TORONTO

# STAFF REPORT
# ACTION REQUIRED

# 625, 629 and 637 Yonge Street and 1, 3, 5, 7 and 9 Isabella Street – Zoning Amendment Application – Request for Directions Report

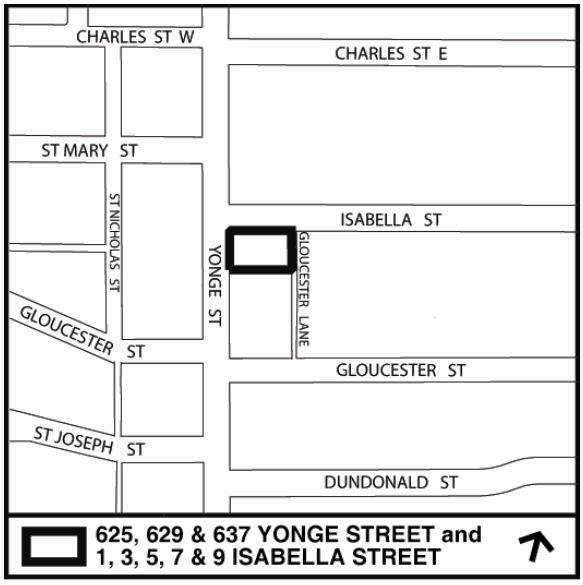
| | |
|---|---|
| **Date:** | February 7, 2014 |
| **To:** | City Council |
| **From:** | Chief Planner and Executive Director |
| **Wards:** | Ward 27 – Toronto Centre-Rosedale |
| **Reference Number:** | P:\2014\ClusterB\PLN\City Council\CC14014 (12 260124 STE 27 OZ) |

## SUMMARY

The applicant has referred Zoning By-law Amendment application for 625, 629 and 637 Yonge Street and 1, 3, 5, 7 and 9 Isabella Street to the Ontario Municipal Board due to Council's failure to make a decision on the application within the time prescribed by the *Planning Act*. A pre-hearing conference was held on November 18, 2013 and a further pre-hearing is scheduled for February 19, 2014. A hearing date is scheduled for July 14 to July 25, 2014.

The application referred to the Ontario Municipal Board was to permit a mixed-use development consisting of a 40-storey building, including a 4-storey base building, with a density of 20 times the lot area.

A placeholder report was submitted to the October 17, 2013 meeting of Toronto and East York Community Council indicating that a detailed report was being prepared by staff and would be submitted to Toronto and East York Community Council on October 17, 2013 or directly to City Council on November 13 and 14, 2013.



As the application was still under review by staff and discussions were continuing on a without-prejudice basis with the applicant, a detailed report was not submitted to the October 17, 2013 Toronto and East York Community Council meeting or to the November and December 2013 meetings of City Council.

At its meeting in December City Council passed a motion requesting that the Chief Planner and Executive Director report directly to the February meeting of City Council.

At the time of writing this report, the applicant advised that a revised application is to be submitted to the City for review which will require the application to be referred back to Toronto and East York Community Council for further consideration.

City staff are also requesting direction from City Council to explore the potential for an amendment to the Official Plan to create a "site and area specific policy" for the block bounded by Yonge Street to the west, Isabella Street to the north, Gloucester Street to the south, and Gloucester Lane to the east. The proposed amendment would generally state that the block would contain a maximum of two tall buildings, with a minimum separation of 25 metres between the face of the tall building towers.

This amendment will establish the maximum potential for tall buildings within the block and secure in the Official Plan the desired minimum 25 metre tower separation. City staff consider this to be an amendment that builds on the objectives of the North Downtown Yonge Area Specific Policy 382, Official Plan Amendment 183 and the North Downtown Yonge Urban Design Guidelines related to tower separation approved by City Council in late 2013. It is recommended that a statutory public meeting for this amendment be considered at the same Toronto and East York Community Council meeting as the tower application for 625, 629 and 637 Yonge Street and 1, 3, 5, 7 and 9 Isabella Street which is located within the block.

**The City Planning Division recommends that:**

1. City Council request the Director of Community Planning, Toronto and East York District bring a Directions Report on the Zoning By-law Amendment application for 625, 629 and 637 Yonge Street and 1, 3, 5, 7 and 9 Isabella Street (File: 12 260124 STE 27 OZ) to a Toronto and East York Community Council in 2014.

2. City Council request the Director of Community Planning, Toronto and East York District initiate an amendment to the Official Plan to create a "site and area specific policy" for the block bounded by Yonge Street to the west, Isabella Street to the north, Gloucester Street to the south, and Gloucester Lane to the east, generally stating that the block contain a maximum of two tall buildings, with a minimum separation of 25 metres between the face of the tall building towers; and, that the amendment be scheduled for consideration at the same Toronto and East York Community Council as the

revised Zoning By-law Amendment application for 625, 629 and 637 Yonge Street and 1, 3, 5, 7 and 9 Isabella Street.

3. Staff be directed to schedule a community consultation meeting for the proposed Official Plan amendment with the Ward Councillor.

4. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

5. Notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act.*

## CONTACT

Mark Chlon, Senior Planner
Tel. No. 416-397-1761
Fax No. 416-392-1330
E-mail: mchlon@toronto.ca

## SIGNATURE

_____

Jennifer Keesmaat, MES,MCIP RPP
Chief Planner and Executive Director
City Planning Division