

**1417-1431 Yonge Street - Official Plan and Zoning Amendment and Rental Housing Demolition Applications - Request for Direction Report**

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| <b>Date:</b>             | January 25, 2017   |
| <b>To:</b>               | Toronto and East York Community Council                      |
| <b>From:</b>             | Director, Community Planning, Toronto and East York District |
| <b>Wards:</b>            | Ward 22 – St. Paul's   |
| <b>Reference Number:</b> | 14 268423 STE 22 OZ and 15 168679 STE 22 RH                  |

**SUMMARY**

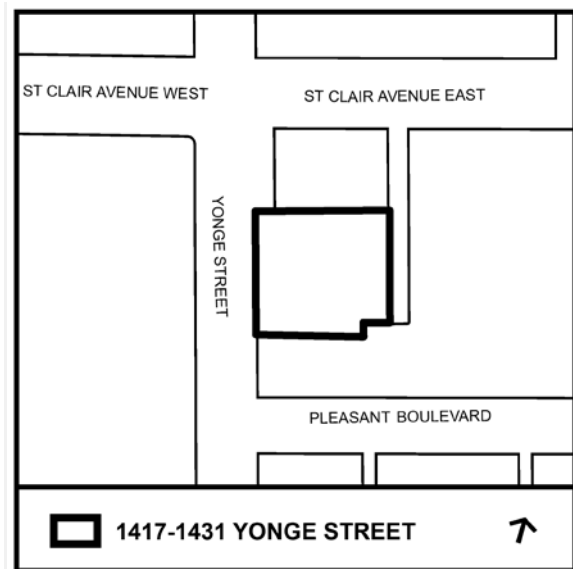
On November 24, 2015, the applicant appealed Council's refusal of a Zoning By-law and Official Plan amendment application for a 42-storey mixed-use tower at 1417-1421 Yonge Street to the Ontario Municipal Board (OMB).

On August 2, 2016 at the OMB pre-hearing, the applicant informed the Board of a revised proposal for its site, which was expanded to include 1431 Yonge Street.

The revised proposal is a 46-storey (164 metres including mechanical penthouse) mixed-use building with retail and office uses in a base building and a residential tower above. A total of 379 residential units, 196 parking spaces and 432 bicycle parking spaces are proposed.

The purpose of this report is to seek direction from City Council with respect to the revised proposal for the upcoming OMB hearing in June 2017.

The height and massing of the revised proposal does not conform to the policies of the Official Plan and Secondary Plan; does not fit within the existing and planned



context of the Yonge - St. Clair area; and, does not adequately address the public realm along Yonge Street.

An application for Rental Housing Demolition and Conversion under Section 111 of the *City of Toronto Act* (Chapter 667 of the Municipal Code) has been filed to permit the demolition of the 13 existing rental dwelling units located at 1423A and 1429 Yonge Street.

Staff recommend that Council's decision on the application for Rental Housing Demolition under Section 111 of the *City of Toronto Act* be deferred, as the proposed development is not supported by Planning staff. Council's decision under this statute is not appealable to the OMB. Following the OMB decision on the Official Plan and Zoning By-law Amendment appeals, the Section 111 permit application will return to Council for consideration.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council direct the City Solicitor, together with the appropriate staff, to attend the Ontario Municipal Board hearing to oppose the applicant's appeal respecting the Official Plan and Zoning By-law Amendment application (File No. 14 268423 STE 22 OZ) for 1417-1431 Yonge Street for the reasons contained in the report (January 25, 2017) from the Director, Community Planning, Toronto and East York District.
2. City Council authorize the City Solicitor and City Planning staff to continue discussions with the applicant in an attempt to resolve issues outlined in the report (January 25, 2017) from the Director, Community Planning, Toronto and East York District regarding 1417-1431 Yonge Street.
3. City Council defer making a decision on Rental Housing Demolition application (File No. 15 168679 STE 22 RH) under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* to demolish the 13 existing rental dwelling units at 1423A and 1429 Yonge Street and instruct staff to report on the Section 111 Application to Toronto and East York Community Council at such time as an Ontario Municipal Board decision has been issued regarding the Official Plan and Zoning By-law Amendment appeal for the lands at 1417-1431 Yonge Street.
4. In the event that the Ontario Municipal Board allows the appeals in whole or in part, City Council direct the City Solicitor to request that the Ontario Municipal Board withhold the issuance of any Order(s) on the Official Plan Amendment and Zoning By-law Amendment appeal for the subject

lands until such time as the City Solicitor, in consultation with the Chief Planner and Executive Director, City Planning and the owner have provided draft by-laws to the Board in a form and content satisfactory to the Director, Community Planning, Toronto and East York District and the City Solicitor, including securing the replacement rental dwelling units and rents, tenant assistance and other rental related matters at least in conformity with Section 3.2.1.6 of the Official Plan, and the owner has entered into and registered a Section 37 Agreement with the City incorporating such replacement rental dwelling units, rents, tenant assistance and other related rental matters and other Section 37 matters, all to the satisfaction of the City Solicitor.

5. In the event that the Ontario Municipal Board allows the appeals in whole or in part, City Council direct the City Solicitor to request the Ontario Municipal Board to withhold the issuance of any Order(s) on the Official Plan and Zoning By-law Amendment appeal for the subject lands pending City Council dealing with the application No. 15 168679 STE 22 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to demolish the 13 existing rental dwelling units at 1417 to 1431 Yonge Street.
6. In the event that the appeal is allowed in whole or in part by the Ontario Municipal Board, City Council authorize the Chief Planner and Executive Director, City Planning to secure services, facilities or other matters pursuant to Section 37 of the *Planning Act*, to the satisfaction of the City Solicitor in consultation with the Ward Councillor, for public art, streetscape and local park improvements and additional community services and facilities in the Yonge-St. Clair Secondary Plan Area, together with any matters to be secured as a matter of convenience.

