

**767-773 Yonge Street
Zoning Amendment Application - Preliminary Report**

Date:	August 17, 2016
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	16-118667 STE 27 OZ

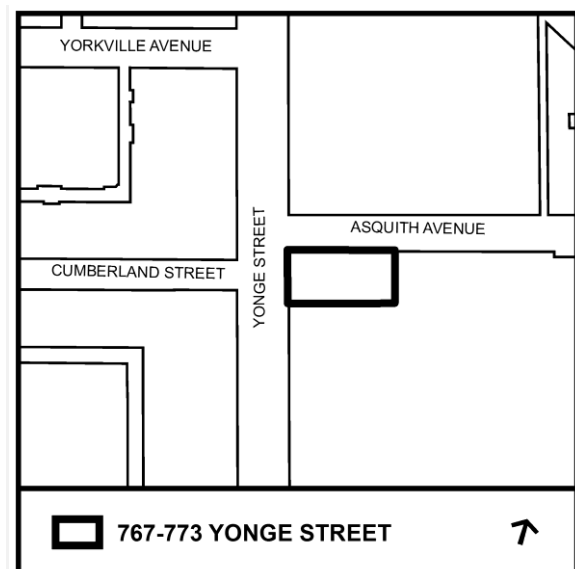
SUMMARY

This application proposes to amend the Zoning By-law to permit a 48-storey (166 metres including a 12-metre mechanical penthouse) mixed-use building with retail uses on the ground floor and residential uses above at 767-773 Yonge Street. The proposal has a Floor Space Index of 19.9 times the area of the lot and a total of 257 residential units, 291 bicycle parking spaces and 26 vehicle parking spaces.

The proposal includes the retention and alteration of the 3-storey heritage building at 771-773 Yonge Street.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The next step is to hold a community meeting in the third quarter of 2016.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 767-773 Yonge Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements. Issues relating to heritage, parking, massing and tower separation were discussed.

ISSUE BACKGROUND

Proposal

Original Submission

On February 19, 2016, the applicant submitted a proposal for a new 49-storey (161.1 metres including a 7.0 metre mechanical penthouse) mixed-use building with retail uses on the ground floor and residential uses above. No parking was proposed for the development. The tower was proposed with no setback on the south property line and a tower separation of 10.1 metres from the existing office building to the south at 2 Bloor Street East. The proposed building had a density of 24.8 times the area of the lot.

Revised Submission

In response to concerns raised by Planning staff, the applicant revised its proposal to reduce the floor plate size, reposition the tower, reduce the overall density and introduce vehicular parking spaces.

On August 12, 2016, the applicant submitted a revised proposal for a 48-storey mixed-use building (166 metres including a 12-metre mechanical penthouse). The 3-storey portion of the listed heritage building at 771-773 would be conserved and altered. The rear 2-storey addition at 771-773 Yonge Street and the building at 767-769 Yonge Street are to be demolished. The private lane to the rear is proposed to be widened to 6 metres. The density of the proposed development is reduced to 19.9 times the area of the lot.

The 3-storey base of the proposed tower would include the 3-storey portion of the heritage building at 771-773 Yonge Street, new ground floor non-residential uses along Asquith Avenue and Yonge Street and a residential lobby on the ground floor on Yonge Street.

The proposed tower floor plate is 447 square metres, with two rows of inset balconies on the west facade and a row of projecting balconies on the east facade over the private lane.

The proposed tower would be set back as follows:

- 10.0 metres from Yonge Street (the west property line);
- 1.5 metres from Asquith Avenue (the north property line);
- 4.9 metres from 765 Yonge Street (the south property line); and
- 4.0 metres from the centre line of the existing lane (the east property line) with balcony projections.

The proposed tower with a 4.9-metre setback from the south property line is 15 metres from the existing office tower at 2 Bloor Street West. There is one property between the subject site and 2 Bloor Street West, which is a heritage building at 765 Yonge Street. The frontage of the property at 765 Yonge Street is approximately 7 metres and the setback of the existing office tower is approximately 3 metres from its north property line.

The existing sidewalk width from curb to property line is approximately 3.35 metres along Yonge Street and 3.15 metres along Asquith Avenue. The proposed base would be constructed to the north and west property lines and thus the sidewalk widths would remain relatively unchanged.

The proposed building consists of 257 residential units. The proposed residential unit breakdown is as follows:

Unit Type	Number of Units	Percentage
1-bedroom	141	55 %
2-bedroom	90	35 %
3-bedroom	26	10 %

The applicant is proposing a total of 633.5 square metres of indoor amenity space on the second and third floors. 249 square metres of outdoor amenity space would be located on a terrace adjacent to the third floor indoor amenity space.

A total of 26 parking spaces are proposed on the P2-3 levels of a 3-level underground parking garage accessed from 2 car elevators via the private lane. A total of 291 bicycle parking spaces are proposed on levels P1, 1.5 and 2.

All servicing vehicles will access the site via the private lane to the east. An enclosed Type 'G' loading space is proposed on the ground floor at the rear of the site.

Site and Surrounding Area

The subject site is located on the southeast corner of Yonge Street and Asquith Avenue and is composed of two properties 767-769 Yonge Street (a 2-storey commercial building currently occupied by Tim Hortons on the ground floor) and 771-773 Yonge Street (a 3-storey commercial building listed on the Heritage Register formerly occupied by Grand & Toy on the ground floor).

The subject site is 954.4 square metres in area, rectangular in shape, and has a frontage of 21.7 metres along Yonge Street and 44 metres along Asquith Avenue. The right-of-way width is approximately 20 metres along Yonge Street and 14 metres along Asquith Avenue.

The site includes a portion of a privately owned laneway with multiple easements and rights-of-way located along the east property line. The existing lane is approximately 2.44 metres wide, and its ownership is divided down the middle with the western 1.22 metre half forming part of the subject site. The eastern 1.22 metres is owned by 15 Asquith Avenue.

