the public realm, promote an environment of creativity and innovation; and support and enhance the specialty retail and entertainment districts.

The Official Plan policy framework for *Institutional* lands recognizes the importance of strengthening institutions where they exist including the Downtown. The Plan also recognizes the employment benefits and the contribution of Toronto's universities to the success of the City in advancing relationships that exist between business, research, health, culture and education.

The Official Plan designation is *Mixed-Use Areas*, and the property is also subject to Site Specific Official Plan Policy 174. *Mixed-Use Areas* in the Official Plan are designed to accommodate a broad range of retail, residential and institutional uses. New development in *Mixed-Use Areas* should provide an appropriate transition between diverse built forms and provide high quality employment opportunities wherever possible.

Development Criteria in *Mixed Use Areas* described in Policy 4.5(2) include:

- create balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- locate and mass new buildings to frame the edges of streets and parks with pedestrians on adjacent streets, parks and open spaces;
- provide an attractive, comfortable and safe pedestrian environment;
- have access to schools, parks, community centres, libraries, and childcare;
- take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for residents and visitors; and
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences.

Policy 3.1.2(1) provides that new development will be located and organized to fit with its existing and/or planned context. Relevant criteria include:

- generally locating buildings on corner sites parallel to both street frontage and give prominence to the corner;
- locating main building entrances so that they are clearly visible and directly accessible from the public sidewalk;
- providing ground floor uses that have views into and, where possible, access to adjacent streets; and
- preserving existing mature trees wherever possible and incorporating them into landscaping designs.

Policy 3.1.2(3) requires that new development will be massed to fit harmoniously into its existing and/or planned context, and will limit its impacts on neighbouring streets, parks, open spaces and properties by:

- massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion;
- creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan;
- providing for adequate light and privacy; and
- adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets.

Site Specific Policy 174 of the Official Plan provides an overall framework for continued revitalization in the area north and south of Dundas Square. The policy provides general planning objectives and built form principles for the area. Included in these objectives and principles are:

- locate buildings along property lines fronting on Yonge Street in such a way that they define and form continuous edges along the street;
- have a scale consistent with the height limits within the area and respects the existing transition in height and scale between the buildings and height limits within the area and the surrounding buildings and height limits;
- site and organize the lower levels of the building associated with the pedestrian realm to enhance the public nature of streets, open spaces and pedestrian routes;
- provide public uses which are directly accessible from grade level;
- encourage, where possible, servicing and vehicular parking to be accessed from rear lanes rather than from streets;
- encourage the design and location of servicing and vehicular parking so as to minimize pedestrian/vehicular conflicts;
- site and massing to meet adequate light, view and privacy standards;
- achieving a harmonious relationship to their built form context through such matters as, but not limited to, building height, massing, scale, setbacks, stepbacks, roof line, profile and architectural character and expression;
- articulated and massed in widths compatible with narrow lot patterns dominant on Yonge Street between Gerrard and Queen Streets; and

- minimize the wind and shadow impacts on Yonge Street, flanking streets and open spaces.

In addition, the Yonge Dundas Redevelopment Project of the late 1990's was to have attributes which brought about appropriate visual and physical linkages between the area's various destinations including Yonge Street and Ryerson University. Gould Street is a key street to achieve such a connection.

Zoning

Within the City of Toronto Zoning By-law (438-86) the subject lands are zoned CR, or commercial residential. CR zoning permits a wide variety uses including residential, retail, commercial and institutional uses. The site has a height limit of 20 metres and a density restriction of 4 times coverage. The property is subject to a 44° angular plane which begins from a base height of 16 m established from the lot line abutting Yonge Street, measured from grade. The property is also within the flight path of the Hospital for Sick Children and subject to the height restrictions associated with it.

Site Plan Control

Site Plan Control is applicable to this site. An application for Site Plan Control has been submitted (11 146675 STE 27 SA) and the review process is nearing completion.

Reasons for Application

The application requires relief from Zoning By-law 438-86. The application in its current form exceeds height restrictions of the by-law (20 metres) by approximately 24 metres on Yonge Street.

Furthermore, the built form proposed does not meet the 44° angular plane restrictions or the building density restrictions of 4 times the lot area for the property. The proposed building does not, however, penetrate the flight path for the Hospital for Sick Children.