### **Financial Impact**

There are no financial implications resulting from the adoption of this report.

### **DECISION HISTORY**

On October 6, 2015, Toronto and East York Community Council adopted the Refusal Report (September 18, 2015) from the Director, Community Planning, Toronto and East York District. Link to Refusal Report:

<http://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-84032.pdf>

### **ISSUE BACKGROUND**

#### **Revised Proposal**

A 46-storey (164 metres, including 9 metre mechanical penthouse) mixed-use building is proposed on the east side of Yonge Street, south of St. Clair Avenue East, at 1417 to 1431 Yonge Street. The proposed building is comprised of: 3 retail floors; 4 office floors; 37 residential floors and 1 mechanical floor.

The revised proposal contains 379 residential units with the following breakdown:

| Unit Type | Number of Units | Percentage |
|-----------|-----------------|------------|
| 1-bedroom | 213             | 56%        |
| 2-bedroom | 110             | 29%        |
| 3-bedroom | 56              | 15%        |

Entrances to the office, retail and residential uses are on Yonge Street via separate lobbies. The office lobby, located at the north end of the site, provides a new TTC entrance with a direct pedestrian connection from Yonge Street to the St. Clair subway station.

The applicant is proposing 937.7 square metres of indoor amenity space and 579.8 square metres of outdoor amenity space. The proposed amenity areas are on the eighth and ninth floors.

The base building is 8 storeys (up to 41.5 metres) in height, and occupies nearly the entire site. It has a 3 metre setback at the ground floor along Yonge Street, a 1.37 metre setback from Tamblyn Lane, and no setbacks from neighbouring properties to the north and south.

The tower has an average floor plate of 743 square metres and is set back approximately 11.7 metres from the north and south (side) property lines, 5.6 metres from Tamblyn Lane to the east (rear), and 3 metres from Yonge Street, with 3-metre stepbacks at floors 19 and 29. Partially projecting triangular-shaped balconies are proposed on the north and south elevations of the tower.

A total of 196 parking spaces (137 residential; 59 visitor/commercial) are proposed in a five-level below-grade parking garage. One Type 'G', one Type 'B' and two Type 'C' loading spaces are provided on the ground floor. All vehicles will access the site from St. Clair Avenue East via Tamblyn Lane, a 6-metre wide public lane abutting the rear lot line of the property.

A total of 432 bicycle parking space are proposed, including 379 for the residential use (341 long term, 38 short term), 18 for the retail use (12 long term, 6 short term) and 35 for the office use (19 long term, 16 short term). The residential bicycle parking spaces are proposed on the second floor, and accessed from a dedicated bicycle elevator. The office and retail bicycle parking spaces are proposed in the first level of underground parking.

The Rental Demolition and Conversion Application proposes the demolition of the 13 existing rental dwelling units located at 1423A and 1429 Yonge Street. The original application proposed to provide and maintain 13 replacement rental dwelling units on the fifth and sixth floors of the proposed building. The revised proposal proposes to provide and maintain 13 replacement rental dwelling units on the ninth and tenth floors of the proposed building, however, these units are not currently identified on the plans.

## Summary of Revisions to Proposal

The following documents were submitted in support of the revised proposal under appeal: revised architectural drawings, an addendum to the planning rationale and urban design rationale dated October 24, 2016, an economics implications report, and revised engineering drawings and reports. An Avenue Segment Study (December 2014) was submitted as part of the original application and is addressed in the Refusal Report (September 18, 2015) from the Director, Community Planning, Toronto and East York District.

The revised proposal incorporates numerous revisions from the initial application (December 30, 2014) as summarized below:

- increased site size to include 1431 Yonge Street;
- increased height from 42 storeys (134 metres) to 46 storeys (164 metres);
- increased density from 18.4 to 19.08 times the lot area;
- introduction of office use (6,700 square metres);
- increased residential and retail gross floor area;
- reduced residential units from 420 to 379;
- increased podium height from 7 storeys (23 metres) to 8 storeys (41.5 metres);
- increased average tower floor plate size from 695.3 to 743 square metres;
- increased tower setbacks to the north, south and to Tamblyn Lane;
- direct TTC pedestrian access to the St. Clair subway station;
- increased ground floor setback along Yonge Street;
- revised residential unit breakdown to include 3-bedroom units;
- reduction in overall amenity space from 1,978 to 1,517.5 square metres;
- addition of 1 Type 'B' and 1 Type 'C' loading space.

For more information regarding the revised proposal, see Attachment No. 10, Application Data Sheet.

## Site and Surrounding Area

The rectangular-shaped site is 1,931 square metres in size, has a frontage of 43.2 metres on Yonge Street and is approximately 43 metres in depth. The site is located mid-block between St. Clair Avenue East and Pleasant Boulevard on the east side of Yonge Street.

The site is comprised of:

| Address                | Description  | Residential Units  |
|------------------------|--|--|
| 1417 Yonge Street      | one-storey commercial building   |  |
| 1421-1425 Yonge Street | 3-storey mixed-use building with a non-residential use on the ground floor | <b>12 rental units</b> (6 one-bedroom and 6 two-bedroom units) |
| 1427 Yonge Street      | 2-storey commercial building   |  |
| 1429 Yonge Street      | 2-storey mixed-use building  | <b>1 rental unit</b> (one two-bedroom unit)                    |
| 1431 Yonge Street      | 2-storey commercial building   |  |

The 13 existing rental dwelling units are comprised of 6 one-bedroom rental dwelling units (3 units with affordable rents and 3 units with mid-range rents) and 7 two-bedroom rental dwelling units (4 units with affordable rents and 3 units with mid-range rents). At the time of the initial application, all 13 existing rental dwelling units were occupied by tenants.