Uses and structures near the site include:

- North: of Asquith Avenue is the Toronto Reference Library with a height of 28.7 metres (36.3 metres to the top of the mechanical penthouse).
- South: at 765 Yonge Street is a 2-storey designated heritage building (under Part V of the *Ontario Heritage Act* by By-law 227-2015). Further south at the northeast corner of Yonge Street and Bloor Street East is a 34-storey (134-metre) office tower at 2 Bloor Street East, which includes an entrance to the Yonge-Bloor subway station. To the east of the office building at 2 Bloor Street East is a 41-storey (123-metre) hotel with the Hudson's Bay Centre at its base.
- East: along the south side of Asquith Avenue is a 6-storey brick building at 15 Asquith Avenue that is occupied by Bell Canada. Further east is the above grade parking garage for the Hudson's Bay Centre.
- West: The west side of Yonge Street between Yorkville Avenue and Cumberland Street consists of 3-storey mainstreet buildings that are designated heritage properties. At 836-850 Yonge Street and 1-9A Yorkville Avenue, is a 58-storey (180.6 metres plus a 2.6 metre elevator overrun) mixed-use building currently under construction that will incorporate the 3-storey heritage buildings. At 826-834 Yonge Street and 2-8 Cumberland Street, there is a proposal currently under review (File No. 15 114759 STE 27 OZ) to permit a new mixed-use tower.

South of Cumberland Street is Cumberland Terrace located at 2 Bloor Street West. There is an existing 34-storey (146.5 metre) office tower at the northwest corner of Yonge and Bloor Streets and a low-rise retail mall on the south side of Cumberland Street between Bay and Yonge Streets. A below-grade retail

concourse connects the 2 Bloor Street West site with the Toronto Parking Authority parking garage on the north side of Cumberland Street. The site is also linked to the retail concourse under 2 Bloor Street East.

There is an OMB-approved Site-Specific Zoning By-law for 2 Bloor Street West (OMB File No. PL100851) that permits: a 102.9-metre tower including a 6.3 metre mechanical penthouse at Yonge Street; and a 170-metre mid-block tower, including a 10-metre mechanical penthouse. A 24.4-metre base building including grade-related commercial space, four levels of above-grade parking and 'rooftop villas' at the corner of Bay and Cumberland Streets (stepped back atop the base from Cumberland Street with an overall height of 30.6 metres).

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Official Plans integrate all applicable provincial policies. Since the policies are outcome-oriented, the Official Plan is the most important vehicle for the implementation of the Policy Statement. City Council's planning decisions are required, by the *Planning Act*, 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 to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan designates the subject site as *Mixed Use Areas* and locates it within the *Downtown and Central Waterfront*, as shown on Map 2, the Urban Structure map of the Official Plan. The *Mixed Use Areas* designation in the Official Plan provides for a broad range of commercial, residential and institutional uses, in single or mixed-use buildings, as well as parks and open spaces and utilities.

Development in *Mixed Use Areas* is subject to a number of development criteria. In *Mixed Use Areas*, developments will: locate and mass new buildings to provide a transition between areas of different development intensity and scale; provide appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*; locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods* particularly during the spring and fall equinoxes;

provide good site access and circulation and an adequate supply of parking for residents and visitors; provide an attractive, comfortable and safe pedestrian environment; locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Heritage policies are found under Section 3.1.5 of the Official Plan. The Official Plan states that significant heritage resources will be conserved by listing and designating properties of architectural and/or historic interest on the City's Heritage Register. Heritage resources on the City's Heritage Register will be conserved.

The Built Form policies in the Official Plan (3.1.2) state that new development will be located and organized to fit with its existing and/or planned context. The Built Form Tall Building Policies (3.1.3) state that tall buildings come with larger civic responsibilities and obligations than other buildings. To ensure that tall buildings fit within their existing and/or planned context and limit local impacts, built form principles will be applied to the location and design of tall buildings. Proposals will demonstrate how the building and site design will contribute to and reinforce the overall City structure and relate to the existing and/or planned context.

The Official Plan is intended to be read as a whole.

Area Specific Policy 211 – Bloor Yorkville / North Midtown Area

The City structure for the Bloor-Yorkville/North Midtown Area is provided in Area Specific Policy 211 of the Official Plan. Policy 211 recognizes that the Bloor-Yorkville/North Midtown Area comprises a broad mix of districts with differing intensities, scales and heights in a diversity of building forms. The area includes *Neighbourhoods*, *Apartment Neighbourhoods*, *Areas of Special Identity*, *Mixed Use Areas*, and open space provided by parks and ravines.

The Bloor-Yorkville/North Midtown Area forms the north edge of the Downtown and provides for transition in density and scale to surrounding lower rise areas. This transition is important to reinforce the diversity of built form and use, to foster the stability of *Neighbourhoods*.

The tallest buildings in the Bloor-Yorkville/North Midtown Area will be located in the Height Peak in the vicinity of the intersection of Yonge and Bloor Streets. Buildings will step down from the Yonge and Bloor Street intersection in descending ridges of height along Yonge Street, Bloor Street and along portions of Avenue Road, Bay and Church Streets called Height Ridges. The subject site is located within the Yonge Street Height Ridge and adjacent to the Height Peak.

The lowest heights in the Bloor-Yorkville/North Midtown Area are in the *Neighbourhoods* and *Areas of Special Identity*. The site is also located within the Yonge-Yorkville Area of Special Identity. Development in the Yonge-Yorkville Area of Special

Identity will be compatible with the heritage buildings, protect views of the fire hall tower, and minimize shadow impacts on Frank Stollery Parkette.

Site and Area Specific Policy 225 – Lands North and South of Bloor Street Between Park Road and Avenue Road

Area Specific Policy 225 of the Official Plan encourages pedestrian walkways, at or below grade and new parks in locations illustrated on the map within the Policy. A future underground pedestrian walkway is identified on the map connecting the Yonge-Bloor subway station to the Toronto Reference Library through this subject site.

The Official Plan is available on the City's Website at:
www.toronto.ca/planning/official_plan/introduction.htm.

Zoning

On May 9, 2013, City Council enacted city-wide Zoning By-law 569-2013, which is currently under appeal at the Ontario Municipal Board. Therefore, both Zoning By-law 569-2013 and former City of Toronto General Zoning By-law 438-86 currently apply to the site.

Under Zoning By-law 569-2013, the site is zoned CR 7.8(c4.5, r7.8) SS1 (x1859) with a height limit of 61 metres and a maximum density of 7.8 times the area of the lot. Exception 1859 permits a maximum non-residential density 6.5 times the area of the lot for the properties at 771-773 Yonge Street.