Community Consultation

A Community Consultation Meeting was held on May 4, 2011. The meeting was primarily attended by area business owners but was also represented by members of the McGill-Granby Neighbourhood Association and members of the condominium board at 38 Elm Street. Reaction to the design of the building was mixed with some liking it and others feeling that it did not fit into the context of Yonge Street even if they approved of the overall design. The principal objections were to the size and location of the retail space. Many felt that the amount of retail provided at-grade was not sufficient and that the below-grade retail would not function as desired.

Other issues raised were the height and massing of the building, especially as it relates to context and shadow impacts, lack of parking, a discussion on the location of the second TTC exit from Dundas subway station, and encroachments upon the City laneway.

In addition to the comments presented at the Community Consultation Meeting, 5 letters were submitted in opposition to the development. The general thrust of the commentary was that the design was not compatible with Yonge Street, and that the provision of retail was insufficient. Some felt that the design was interesting and would support it in another area of the City. The Downtown Yonge BIA, in particular, sought a significant redesign of the proposed structure to bring it into conformity with the existing zoning by-law and supply significantly more retail. A letter of support was submitted by Cadillac-Fairview Corporation (the owners of the Eaton Centre) which lauded the design and the development of a vacant parcel of land on Yonge Street.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards and draft conditions of site plan approval.

COMMENTS

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement provides direction for the orderly growth and disposition of land within the Province of Ontario. This application represents an intensification of an underutilized piece of land, provides a mix of uses and provides much needed institutional space in the area. The proposal is consistent with the PPS.

The City of Toronto is designated as a growth area in the Growth Plan for the Greater Golden Horseshoe. The growth plan requires that a municipality provide for a mix of uses in any new growth including the provision of space for institutional, retail, residential and infrastructure. The proposal represents an expansion of institutional uses through the redevelopment and intensification of an underutilized parcel of land. The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Land Use

The land for the proposed Ryerson Student Learning Centre is currently vacant but once held retail uses including the iconic Sam the Record Man store. The proposed use of the land is in keeping with City of Toronto Official Plan Policies and also that of the Ryerson University Master Plan. Site Specific Official Plan Policy 174 encourages prominent connections between Yonge Street and Ryerson University which this building achieves.

The site specific policies further emphasize the requirement for retail at grade. Through the Consultation process it was expressed that the amount of retail being provided at-grade was insufficient and that there was a desire for retail on the second storey as well. From the initial application submission, the applicant has improved on the design, strengthened its presence and increased the amount of at-grade retail. City Staff are satisfied that the retail component meets the policies. The primary purpose of this building is to function as a learning, meeting and research space for the student body and

an important public building. Retail, although the primary function along Yonge Street, is a secondary function of the proposed building. By securing a minimum amount of retail space, frontage and units in the zoning by-law, City Staff are satisfied with the amount of space being provided, the continuity of the retail rhythm as recently reviewed in the Greenberg/KPMB Study on Yonge Street, and its accessibility from grade.

Furthermore, the Official Plan encourages the creation of landmark buildings through the Yonge Dundas Redevelopment project. The Ryerson Student Learning Centre qualifies as a landmark architectural building and the changes brought to the area place a new emphasis on Gould Street as the entrance to Ryerson. Although the plan encourages that buildings respect the traditional built form characteristics of Yonge Street, it directs any specific change to the Yonge and Dundas area. The Ryerson Student Learning Centre represents a rational extension of the Yonge and Dundas redevelopment as it is in close proximity to the AMC Theatre complex formally known as Toronto Life Square, separated only by an empty parcel of land which once contained the Empress Hotel.

Considering the context, the policy direction for linkages to Ryerson University, the proximity to Yonge and Dundas Square, and the contribution this building makes as a landmark public building, 341-355 Yonge Street represents a unique opportunity for such an innovative and bold design. Given the important investment in public infrastructure this building represents, this building should in no way be considered a precedent for new construction on the rest of Yonge Street subject to Site Specific Official Plan Policy 174.

Density, Height, Massing

The built form proposed by the applicant represents an increase in the permitted height and density. Overall, the proposed Student Learning Centre is considered by staff to be in keeping with the intent of the Official Plan policies for the area, accepting that it deviates from some of the built form expectations for the street. The deviation from the angular plane provisions and the volume and general massing were not anticipated for this site. It has been demonstrated however that important planning objectives have been addressed and that on balance, the achievement of a gateway for Ryerson University on Yonge Street is somewhat unique and warrants a degree of variation.