Land uses surrounding the site include:

North: is a 10-storey (42.7 metres) office building at 1 St. Clair Avenue East. On the north side of St. Clair Avenue East are two office buildings of 14 and 21 storeys (52.9 and 91.1 metres). On the same block, bound by Yonge Street, Heath Street, Alvin Avenue and St. Clair Avenue East, a development (30 Alvin Avenue) consisting of five major components were approved but not yet constructed (By-law 810-2008):

1. a 16-storey (53.5 metres) residential building terraced from and oriented to Heath Street;
2. a 37-storey (129 metres) residential building central to the block;
3. a 15-storey (53.5 metres) mixed use building fronting onto Yonge Street;
4. two groups of townhouses fronting onto Alvin Avenue; and,
5. a mid-block linear park and open space linking Yonge Street to Alvin Avenue.

East: of Tamblin Lane (public lane), is the St. Clair West subway station. Further east along the south side of St. Clair Avenue East are residential and office buildings of 10 storeys to 32 storeys, ranging in height from approximately 40 to 53 metres. Also to the east along Pleasant Boulevard are 3-storey townhouses and 4-storey walk-up apartments and two residential buildings of 31 storeys (86.1 metres).

South: is a 2-storey mixed-use building on the east side of Yonge Street. Further south on the same block is a 5-storey commercial building at Yonge Street and Pleasant Avenue. South of Pleasant Avenue are 2-storey mixed-use buildings on Yonge Street and a 5-storey above-grade parking garage on Pleasant Boulevard.

West: of Yonge Street are 2-storey mixed-use buildings and a 14-storey (47.5 metres) residential building. On the southwest corner of Yonge and St. Clair is a 12-storey (41.9 metres) office building. On the northwest corner of Yonge Street and St. Clair Avenue West is a 21-storey (74.2 metres) commercial building. Further west on St. Clair Avenue West are 1, 2 and 3 storey mixed-use buildings and 13-storey office buildings (approximately 55 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; providing an appropriate range of housing types and affordability to meet projected needs of current and future residents; and protecting public health and safety. Policy 4.7 indicates that the Official Plan is the most important vehicle for implementation of the PPS.

Policy 1.1.3.3 states that planning authorities shall identify appropriate locations to promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Policy 1.1.3.5 further states that planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.

Policy 1.4.3 requires local planning authorities to provide for an appropriate range and mix of housing types and densities of current and future residents by: establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households.

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, with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The site is shown within an *Avenue* in the Urban Structure Map of the Official Plan. Both St. Clair Avenue and Yonge Street are *Avenues*. Yonge Street is an *Avenue* from Yonge-Eglinton *Centre* to the northern boundary of the *Downtown*. St. Clair Avenue is an *Avenue* from Avenue Road to Avoca Avenue.

The site is designated as *Mixed Use Areas* in the Official Plan. The objective of *Mixed Use Areas* is to allow residents to live, work and shop in the same area and to reduce dependency on automobiles. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses in single use or mixed-use buildings.

Not all *Mixed Use Areas* will experience the same scale or intensity of development. The highest buildings and greatest intensity will typically occur in the *Downtown* and development along the *Avenues* will generally be at a much lower scale than the *Downtown* and *Centres*. The site is not located within the *Downtown* or a *Centre*.

The Official Plan includes development criteria for *Mixed Use Areas*. Policy 4.5.2 outlines that new development will:

- create a 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 buildings to provide a transition between areas of different development intensity and scale through means such as providing appropriate setbacks;
- locate and mass buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide an attractive, comfortable and safe pedestrian environment;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- 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.

Chapter Three, Building a Successful City, identifies that most of the City's future development will be infill and redevelopment and will need to fit in, respect and improve the character of the surrounding area. Development will be located, organized and massed to fit harmoniously with its existing and/or planned context. Development will limit its impacts on neighbouring properties and the public realm by respecting street proportions, creating appropriate transitions in scale, providing for adequate light and privacy, and limiting shadow and wind impacts. The Plan also notes that tall buildings are desirable in the right places but they do not belong everywhere and are only one form of intensification. The larger the difference in scale of development the greater the need for transition.

Public Realm policies 3.1.1.5 and 3.1.1.6 outline that City streets are a significant open space that serve pedestrians and vehicles, provide space for trees and landscaping and are public gathering spaces and will be designed to serve that purpose. The policies include criteria for the design of new streets including providing connections with adjacent neighbourhoods, providing access and address for new developments, and creating adequate space for pedestrians, bicycles and landscaping.

Built Form policies in section 3.1.2 outline that new development will:

- be massed and its exterior façade designed to fit harmoniously into its existing and/or planned context and limit its impact on neighbouring streets, parks, open spaces and properties;
- provide space for public utilities and services, trees and landscaping, building access, amenities such as view corridors, sky view and sunlight, and public gathering places;
- create appropriate transition in scale to neighbouring existing and/or planned buildings;
- provide for adequate light and privacy;



- limit any resulting shadow and uncomfortable wind conditions;
- locate taller buildings to ensure adequate access to sky view for the proposed and future use of these areas; and
- provide for the base buildings of tall buildings to give definition and support at an appropriate scale for adjacent streets, parks and open spaces, integrate with adjacent buildings, and minimize the impact of parking and servicing uses.

Policy 3.1.3 states that tall buildings come with larger civic responsibilities than buildings of a smaller scale. In addition to speaking about specific built form characteristics, the policy states that proposals for tall buildings should clearly demonstrate how they relate to the existing and planned context, take into account their relationship with the topography and other tall buildings and how they meet the other objectives of the Official Plan.