Under Zoning By-law 438-86, as amended, the property is zoned CR T7.8 C4.5 R7.8 with a height limit of 61 metres and a maximum density of 7.8 times the area of the lot. Exception 12(2)259 requires a minimum of 60 percent of the street frontages on the subject site be used for street-related retail uses and service uses.

The CR zoning category in both Zoning By-laws allow for a broad range of residential and commercial uses.

Heritage

The property at 771-773 Yonge Street was listed in 1974. The property was built in approximately 1883 (and potentially as early as the late 1860s) and is referred to as Langston House. To the south and adjacent to the development parcel is a designated property at 765 Yonge Street, the former Albert Britnell Bookstore.

In 2008 Toronto City Council adopted the Parks Canada document *Standards and Guidelines for the Conservation of Historic Places in Canada* as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. *The Standards* include the following:

- Conserve the *heritage value* of a historic place. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.

- Conserve heritage value by adopting an approach calling for minimal intervention.
- Find a use for an historic place that requires minimal or no change to its character-defining elements.
- Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
- Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.
- Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.
- Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

The *Standards and Guidelines* also include several key definitions. Central to these is the definition of Conservation as all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life.

Bloor-Yorkville/North Midtown Urban Design Guidelines

The Bloor-Yorkville/North Midtown Urban Design Guidelines were approved by City Council in July 2004 and are intended to give guidance to improve the physical quality of the area and ensure that its special character is respected in terms of new development.

The main planning objectives of the Design Guidelines include:

- enhancement of Areas of Special Identity and historic buildings;
- protection of residential areas from adverse impacts of commercial and/or higher density development;
- improvement of public realm and publicly accessible areas; and
- excellence in urban design, architecture, and landscaping.

The Bloor-Yorkville/North Midtown area is comprised of a number of precincts and corridors, each defined by its attributes in terms of function, built form and character. The subject site is located within the Yonge-Yorkville Precinct.

Tall Building Design Guidelines

In May 2013, City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use them in the evaluation of tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies where tall buildings belong in Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate Downtown tall building proposals. The Downtown Tall Buildings Guidelines are available at <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

This site is located on the Yonge Street Special Character Street as illustrated on Map 1 of the Guidelines. This designation recognizes Yonge Street's overall heritage value and iconic stature and accommodates the Street's differing re-development potential along specific segments of the street. The Guidelines require towers to be set back a minimum of 20 metres from Yonge Street where heritage properties are located on a site.

The height range for the segment of Yonge Street south of Davenport Road to Hayden Street is 62-107 metres, as identified on Map 2 of the Guidelines. The High Streets Typologies Map (Map 3) also identifies the site within the Yonge Street Special Character Street, where appropriate building typologies will be determined on a site-by-site basis. Asquith Avenue is identified as a secondary high street.

Map 4 of the Guidelines identifies the Yonge Street frontage as a Priority Retail Street, which requires 60 percent of the building frontage along Yonge Street to contain active retail uses.

TOcore

On December 9, 2015, City Council adopted a staff report entitled 'TOcore: Planning Toronto's Downtown – Phase 1 – Summary Report and Phase 2 Directions'. The report outlined the deliverables of TOcore which will be a renewed planning framework through a Downtown Secondary Plan and a series of infrastructure strategies. The work for TOcore began on May 13, 2014 when Toronto and East York Community Council adopted a staff report regarding 'TOcore: Planning Toronto's Downtown', along with a related background document entitled 'Trends and Issues in the Intensification of Downtown'.

TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary physical and social infrastructure to remain a great place to live, work, learn, play and invest. TOcore is in its second phase, which involves drafting policies, plans and strategies. Reports to Toronto and East York Community Council are targeted by the end 2016 on the results of the second phase and the next steps of implementation.

As a component of TOcore's second phase, a Final Report for the City-initiated Official Plan and Zoning By-law amendments to update setback requirements for tall buildings in the *Downtown* is currently before Toronto and East York Community Council. The Official Plan and Zoning By-law amendments seeks to reinforce minimum tall building setback and separation distance requirements to ensure that future growth positively contributes to the liveability, sustainability and health of *Downtown*.

The TOcore website is www.toronto.ca/tocore.

Site Plan Control

The proposal is subject to Site Plan Control and no application has been made to date.

Reasons for the Application

The application proposes a mixed-use building with a height of 166.0 metres (including mechanical penthouse) and a density of 19.9 times the area of the lot. The maximum height and permitted density permitted in the Zoning By-laws is 7.8 times the area of the lot and 61 metres, respectively. A Zoning By-law amendment is therefore required. Through the review of the application, staff may identify additional areas of non-compliance with the Zoning By-laws, including parking and setback requirements.

Staff are reviewing whether an Official Plan Amendment is required. An Official Plan Amendment will be required should the proposal be found not to be in compliance with development criteria for *Mixed Use Areas*, Site and Area Specific Policies, and as well as other relevant Official Plan policies.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Architectural Plans, including Landscape Plans, Lighting Plan and Survey
- Sun/Shadow Study
- Tree Declaration
- Planning and Urban Design Rationale, including Community Services & Facilities
- Draft Zoning By-law Amendments (By-laws 438-86 and 569-2013)
- Stage 1 Archaeological Resource Assessment
- Preliminary Pedestrian Level Wind Study
- Heritage Impact Assessment
- Transportation Impact Study, including Bicycle Parking and Loading Studies

- Functional Servicing Report, including Stormwater Management Report
- Preliminary Geotechnical Investigation
- Toronto Green Standard Checklist

A Notification of Complete Application was issued on March 18, 2016.

Issues to be Resolved

The August 12, 2016 resubmission only included architectural plans. Further information and studies are required to inform the review of the revised proposal.

At this time, Planning staff are recommending that the application proceed and a community meeting be held while staff review the policies that apply to the site.

Height, Massing and Density

Planning staff are currently reviewing the proposed 48-storey building in terms of height, scale, tower setback, massing, siting, density and overall fit within the Yonge-Yorkville Precinct and Height Ridge. The Zoning By-law permits a height of 61 metres and falls within the same zoning height and density as the properties fronting the intersection at Yonge Street and Bloor Street. Staff will also study the height and density of development in terms of its fit specifically within Site and Area Specific Policy 211 and any other considerations as set out in the Official Plan and Urban Design Guidelines.