As part of the Yonge Street Study (Gerrard Street to Dundas Street) commissioned by the local Councillor, Greenberg Consultants and KPMB architects reviewed the design of the Student Learning Centre. They accepted the massing as proposed and found it to be a unique architectural contribution to Yonge Street and an important institutional use. City Planning Staff will report on the Yonge Street Study in early 2012.

The proposed building deviates from the angular plane in the by-law. The demands of institutional space require a useable and larger floor plate than would be sought in a residential condominium tower. Strict adherence to the angular plane would reduce the viability of the floor plate. For this reason and because there are no negative shadow impacts, the massing of the building is appropriate.

Although the height of the building is greater than the buildings fronting on Yonge Street, on the same block, it is the same height as the Ryerson Student Library immediately to the east, only slightly taller than the buildings at Toronto Life Square to the south, and shorter than Jorgenson Hall to the north. Furthermore, the height is required in order to generate the necessary GFA to accommodate this use for the growing student population of Ryerson University. In this case, the height has been reviewed for its impacts on the pedestrian realm and the possibility of a precedent being set for both height and massing. From a shadow and wind perspective the impacts are minimal (as outlined below), the building also angles away from Yonge Street minimizing the impact on the pedestrian realm as it reduces the feeling of being overwhelmed at grade. Lastly, as outlined above, 341-355 Yonge Street as an address for Ryerson University represents a unique opportunity to create a landmark building where height, massing and architectural distinction will serve as a gateway to the larger Ryerson Campus.

Sun, Shadow, Wind

The application has submitted a shadow study and pedestrian level wind study in support of their application. The shadow study shows that no new shadows will be added to the street in the prime morning and afternoon times (11:00 am to 4:00 pm, at the autumnal and vernal equinoxes) that are most enjoyed by pedestrians. Furthermore, it is the opinion of the climate engineers engaged by the applicant, that there will not be a significant decrease in pedestrian comfort as it relates to wind.

Traffic Impact, Access, Parking

The development does not propose any new parking for the facility. This building, while it contains a retail component, is primarily a student learning centre. Most students are likely to walk or take public transit to the building and the demand for parking is minimal. The applicant has provided a transportation impact assessment in support of their application and Transportation Services Division concurs with their findings. Site Specific OP Policy 174 also makes a provision for the exemption of parking providing appropriate justification is made; this application complies with that policy.

Servicing

Servicing for new developments on Yonge Street should be directed away from Yonge Street mindful of the pedestrian realm and the potential for large disruptions to vehicular flow as well as explicit policies stated in site specific OP Policy 174. This development will be serviced through O'Keefe Lane which is appropriate. The applicant is proposing two loading spaces which is satisfactory.

Open Space/Parkland

This application is exempt from the parks levy requirement under Chapter 415-30 A of the Municipal Code.

Streetscape

The Downtown Yonge BIA has requested that the streetscape be constructed in accordance with their standards. Ryerson University has committed to implementing the

Downtown Yonge BIA streetscape standards, and City Planning will be securing this as a condition of Site Plan Approval.

Heritage

In an Agreement between Ryerson University and the City of Toronto (January 16, 2008), Ryerson agreed to grant to the City an easement to ensure the maintenance and reinstallation of the two iconic neon signs that adorned the former "Sam the Record Man" store located on lands that now form part of the subject property. Specifically the Agreement provides for the restoration and reinstallation of the signs on a vertical wall of either the Ryerson Student Learning Centre (referred to in the agreement as the Ryerson Yonge Street Lands), or on the Ryerson Library (Ryerson Library Lands) for the purpose of maintaining the aesthetic and cultural heritage value of the signs.

Staff acknowledge that it may not be appropriate given the proposed design of the Ryerson Student Learning Centre to reinstall the signs on the face of this building. Staff will continue to pursue with the applicant other opportunities to reinstall the signs in a location that will enhance the historical value of these artifacts. The Agreement requires that Ryerson determine the ultimate location of the refurbished signs within 42 months from the date of the Agreement. At a minimum, as part of this development the applicant is required to provide an interpretive plaque on the Yonge Street frontage commemorating the former "Sam the Record Man" store.