Policy 3.1.3.1 indicates that where a tall building is appropriate, it should have a base at an appropriate scale for the street and that integrates with adjacent buildings, a middle with a floor plate size and shape with appropriate dimensions for the site, and a top that contributes to the skyline character. Policy 3.1.3.2 requires new tall development to address key urban design considerations, including: meeting the built form principles of the Official Plan; demonstrating how the proposed building and site design will contribute to and reinforce the overall City structure; demonstrating how the proposed building and site design relate to the existing and/or planned context; taking into account the relationship of the site to topography and other tall buildings; providing high quality, comfortable and usable publicly accessible open space areas; and meeting other objectives of the Official Plan.

Section 3.2.1 includes policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units. Policy 3.2.1.6 requires that new development that would have the effect of removing all or a part of a private building or related group of buildings, and would result in the loss of six or more rental housing units will not be approved unless:

1. all of rental housing units have rents that exceed mid-range rents at the time of application, or
2. in cases where planning approvals other than site plan are sought, the following secured:
  - i. at least the same number, size and type of rental housing units are replaced and maintained with similar rents to those in effect at the time the redevelopment application was made;
  - ii. for a period of at least 10 years, rents for replacement units will be the rent at first occupancy, increased annually by not more than the

Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and

- iii. an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement rental units at similar rent, the provision of alternative accommodation at similar rents and other assistance to lessen the hardship of relocation; or
3. In Council's opinion, the supply and availability of rental housing in the City has returned to a healthy state and is able to meet the housing requirements of current and future residents. This decision will be based on a number of factors, including whether:
- i. rental housing in the City is showing positive, sustained improvement as demonstrated by significant net gains in the supply of rental housing including significant levels of production of rental housing, and continued projected net gains in the supply of rental housing;
  - ii. the overall rental apartment vacancy for the City of Toronto, as reported by the Canadian Mortgage and Housing Corporation, has been at or above 3.0 percent for the preceding four consecutive annual surveys;
  - iii. the proposal may negatively affect the supply or availability of rental housing or rental housing sub-sectors including affordable units, unit suitable for families, or housing for vulnerable populations such as seniors, persons with special needs, or students, either in the City, or in a geographic sub-area or a neighbourhood of the City; and
  - iv. all provisions of other applicable legislation and policies have been satisfied.

### **Yonge – St. Clair Secondary Plan**

The site is within the Yonge-St. Clair Secondary Plan area, which is generally bounded by Avenue Road to the west, Mount Pleasant Cemetery/Kay Gardiner Beltline to the north, the Moore Park Ravine/Beltline Trail to the east and the CP rail corridor to the south.

The purpose of the Secondary Plan is to:

- a. protect, promote and enhance the existing type of quality of *Neighbourhoods* and *Apartment Neighbourhoods* and maintain their stability;
- b. require that redevelopment in *Mixed Use Areas* on Yonge Street and St. Clair Avenue is compatible with the maintenance of adjacent *Neighbourhoods* and *Apartment Neighbourhoods* and improves Yonge Street and St. Clair Avenue as public spaces;

- c. retain, protect and enhance the special physical character and public spaces of the Yonge-St. Clair Secondary Plan area; and
- d. ensure that new development meets high urban design standards which contribute to achieving public areas which are attractive, inviting, comfortable and safe.

Section 3.2(b-c), Built Form and Public Amenity, states that buildings will achieve a harmonious relationship to their built form context through building height, massing, setback, stepbacks, roof line and profile, architectural expression and vehicle access and loading. It also states that development will provide high quality, co-ordinated streetscape and open space improvements to promote pedestrian amenity, orientation, access, greening and confidence in personal safety.

Section 5.1, *Mixed Use Areas*, states that in addition to the development criteria in the Official Plan, the following objectives will be met:

- a. provide animated, landscaped and comfortable public accessible spaces on properties fronting Yonge Street and St. Clair Avenue;
- b. create a visual impression of Yonge Street and St. Clair Avenue as comfortable and spacious, not crowded and cramped, through the location and massing of buildings;
- c. integrate development well, with adjacent *Neighbourhoods* by ensuring appropriate transitions in building height and separation distances; and
- d. encourage and support healthy retail businesses, especially on Yonge Street.

Section 5.2, states that in order to accommodate wider sidewalks, landscaped and pedestrian space in front of buildings and to increase the spacious feeling of Yonge Street, development on all properties fronting and flanking Yonge Street will be set back approximately 3 metres from the Yonge Street property line on the east side of Yonge Street.

On Yonge Street, on the sidewalk during the period of March 21 to September 21, Section 5.3 requires a minimum of 3 hours of sunlight in *Mixed Use Area 'A'* and a minimum of 5 hours of sunlight in *Mixed Use Area 'B'* at solar noon.

The Secondary Plan explains that a node of *Mixed Use Area* development at a higher density and scale is located at the intersection of Yonge Street and St. Clair Avenue, shown on Map 6-3 (Attachment No. 9).

In *Mixed Use Area 'A'*, in addition to the criteria in Sections 5.1 and 5.3, new development shall contain the following features wherever possible: below grade access to the subway system; access to below grade pedestrian crossings, either existing or proposed; exterior design features and at-grade landscaping, such as benches, planters and bicycle racks which enhance the streetscape and do not impede pedestrian

movement; and at-grade or substantially at grade, retail, service and eating establishment uses which are visible to pedestrians on Yonge Street.