The siting and spacing of the proposed tower will be assessed to ensure proper separation between existing, proposed and future towers on adjacent properties. The revised proposal increases the tower separation distance (from 10 metres to 15 metres) from the proposed tower to the office building at 2 Bloor Street West. The Bloor-Yorkville/North Midtown Urban Design Guidelines states that where possible and appropriate, the placement of the point tower should be staggered from adjacent towers. The minimum separation between point towers should have a 1:1:1 relationship between floor plate size and distance between buildings. On dense urban sites, such as can be found in the Yonge/Bloor Height Peak, a minimum separation distance of 15 metres above the street wall must be achieved.

The Tall Building Guidelines and emerging policy require a minimum tower separation distance of 25 metres. In addition to meeting the minimum tower separation distances in the Tall Building Guidelines, other design solutions should be considered, where possible, to increase actual or perceived tower separation distances, such as offset towers/views, non-parallel walls, tapering or curved tower forms.

The applicant submitted shadow and wind studies, which Planning staff will review to assess the shadow impacts on nearby parks, school yards, open spaces, heritage buildings and lower scale *Neighbourhoods* and any wind impacts on the pedestrian environment.

Heritage

The application proposes the partial retention of the heritage property at 771-773 Yonge Street. The applicant has submitted a Heritage Impact Assessment (HIA), prepared by

Goldsmith Borgal and Company Ltd. Architects that describes the conservation strategy for the proposed development. Heritage Preservation Services (HPS) will assess the conservation strategy. Along with the site and area specific assessment of the proposal, HPS staff will be guided by the framework of the broader Official Plan heritage policies.

Access, Parking and Traffic

Staff will assess the appropriateness of the vehicle parking access and supply, the accessibility of the proposed bicycle parking supply and traffic impact. Further information is required to inform the review based on the revised plans.

Streetscaping and Pedestrian Environment

Planning staff are reviewing the proposed sidewalk width and treatment. Staff are also reviewing the potential of securing an expanded underground pedestrian connection through this site to the Toronto Reference Library as identified in Area Specific Policy 225.

Section 37

Section 37 of the *Planning Act* allows the City to enter into an agreement with an applicant to grant a height and/or density increase for a particular project that is greater than the zoning by-law would otherwise permit in return for community benefits. Details of a Section 37 Agreement between the applicant and the City will be considered, in consultation with the Ward Councillor, if a project is ultimately considered to be good planning and recommended for approval.

Additional Issues

Additional issues may be identified through further review of the application, agency comments and the community consultation process.

CONTACT

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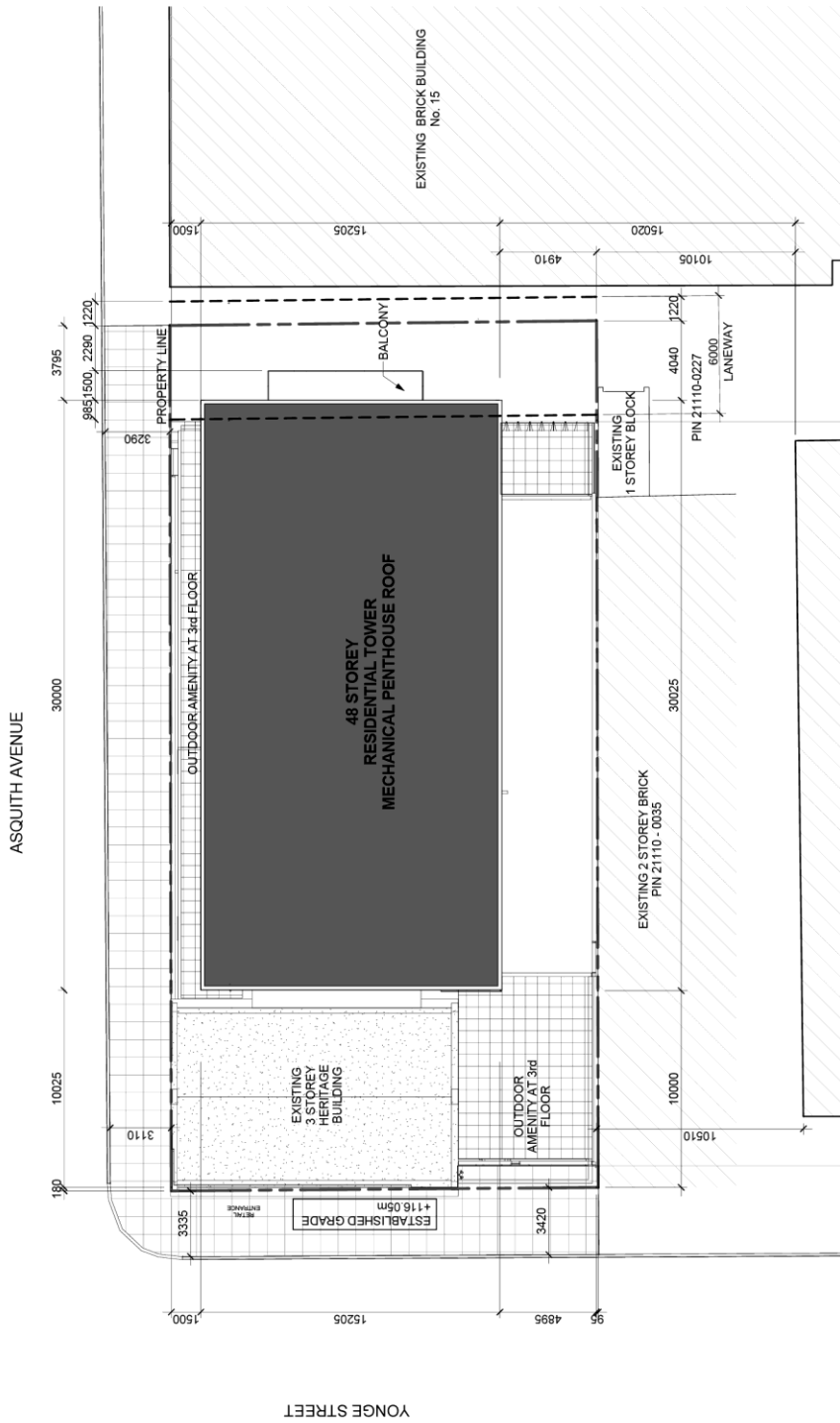
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: Ground Floor Plan
- Attachment 3: West Elevation
- Attachment 4: North Elevation
- Attachment 5: West Elevation
- Attachment 6: South Elevation
- Attachment 7: Zoning Map
- Attachment 8: Area Specific Policy 211 (Map 2)
- Attachment 9: Area Specific Policy 225
- Attachment 10: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