TTC

As part of this application the viability of a second TTC entrance/exit at Dundas Subway Station was explored. The TTC has long expressed a desire for a second entrance/exit at Dundas Subway Station due to the large volume of commuters, particularly Ryerson University students. Unfortunately, a second entrance/exit at the Ryerson Student Learning Centre is not practical or cost effective as the platform only extends as far north as Gould Street. The preferred location, as indicated in the Preliminary Report would be the former site of the Empress Hotel (southeast corner of Gould Street and Yonge Street), an entrance/exit at the southeast corner of Yong Street and Gould Street, or an entrance/exit off Edward Street across the street from the proposed Ryerson Student Learning Centre, with the Edward Street entrance/exit being the least viable of the three options.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. The Ryerson Student Learning Centre meets or exceeds all requirements for the Tier 1 TGS.

The site specific zoning by-law will secure performance measures for the following Tier 1 development features: Cycling Infrastructure and hard and soft landscaped surfaces. The vast majority of the Tier 1 requirements will be secured through the Site Plan Approval.

Other applicable TGS performance measures will be secured through the Site Plan Approval process. The green roof, although applicable law, will also be secured in the site plan drawings, furthermore, measures to reduce the urban heat island effect at grade, and energy efficiency of the building, will be secured through the site plan process.

Tree Preservation

As part of this application, the applicant proposes that two City owned trees on Gould Street be removed. Forestry Staff support this request.

Development Charges

It is estimated that the development charges for the retail component of this project will be \$ 186,717.75. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

Conclusion

The Ryerson Student Learning Centre represents an important institutional investment for Toronto and Ryerson University. It provides a gateway to Ryerson University, a unique architectural experience and much needed reinvestment. By providing retail at grade, the Ryerson Student Learning Centre will also help animate Yonge Street as well as providing space for students. Due to its proximity to Yonge and Dundas Square, its institutional use, the lack of significant shadow impact, the location as a gateway to Ryerson University and the built form context, this unique building should not be

considered a precedent for further redevelopment on Yonge Street. City Planning Staff find that the proposed building and the rezoning required for its construction is in the public interest and constitutes good planning.

CONTACT

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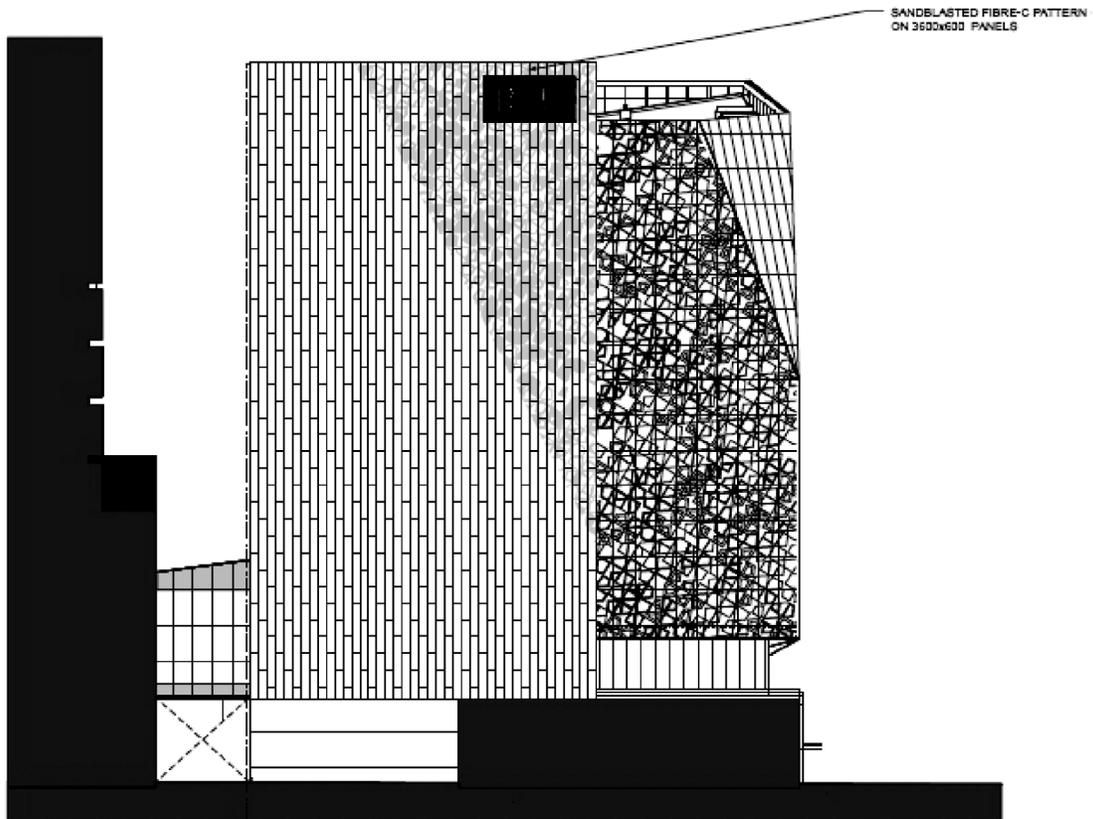
Gregg Lintern, MCIP RPP, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: South Elevation
Attachment 4: East Elevation
Attachment 5: West Elevation
Attachment 6: Zoning
Attachment 7: Application Data Sheet
Attachment 8: Draft Zoning By-law Amendment