Section 5.7 explains that in *Mixed Use Areas* 'B' and 'C' there may be a potential to redevelop properties in excess of existing permitted height and/or density limits in the Zoning By-law on the east side of Yonge Street between Summerhill Avenue and Heath Street East. Section 5.7(b) explains that when zoning by-law amendments are enacted, new development will, wherever possible: provide grade-related residential units and entrances on side streets; minimize curb cuts by locating vehicular access for parking and loading either from laneways or within the building mass at one end of the site; encourage active, comfortable and safe public environment on all streets; and for properties fronting or flanking Yonge Street, on lots with long frontages on Yonge Street, avoid a continuous building wall above the building base by using stepbacks, recesses and lower scale elements where appropriate.

Section 5.10 states that on the east and west sides of Yonge Street, south of St. Clair Avenue to Pleasant Boulevard and Balmoral Avenue, zoning by-law amendments may be passed to permit building height up to 30 metres, provided that the building complies with the policies for the appropriate *Mixed Use Area* in the Yonge-St. Clair Secondary Plan Area and the design principles of the Secondary Plan.

### **Rental Housing Demolition and Conversion By-law**

Section 111 of the *City of Toronto Act, 2006* authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. The By-law prohibits the demolition or conversion of rental housing units in buildings containing six or more residential units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or the Chief Planner.

Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. These conditions implement the City's Official Plan policies protecting rental housing. Council approval of demolition under Section 33 of the *Planning Act* may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the *Building Code Act*.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council typically considers both applications at the same time. Unlike *Planning Act* applications, decisions of City Council under By-law 885-2007 are not appealable to the OMB.

### **Zoning**

The site is zoned Commercial-Residential, CR 4.25 (c2.0; r3.0) SS2(x2215), under City-wide Zoning By-law 569-2013, and CR T4.25 C2.0 R3.0 under Zoning By-law 438-86.

Both By-laws permit residential and commercial uses, a maximum density of 4.25 times the lot area and a maximum height of 30 metres.

The By-laws also contain a number of exceptions that apply to the site: Section 12(2)260 related to maximum base building height and angular planes (see chart below); Section 12(2)262 related to permitted non-residential uses; Section 12(2)267 related to size and location of retail uses; Section 12(2)270 providing a maximum non-residential gross floor area; and, Section 12(2)324 requiring any portion of a building to be setback a minimum of 3 metres from Yonge Street.

Below is a chart outlining the base building height and angular plane requirements on the block:

| Location                                     | Streetwall Height * | Angle (degrees) |
|--|---------------------|-----------------|
| Yonge Street - at 1 St. Clair Avenue East    | 28 m                | 60              |
| Yonge Street - at the subject site and south | 13 m                | 44              |
| Pleasant Boulevard – north side              | 16 m                | 44              |

\*At which point the angular plane is measured

### Tall Building Design Guidelines

In 2013, City Council adopted updated city-wide Tall Building Design Guidelines and directed City Planning staff to use them in the evaluation of development applications for tall buildings. The Guidelines establish a unified set of performance measures to ensure that tall buildings fit within their context and minimize their local impacts.

The Guidelines implement the Official Plan Policies regarding fit and transition in scale; sunlight and sky view; the pedestrian realm and street animation, including publicly accessibly open space; servicing, access and parking; base building height and scale and separation distances between buildings. Specifically, the Guidelines indicate that the height of base building should match the existing streetwall context, a minimum tower separation of 25 metres should be achieved, with each adjacent site responsible for providing a 12.5 metre setback, and the placement of the tower on the base should achieve appropriate tower stepbacks.

### Site Plan Control

The proposal is subject to Site Plan Control but an application has not been submitted.

### Reasons for the Applications

A Zoning By-law Amendment is required because the proposed 46-storey building (164 metres including mechanical penthouse) exceeds zoning provisions including the density and height limits for the site. The proposed density is 19.08 times the area of the lot, while the maximum permitted density is 4.25 times the area of the lot.

An Official Plan Amendment is required because the proposal does not comply with policies of the Official Plan and Yonge-St. Clair Secondary Plan regarding height and public realm policies for Yonge Street.

A Section 111 Permit application is required pursuant to Chapter 667 of the City of Toronto Municipal Code because the subject lands contain six or more residential dwelling units, of which at least one is rental.

## COMMENTS

### Provincial Policy Statement and Provincial Plans

The proposal is not consistent with the PPS.

Policy 4.7 of the PPS states that: "the Official Plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans." Furthermore, Section 4.7 directs municipalities to provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas. The proposed height and density does not conform to the Official Plan, which states that development along the *Avenues* will generally be at much lower scale than in the *Downtown* and most often at a lower scale than in the *Centres*. The proposed height and density is similar to that found in the most intense areas of the *Downtown* and *Centres*, as discussed in the Height and Density section below.

The proposal does not conform with the Growth Plan for the Greater Golden Horseshoe.

The Growth Plan envisages increasing *intensification* of the existing *built-up area*, with a focus on *urban growth centres*, *intensification corridors*, *major transit station areas*, *brownfield sites* and *greyfields*. The site is located within a *major transit station area* being located adjacent to the Yonge-St. Clair subway station. Policy 2.2.3.7 (f) states that all intensification areas will be planned and designed to achieve an appropriate transition of built form to adjacent areas. As discussed below in this report, the proposal constitutes overdevelopment of the site and does not respect the existing and/or planned context.

The proposed development is not required in order to meet the minimum forecasted population and household targets in the Growth Plan for the City of Toronto. In total, 79 percent of the units have been built or approved to achieve the forecasted growth, in just 14 years into the 40-year forecast period. A further 27 percent of the required units are under review, which if approved and realized would be 105 percent of the required units. As a result, the City is on track to achieve the population and household targets in the Growth Plan.