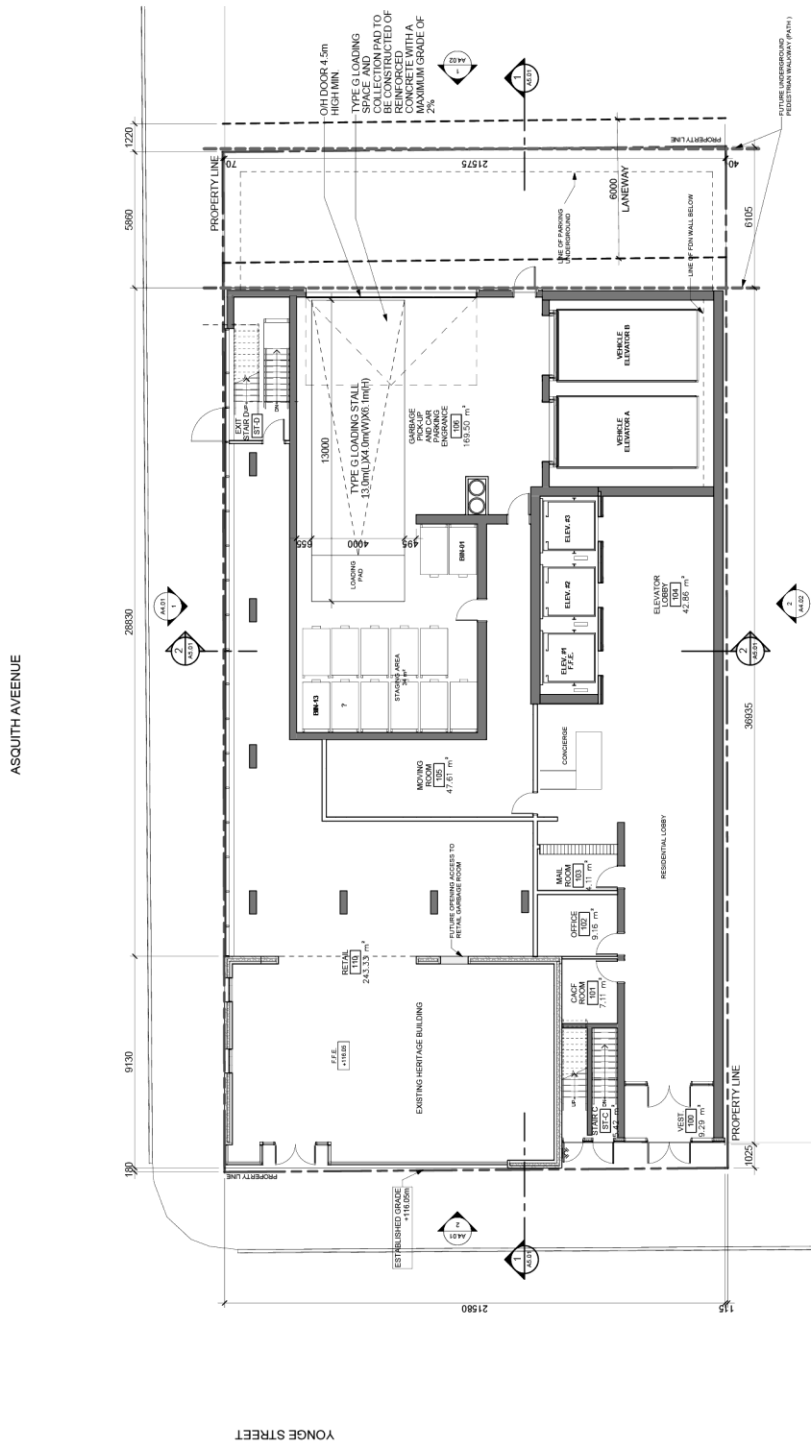
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767-773 Yonge Street

File # 16 118667 STE 27 0Z

Attachment 2: Ground Floor Plan



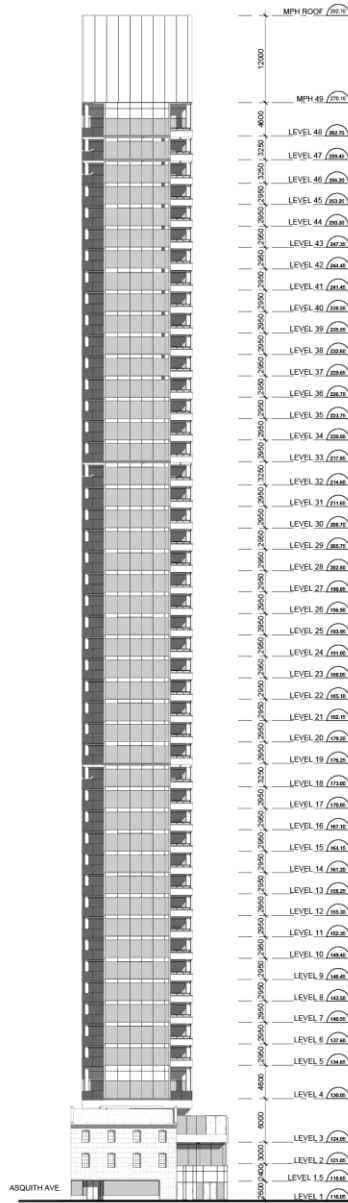
767-773 Yonge Street

Ground Floor Plan
 Applicant's Submitted Drawing

File # 16 118667 STE 27 0Z

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Attachment 3: West Elevation