Attachment 2: North Elevation



NORTH FACADE
1:200

North Elevation

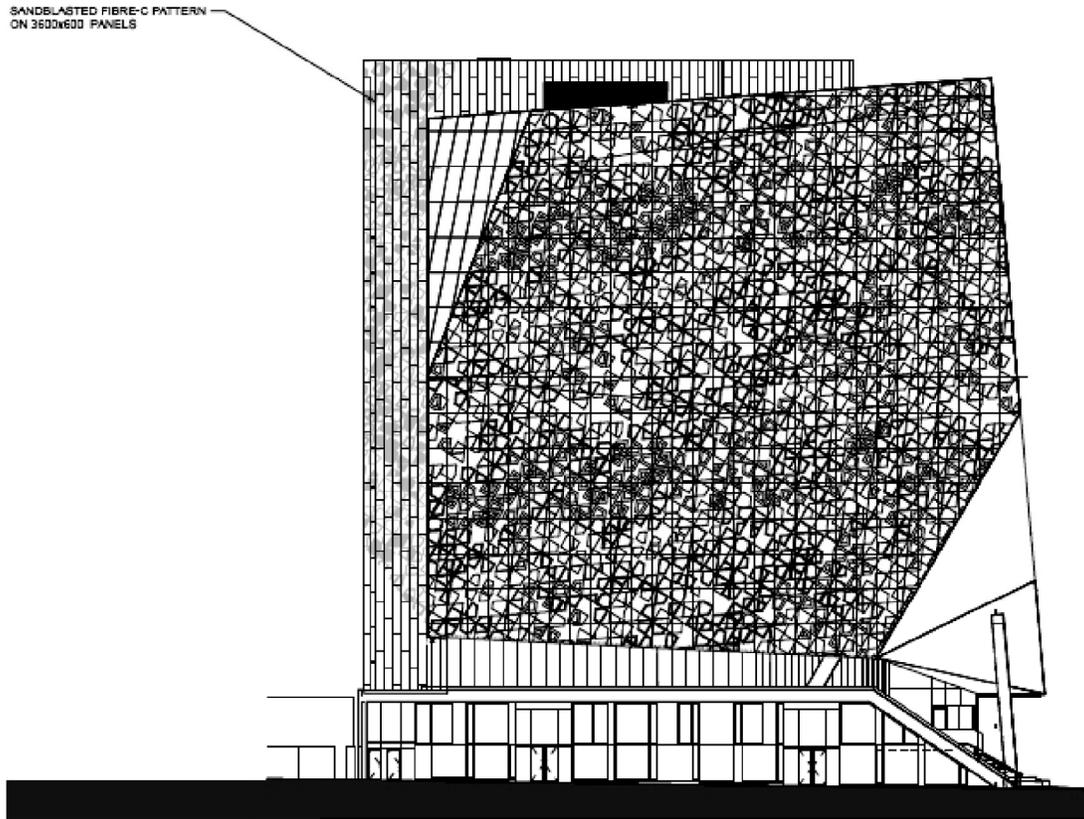
Applicant's Submitted Drawing

Not to Scale
09/26/11

341-355 Yonge Street

File # 11_146654_02

Attachment 5: West Elevation



WEST FACADE
1:200

West Elevation

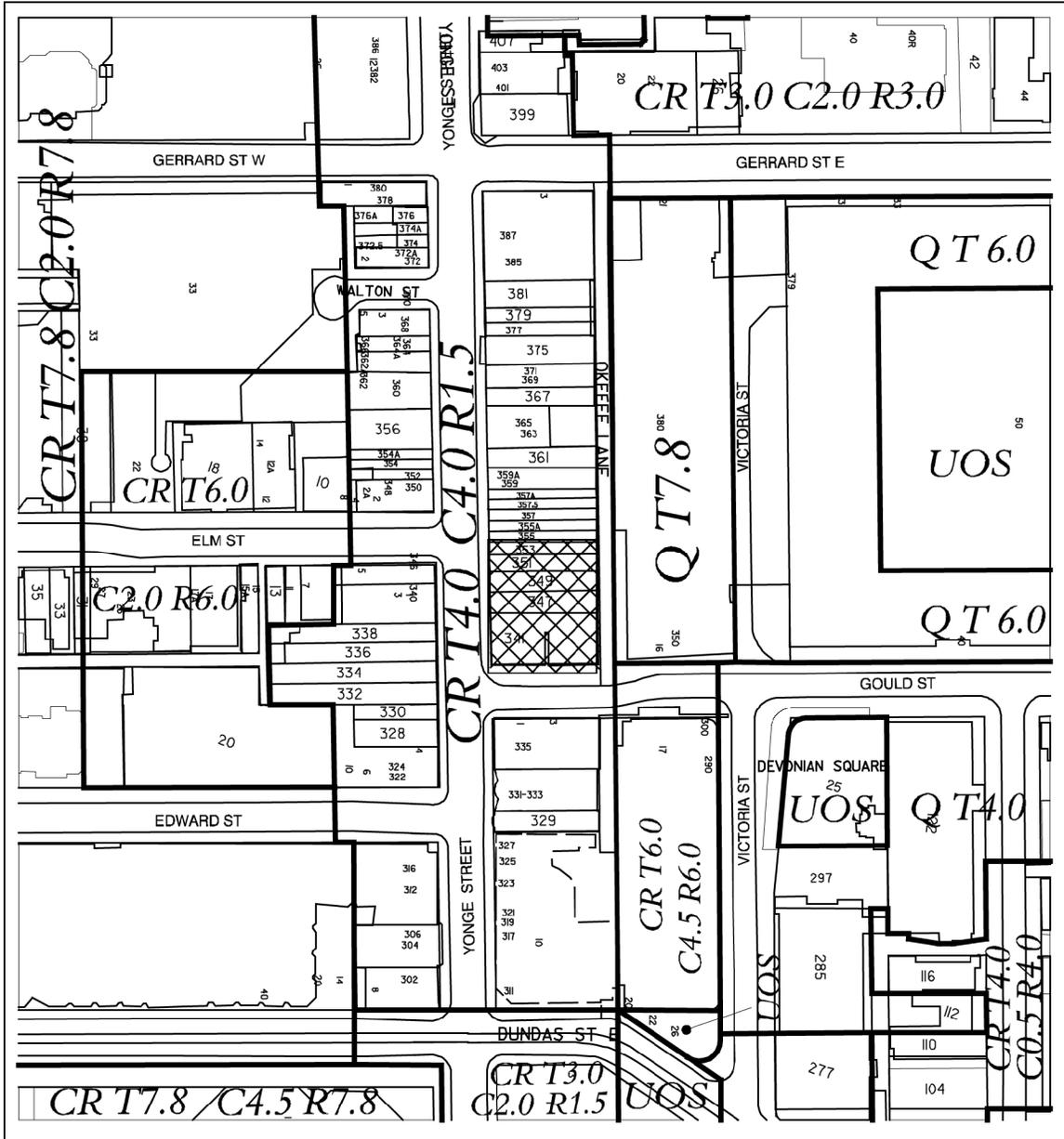
Applicant's Submitted Drawing

Not to Scale
09/26/11

341-355 Yonge Street

File # 11_146654_02

Attachment 6: Zoning



341-355 Yonge Street

File # 11_146654_0Z

- CR Mixed-Use District
- Q Mixed-Use District
- UOS Parks District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 09/26/11

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	11 146654 STE 27 OZ
Details	Rezoning, Standard	Application Date:	March 16, 2011
Municipal Address:	341-355 YONGE STREET		
Location Description:	PLAN 22A PT LOT 26 **GRID S2712		
Project Description:	Standard Rezoning application for new 9 storeys (including mechanical) Student Learning Centre for Ryerson University - with retail at and below-grade - no parking. Library and Study space. Please see 11 146675 STE 27 SA for Site Plan Application.		