### Land Use

The proposed residential and non-residential uses are acceptable. They are permitted within the *Mixed Use Areas* of the Official Plan and Yonge-St. Clair Secondary Plan, as well as the CR zoning in the Zoning By-laws. The development will create a balance of

commercial, office, and residential uses that reduce automobile dependency and meet the needs of the local community as anticipated in the Official Plan for *Mixed Use Areas*.

The revised proposal includes 7,193.3 square metres of office use. New office use within 500 metres of an existing subway station is encouraged. The proposed office use, however, is not a requirement under OPA 231, because the subject site does not contain at least 1,000 square metres of existing non-residential gross floor area used for offices.

### **Site Context & Organization**

The proposal does not fit the existing and planned context on its block and in the Yonge - St. Clair area.

Tall buildings form part of the Yonge-St Clair context, located in well defined areas and having a variety of building typologies. The tall buildings along St Clair Avenue east and west of Yonge Street have a canyon-form typology, with some buildings located at the property line of the street, and others located well back from the street with landscaped forecourts. Other tall buildings are located within the *Apartment Neighbourhoods* land use designations northwest and southeast of the Yonge Street and St. Clair Avenue intersection. Generally, these towers are tower-in-the-park built form typologies.

Along Yonge Street, the built form character is different from St. Clair Avenue, with predominantly low-rise and mid-rise building typologies. Existing and/or planned tall buildings along Yonge Street that are not located at the intersection of Yonge Street and St. Clair Avenue are well set back from Yonge Street.

The entire front wall of proposed 8-storey base building should be set back a minimum of 3 metres from Yonge Street right-of-way as required in the Secondary Plan and Zoning By-law, as opposed to the ground floor only. The property line immediately north of this site is located further east (approximately 7.6 metres) providing a wider public boulevard on the east side of Yonge Street. Rather than responding to this opportunity and further setting back the proposed building to provide an open space to transition to the required 3-metre setback along Yonge Street, the proposal has no front lot line setback except for a setback of 3 metres at the ground floor.

Immediately east of the site is a 6 metre wide public lane accessed only from St. Clair Avenue East. There is a private driveway south of this public lane at the rear of 1417 Yonge Street. The subject site, however, does not have the benefit of an easement for use of the private driveway. Given the intensity of the proposed development, the proposal should provide for a connection from the public lane to the private driveway, to protect for the future opportunity to extend the public lane south to Pleasant Boulevard.

The proposed 8-storey base building does not fit within the existing and planned 2 to 3 storey streetwall on the block. The size of the base building is out of context with the adjacent properties.

The placement of the tower element should provide an appropriate setback to other existing and potential towers on the block. The north portion of the block is a tall building site, and has an existing tall building located on the northernmost property. The south portion of the block is not a tall building site, and cannot accommodate a tall building that provides all required setbacks. The proposed tall building element on the subject site should be well set back from Yonge Street and the property to the north.

Overall, the proposal is not contextually responsive to its surroundings; it fails to fit within its immediate context and is not appropriately massed to accommodate future development on the overall block.

### **Height and Density**

The proposal is too tall and too dense. At 19.08 times the lot area, the proposed density on this site is similar to the densities of the Bloor-Yonge and Yonge-Eglinton areas. The existing context and applicable policies in those areas differ considerably from the Yonge - St. Clair area.

The *Downtown* is the major Urban Growth Centre in the City for employment and residential development. The Yonge-Bloor intersection is located in the north end of *Downtown*, and represents a height peak where the Official Plan provides for some of the greatest building height and density in Toronto. Yonge-Eglinton is designated as a *Centre* in the Official Plan and is also an Urban Growth Centre. The Yonge-Eglinton Secondary Plan calls for the greatest height within the *Centre* at the Yonge and Eglinton intersection.

The proposed 46-storey (164 metres) height at the subject site does not conform to the Official Plan, which has a height limit of 30 metres. Development along the *Avenues* will generally be at much lower scale than in the *Downtown* and most often at a lower scale than in the *Centres*. This proposal is out of character with its existing and planned context. As discussed earlier, in the Yonge-St. Clair area, the Yonge Street corridor has a low-rise and mid-rise context. Any existing or planned taller building elements along Yonge Street are well set back from the street. For example, the approved development at 30 Alvin Avenue includes a 15-storey (53.5 metres) at Yonge Street, with a base building of 7.3 metres set back 1.5 metres from Yonge Street and the tower element is set back 8 metres from the Yonge Street property line. The 37-storey (129 metres) tower is set back 43 metres from Yonge Street.

### **Built Form**

The Official Plan, Secondary Plan and Tall Building Guidelines all speak to transition and outline the importance of designing a building to fit its existing and planned context. The proposed building does not provide appropriate transition in scale to neighbouring properties either by setbacks or good proportions and is over-development of the site.

Tall buildings should be designed to consist of three parts carefully integrated into a single whole, including a base building, middle and top. Proposed tall buildings should



address key urban design considerations in the Official Plan and Secondary Plan, including the built form policies, site design and general fit within the existing and planned context, while providing usable publicly accessible open space.

### **Base Building**

The proposed base building is unacceptable. The height of the base building at 8 storeys does not fit within the existing street wall along Yonge Street of 2 to 3 storeys. The proposed base does not conform to the Official Plan or respond to the direction provided in the Tall Building Design Guidelines. The Official Plan states that base buildings shall be massed to provide appropriate definition and support appropriate scale for adjacent streets, parks and open spaces, to integrate with adjacent buildings, and to minimize the impact of parking and servicing uses. The Tall Building Design Guidelines indicate that where there is an existing context of street wall buildings with consistent height, the base of the new building should be aligned with the height of the existing street wall.