West Elevation

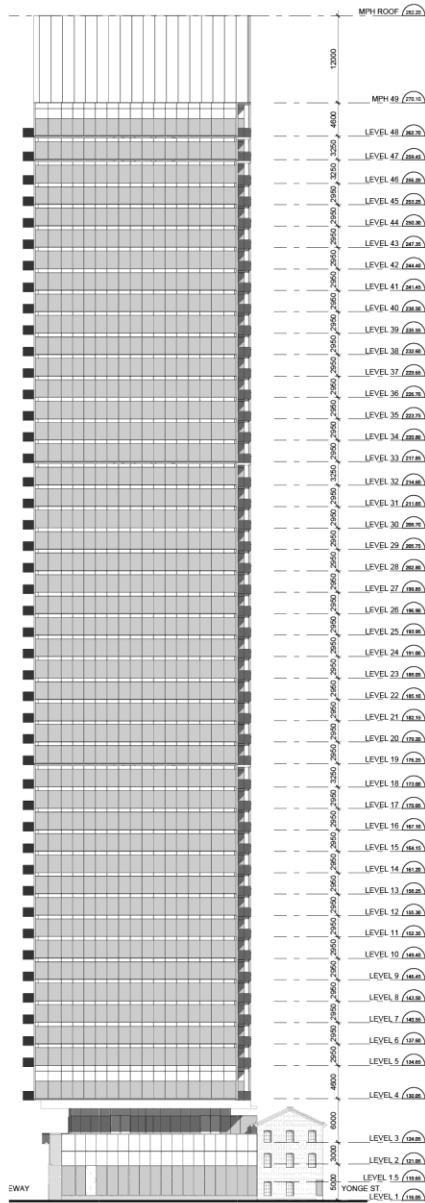
Applicant's Submitted Drawing

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767-773 Yonge Street

File # 16 118667 STE 27 OZ

Attachment 4: North Elevation



North Elevation

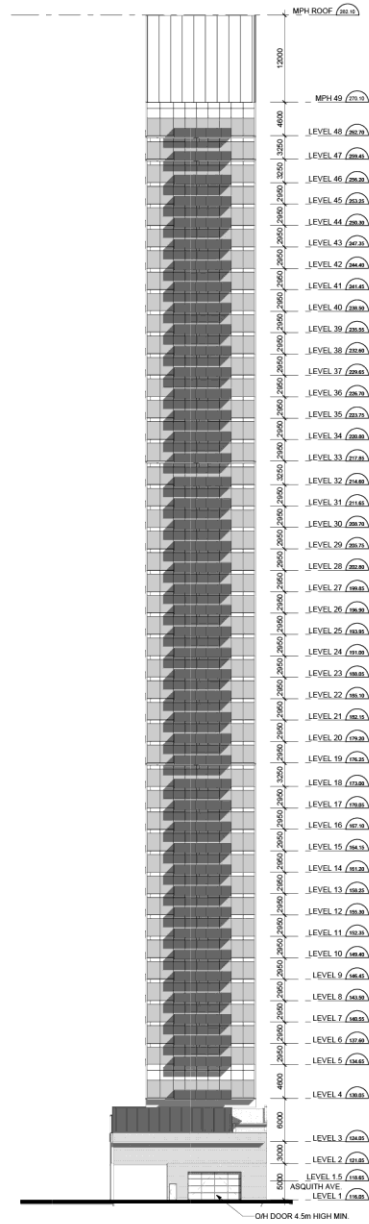
Applicant's Submitted Drawing

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767-773 Yonge Street

File # 16 118667 STE 27 OZ

Attachment 5: East Elevation



East Elevation

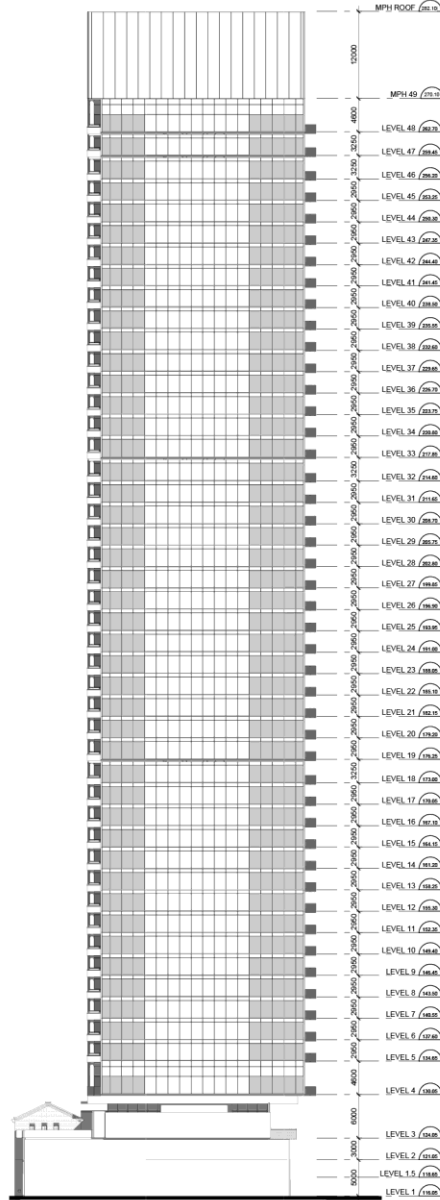
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767-773 Yonge Street