Applicant:	Agent:	Architect:	Owner:
Ryerson University 350 Victoria Street, Toronto, ON, M5B 2K3	Bousfields Inc. 3 Church St. unit 300 Toronto, ON M5E 1M2	Zeidler Partnership 315 Queen St. W Toronto, ON M5V 2X2	Ryerson University 350 Victoria Street, Toronto, ON, M5B 2K3

PLANNING CONTROLS

Official Plan Designation:	Mixed-Use Areas	Site Specific Provision:	Y
Zoning:	CR T4.0 C4.0 R1.5	Historical Status:	N
Height Limit (m):	20	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1920	Height:	Storeys:	9
Frontage (m):	39		Metres:	44.245
Depth (m):	49			
Total Ground Floor Area (sq. m):	745			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	0
Total Non-Residential GFA (sq. m):	12784		Loading Docks	2
Total GFA (sq. m):	12784			
Lot Coverage Ratio (%):	38.8			
Floor Space Index:	6.7			

DWELLING UNITS

Tenure Type:	
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	0

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	0	0	0
Retail GFA (sq. m):	500	500	1230
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	10801	10801	253

CONTACT:	PLANNER NAME:	Giulio Cescato, Planner
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Attachment 8: Draft Zoning By-law

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 201~

Enacted by Council: ~, 201~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-201~

To amend the General Zoning By-law No. 438-86, as amended of the former City of Toronto with respect to the lands municipally known as 341 - 355 Yonge Street

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. None of the provisions of Section 2 respecting *grade* and *loading space – type B* and Sections 4(2)(a), 4(8), 4(10)(a) and (d), 8(3) Part I 1 and 2, 8(3) Part XI 2, 12(2)260, of By-law No. 438-86 of the former City of Toronto, being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures an to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the erection or use of a mixed institutional and commercial *building* on the *lot* provided that:
 - (a) The *lot* on which the building is to be located comprises at least those lands delineated by a heavy line on Map 1, attached to and forming part of this By-law.
 - (b) the *height* of any building or structure, or portion thereof including mechanical penthouse, does not exceed those *height* limits as indicated by the numbers following the symbol H on the attached Map 2, with the exception of the following:
 - (i) parapet walls located above the *height* of each of the roof levels of the building provided the maximum vertical dimension of any such element does not exceed 1.0 metre;
 - (c) No portion of any building or structure erected and used above *grade* is located otherwise than wholly within the areas delineated by heavy lines on Map 2 attached to and forming part of this By-law.