The proposed base building has no setback at the site's north property line. The existing 1 St. Clair Avenue East office building on the property to the north has windows located 3.2 metres from its south property line. The height of the proposed base building is nearly equal to the height of the existing 10-storey building to the north. This will create an unacceptable building separation condition overwhelming the street, public realm and adjacent building. The base building is also located 0 metres from its south property line, creating a tall blank wall facing south. To the south is a 2-storey building with a restaurant on the ground floor and a 5-storey office building, directly at the north east corner of Pleasant Boulevard and Yonge Street. The north face of the office building, facing the proposed site, is a blank wall. There is an opportunity to transition and harmoniously fit the base building its context to the south, but it fails to do so.

### **Middle Portion of Tower**

The siting and massing of the tower is not appropriate in its context. The Official Plan states that the design, floor plate size and shape of the middle component of tall buildings shall have appropriate dimensions for the site. Similarly, a key performance measure in the Tall Building Guidelines is tower setbacks. Appropriate tower setbacks provide opportunities to, among other things: enhance the public realm; provide access to sunlight; provide privacy; and, provide pedestrian-level views of the sky between tall buildings.

The Tall Building Design Guidelines recommend placing towers away from streets, parks, open space, and neighbouring properties to reduce visual and physical impacts of the tower and allow the base building to be the primary defining element for the site and the adjacent public realm. The Guidelines recommend stepping back the tower a minimum of 3 metres from the face of the building along the street, and in some cases beyond 3 metres, for tall buildings to fit harmoniously within an existing context.

As the existing streetwall context along Yonge Street is 2 to 3 storeys in height and taller building elements are well set back from Yonge Street, a tower stepback greater than 3 metres is required at this site to fit within the existing context along Yonge Street. While

tower setbacks are provided at the 8<sup>th</sup> storey, 19<sup>th</sup> storey, and 29<sup>th</sup> storey at 3 metre intervals, staff are not satisfied with the proposed tower setback from Yonge Street. Tall building elements should have greater setbacks to remove the overall massing from Yonge Street.

The Tall Building Design Guidelines recommend that tall buildings be set back 12.5 metres or greater from the side and rear properties lines or centre line of an abutting lane. Adequate tower separation distances are meant to protect impacts on the public realm and neighbouring properties, such as shadowing, privacy, pedestrian-level wind, and blockage of sky view. The tower proposes an 11.7 metre setback to the north and south properties lines and a 5.5 metre setback to Tamblyn Lane. At 11.7 metres, the proposed setback and separation distances create an unacceptable condition with the site to the north. The overall development will be out of scale with the adjacent development on the block.

### **Top of Tower**

The Official Plan states that tall buildings should contribute to the skyline character and integrate roof top mechanical systems into the design. The Tall Building Guidelines recommend that mechanical penthouses be integrated into the total building design to avoid detracting from the form and elegance of the top. The proposed mechanical penthouse is well articulated and screened.

### **Streetscape/Open Space**

A 3-metre ground floor only setback is proposed along Yonge Street with 4 street trees and open planting beds. The Yonge-St. Clair Secondary Plan, Section 5.7, speaks to providing a safe and comfortable pedestrian environment and avoiding continuous base building walls by providing setbacks, recesses and lower scale elements on lots with long frontages on Yonge Street.

The proposal provides a 3-metre setback at the ground floor along Yonge Street, creating a 6.6-metre wide sidewalk. However the base building cantilevers back to the Yonge Street property line at floors 3 to 7. The Tall Building Guidelines indicate that along the primary street frontage of a tall building site, a sidewalk zone of at least 6 metres should be secured.

While a 6.6 metre sidewalk is provided, for the development to be in context with the surrounding buildings, the building should not cantilever back out to the property line. The Secondary Plan and the Zoning By-law for the area requires any portion of a building to be setback a minimum of 3 metres from Yonge Street on the east side. The purpose of this provision to expand the public realm and widen the perceived right-of-way of Yonge Street from Heath Street south to the CPR tracks.

### **Sun and Shadow**

The Yonge-St. Clair Secondary Plan, Section 5.3, requires a minimum of 3 hours of sunlight within *Mixed Use Area 'A'* and 5 hours of sunlight within *Mixed Use Area 'B'* on Yonge Street at high noon during the period of March 21 to September 21.

To comply with this policy, no new building in Mixed Use Area 'B' should cast a net new shadow on the west sidewalk of Yonge Street at 10 a.m. and no new building in Mixed Use Area 'A' should cast a net new shadow on the west sidewalk of Yonge Street at 11 a.m.

The building at 1 St. Clair Avenue East complies with the Mixed Use Area 'A' shadow policy. The proposal however, shadows the sidewalk on the west side of Yonge Street at both 10 a.m. and 11 a.m. The proposed development does not meet the 3 or 5 hours of sunlight test on the opposite sidewalk of Yonge Street. In order for this test to be met, the building would have to be set back from Yonge Street and reduced in height to approximately 30 metres.

### **Rental Replacement**

Based on the information submitted by the applicant and identified through a site visit, staff confirmed that the site contains a total of 13 existing rental dwelling units. According to the rent rolls submitted by the applicant at the time of application, the 13 existing rental dwelling units are comprised of 6 one-bedroom rental dwelling units (3 units with affordable rents and 3 units with mid-range rents) and 7 two-bedroom rental dwelling units (4 units with affordable rents and 3 units with mid-range rents). At the time of application, all 13 existing rental dwelling units were occupied by tenants.

The Rental Demolition and Conversion Application proposes to demolish a three-storey mixed-use building at 1421-1425 Yonge Street containing 12 existing rental dwelling units and a two-storey mixed-use building at 1429 Yonge Street containing 1 rental dwelling unit. The original application proposed to provide and maintain 13 replacement rental dwelling units on the fifth and sixth floors of the proposed building. The revised proposal provides and maintains 13 replacement rental dwelling units on the ninth and tenth floors of the proposed building.