File # 16 118667 STE 27 OZ

Attachment 6: South Elevation



South Elevation

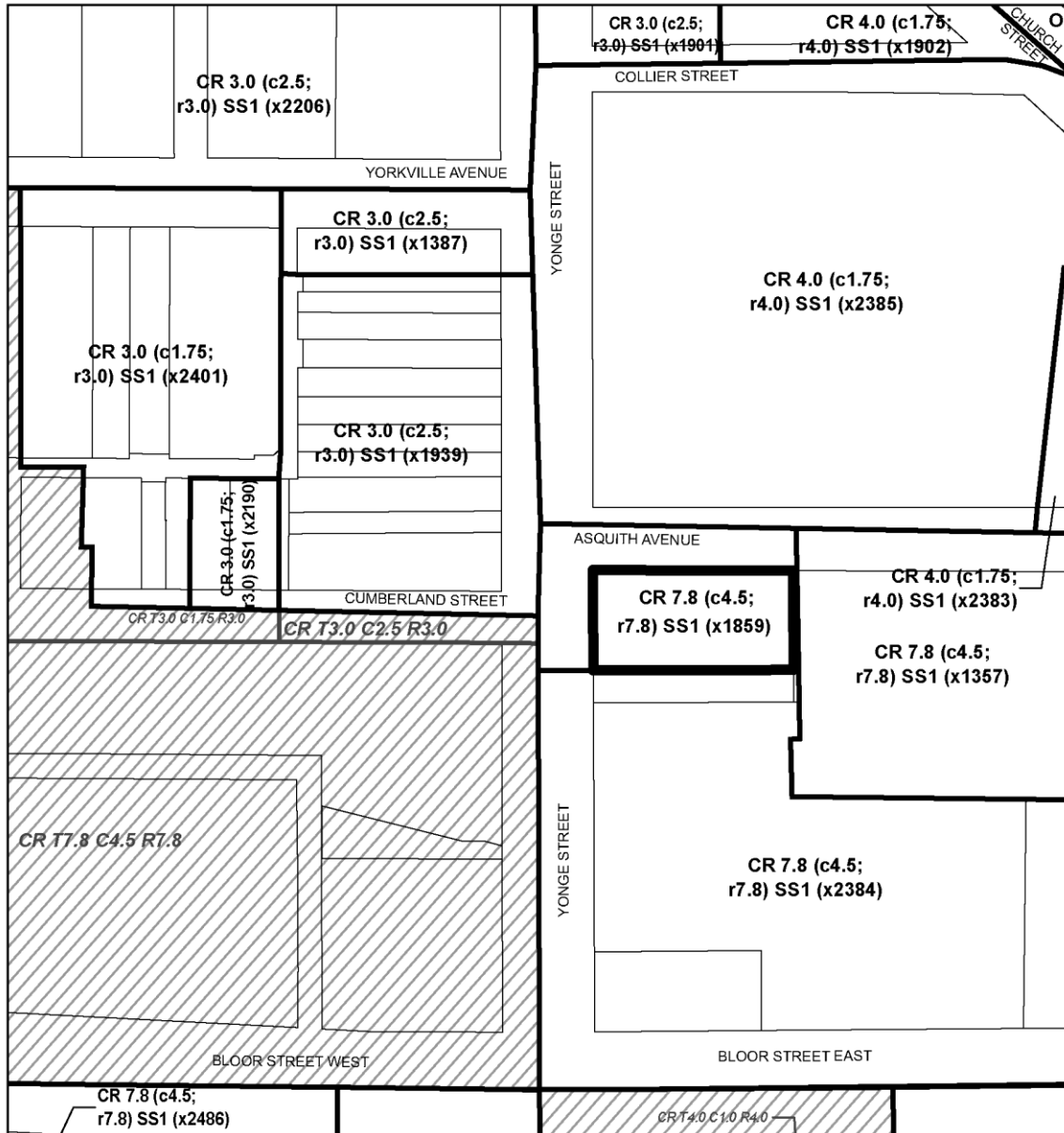
Applicant's Submitted Drawing

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767-773 Yonge Street

File # 16 118667 STE 27 OZ

Attachment 7: Zoning Map



Zoning By-Law No. 569-2013

767-773 Yonge Street

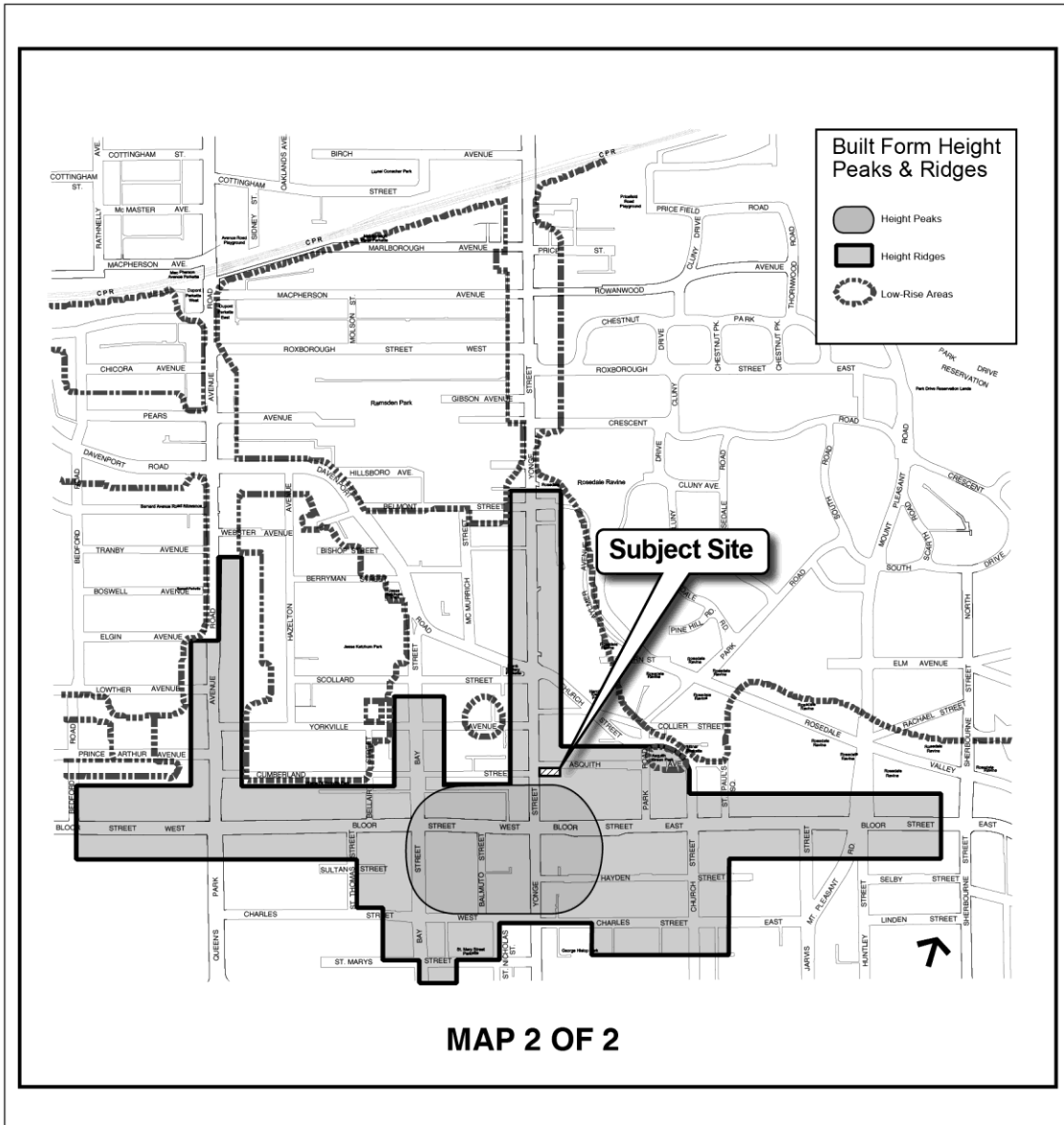
File # 16 118667 STE 27 OZ

- Location of Application
- CR Commercial Residential
- Open Space

- See Former City of Toronto By-Law No. 438-86
- CR Mixed-Use District

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Attachment 8: Area Specific Policy 211 (Map 2)