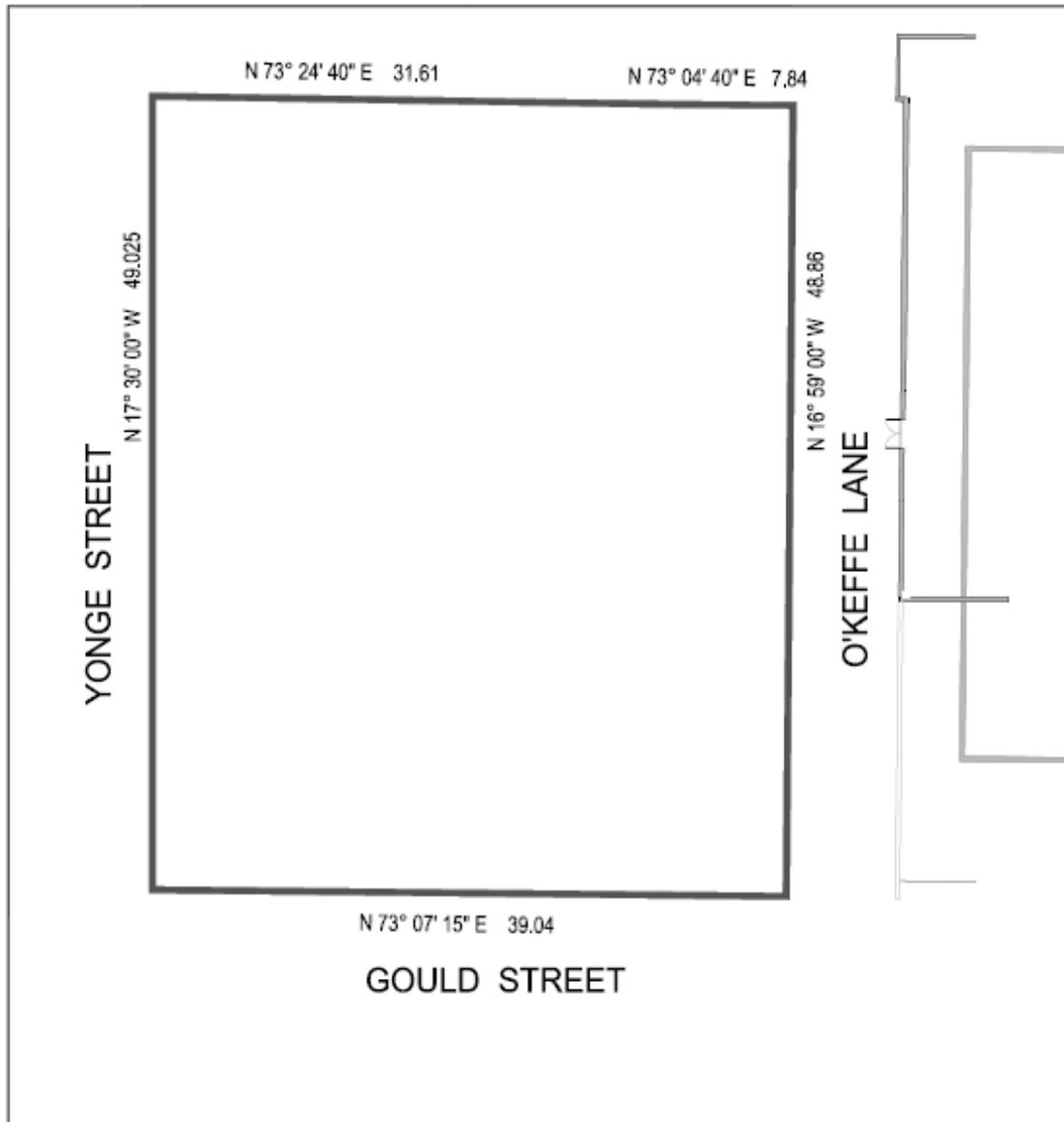
- (d) The *non-residential gross floor area* of the building erected on the *lot* does not exceed 12,790 square metres, a minimum 1,730 square metres of which shall be used to provide a minimum of two *retail stores*, at and below grade, with a total minimum frontage of 34 metres accessed from Yonge Street; and,
2. For the purpose of this By-law:
- (a) “*grade*” shall mean 92.86 metres Canadian Geodetic Datum;
- (b) “*loading space – type B*” means a loading space with a length of at least 10.5 metres, a width of at least 3.5 metres and a vertical clearance of at least 4.0 metres; and
- (c) “*retail store*” means a building or portion thereof where goods, wares, merchandise, substances, articles or things are stored, offered or kept for sale at retail and includes storage on or about the store premises of limited quantities of the goods, wares, merchandise, substances, articles or things sufficient only to service the store but does not include a retail outlet otherwise classified or defined in this By-law or a mechanical or electronic game machine to be used for the purpose of gambling;
- (d) each other word or expression that is italicized shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended.
3. Despite any existing or future severance, partition or division of the *lot*, the provisions of this by-law shall apply to the whole *lot* as if no severance, partition or division occurred.
4. Except as otherwise provided herein, the provisions of By-law No. 438-86, as amended, shall continue to apply to the *lot*.

ENACTED AND PASSED this ~ day of ~, A.D. 201~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



341 - 355 Yonge Street

Map 1

File #10 _____



Not to Scale



341 - 355 Yonge Street

Map 2

File #10 _____