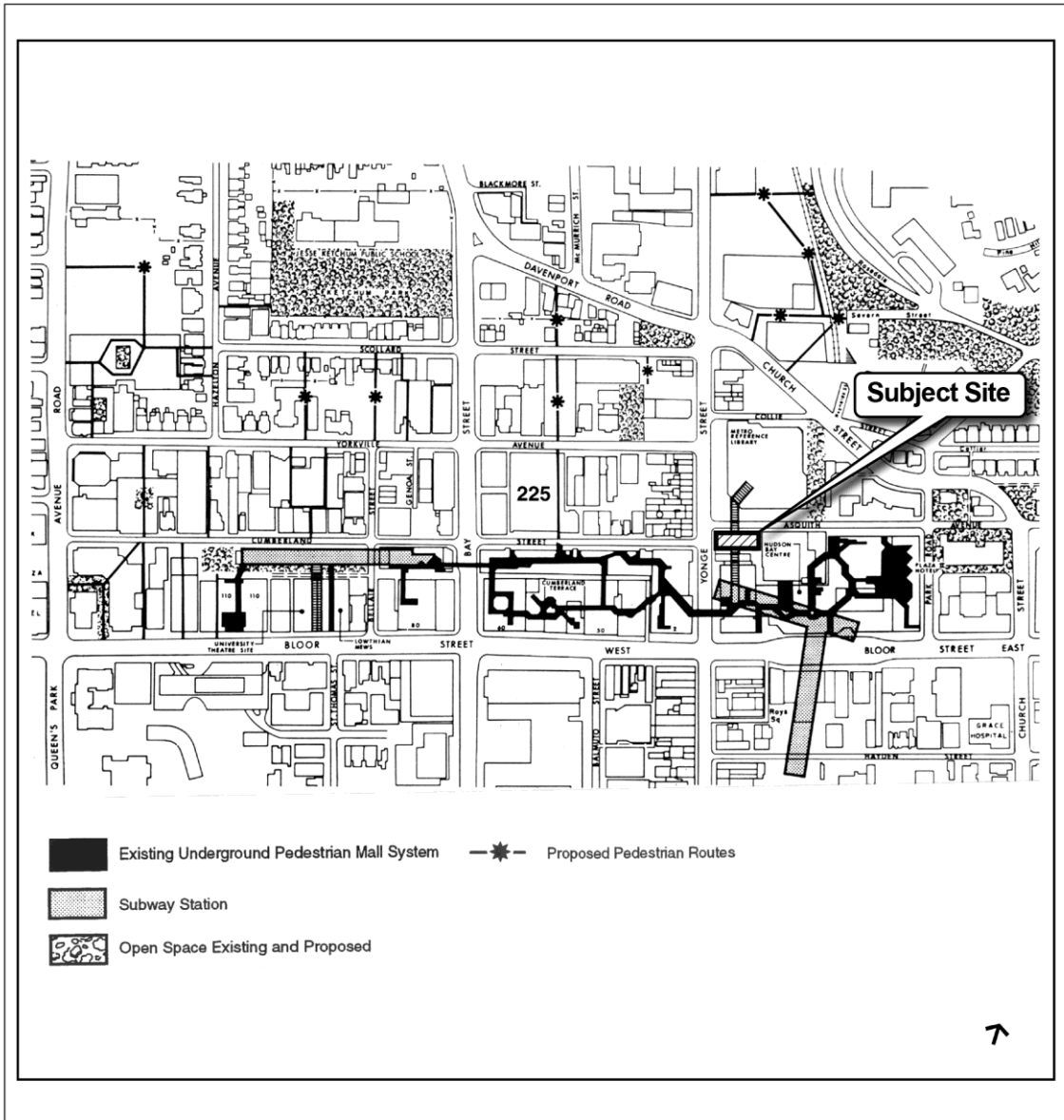
TORONTO City Planning
 Official Plan - SASP211 Map 2of2

767-773 Yonge Street

File # 16 118667 STE 27 0Z

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Attachment 9: Area Specific Policy 225



Toronto City Planning
 Official Plan - SASP225

767-773 Yonge Street

File # 16 118667 STE 27 0Z

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Attachment 10: Application Data Sheet

Application Type	Rezoning	Application Number:	16 118667 STE 27 OZ
		Application Date:	February 19, 2016
Municipal Address:	771 YONGE ST		
Location Description:	PLAN 331 PT LOT B & D PT LOT 20 CON 2 FTB **GRID S2704		
Project Description:	A 48-storey (166 metres including a 12-metre mechanical penthouse) mixed-use building with retail uses on the ground floor and residential uses above at 767-773 Yonge Street.		

Applicant:	Architect:	Owner:
Sherman Brown Barristers & Solicitors	Wallman Architects	Merkur Realty (1993) Limited

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 211, 225
Zoning:	CR 7.8(c4.5, r7.8) SS1 (x1859)	Historical Status:	Listed
Height Limit (m):	61	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	954.4	Height:	Storeys:	49
Frontage (m):	21.7		Metres:	161
Depth (m):	44.06			
Total Ground Floor Area (sq. m):				Total
Total Residential GFA (sq. m):	18,644	Vehicle Parking Spaces:		26
Total Non-Residential GFA (sq. m):	320	Bicycle Parking Spaces		291
Total GFA (sq. m):	18,964	Loading Docks		1
Lot Coverage Ratio (%):				
Floor Space Index:	19.9			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Condo		Above Grade	Below Grade
		Residential GFA (sq. m):	18,644	0
Bachelor:	0	Retail GFA (sq. m):	320	0
1 Bedroom:	141	Office GFA (sq. m):	0	0
2 Bedroom:	90	Industrial GFA (sq. m):	0	0
3 + Bedroom:	26	Institutional/Other GFA (sq. m):	0	0
Total Units:	257			

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