A permit under Section 111 of the *City of Toronto Act* and Chapter 667 of the Municipal Code is required as at least six existing rental dwelling units are proposed to be demolished.

Policy 3.2.1.6 of the Official Plan applies to the proposed development of the site as it would result in the loss of six or more rental housing units with affordable or mid-range rents and because City Council has not determined that the supply and availability of rental housing in the City has returned to a healthy state. Conditions of approval would include the full replacement of all existing rental dwelling units at similar rents and the provision of an acceptable Tenant Relocation and Assistance Plan, all to the satisfaction of the Chief Planner.

The conditions of approval outlined in Official Plan Policy 3.2.1.6 and any other rental related matters would be secured in any by-law amendments and through one or more agreements with the City pursuant to Section 37 of the *Planning Act*, in the event the OMB was to allow the appeal in whole or in part. In addition, in the event the OMB was

to allow the appeal in whole or in part, no Board order should be issued until such time as the form of any implementing By-laws is satisfactory to the Chief Planner and the City Solicitor and until a section 37 Agreement with the City has been executed and registered to the satisfaction of the City, securing such matters.

### **Site Access and Site Circulation**

Tamblyn Lane is a 6 metre wide, public lane that runs north-south from St. Clair Avenue East and ends behind 1421 Yonge Street. Vehicular access, loading, and servicing and garbage collection for the proposed development are all proposed off Tamblyn Lane. The proposal would increase the use of the lane due to the large amount of retail and residential units proposed.

A private driveway abuts 1407-1417 Yonge Street. Directly east is another private driveway used to access the TTC property on Pleasant Boulevard. The proposed development should plan for Tamblyn Lane being extended southward to provide full access from St. Clair Avenue East and Pleasant Boulevard. The building should be positioned on the site to allow a future laneway connection, which is desirable for the overall block from a planning and transportation perspective.

The access to Tamblyn Lane from St. Clair Avenue East is located less than 10 metres from the inbound streetcar track at the adjacent TTC station. The TTC has indicated it would not allow a left turn in or out of the lane onto St. Clair Avenue East, and as such, all outbound traffic would be directed east. TTC has requested that the centre median on St. Clair Avenue East be extended further to the east to discourage motorists from attempting a left turn out of Tamblyn Lane onto St. Clair Avenue East.

### **Parking and Loading**

The revised proposal has a total of 196 vehicular parking spaces (137 residential; 59 visitor/commercial) located in a five-level underground parking garage. Overall, the proposed parking supply and configuration is acceptable to Transportation Services.

The provision of 1 Type 'G', 1 Type 'B' and 2 Type 'C' loading spaces is acceptable. The loading is to be located internal to the building, accessed from Tamblyn Lane. The Transportation Impact Study prepared by LEA Consulting Ltd, dated October 2016, shows garbage collection trucks reversing into Tamblyn Lane, which is not acceptable to Transportation Services. Collection trucks must be able to enter and exit the site in a forward motion with no more than a three-point turn.

### **Servicing**

A Functional Servicing and Preliminary Stormwater Management Strategy, prepared by Schaeffers Consulting Engineering, has been submitted regarding the proposed servicing. Revisions are required by Engineering & Construction Services.

Engineering & Construction Services has also identified that a hydro-geological report is required to determine the groundwater level in relation to the elevation of the lowest

basement slab, and the quality and quantity of any groundwater proposed to be pumped and discharged.

## **Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Official Plan shows local parkland provision across the City. The site is in an area with 0 to 0.42 hectares of local parkland per 1,000 people, which is the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per the city-wide Parkland Dedication By-law 1020-2010.

The application proposes 379 residential units with 10,043.30 square metres of non-residential gross floor area. At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication requirement is 5,053.33 square metres or 262 percent of the site area. However, for sites less than 1 hectare in size, a cap of 10 percent of the development site is applied to the residential use while the non-residential use is subject to a 2 percent parkland dedication. In total, the parkland dedication requirement is 193.1 square metres. Parks, Forestry & Recreation staff has indicated that the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu.

## **Section 37**

The Official Plan contains policies pertaining to the provision of community benefits for increases in height and/or density pursuant to Section 37 of the *Planning Act*.

In the event that the Ontario Municipal Board allows the appeal in whole or in part, this report recommends that the City Solicitor request that the Ontario Municipal Board withhold its final Order to approve the Zoning By-law Amendment until such time as community benefits and other matters in support of the development, as are determined appropriate, are secured in a Section 37 Agreement executed by the owner to the satisfaction of the Director, Community Planning, Toronto and East York District and the City Solicitor, in consultation with the Ward Councillor.

Community improvements priorities in the vicinity of the site include: public art, streetscape and local park improvements such as David A. Balfour Park/Rosehill Reservoir.

## **CONCLUSION**

The proposed development constitutes overdevelopment of the site and does not respect the existing and/or planned context. A tall building on this site must be massed with appropriate setbacks and tower stepbacks, be sited to allow for Tamblyn Lane to provide a full north-south connection between St. Clair Avenue East and Pleasant Boulevard in the future, properly address and enhance the public realm along Yonge Street and provide adequate transition to adjacent properties. The applicant's revised proposal before the OMB does not represent good planning.

Staff recommend that Council's decision on the application for Rental Housing Demolition under Chapter 667 of the Municipal Code pursuant to Section 111 of the *City of Toronto Act* be deferred until the OMB has made a decision on the Zoning By-law and Official Plan Amendment appeals, following which the Section 111 permit application would return to Council for consideration.

## **CONTACT**

Oren Tamir, Senior Planner  
Tel. No. (416) 392-7349  
E-mail: Oren.Tamir@toronto.ca

## **SIGNATURE**

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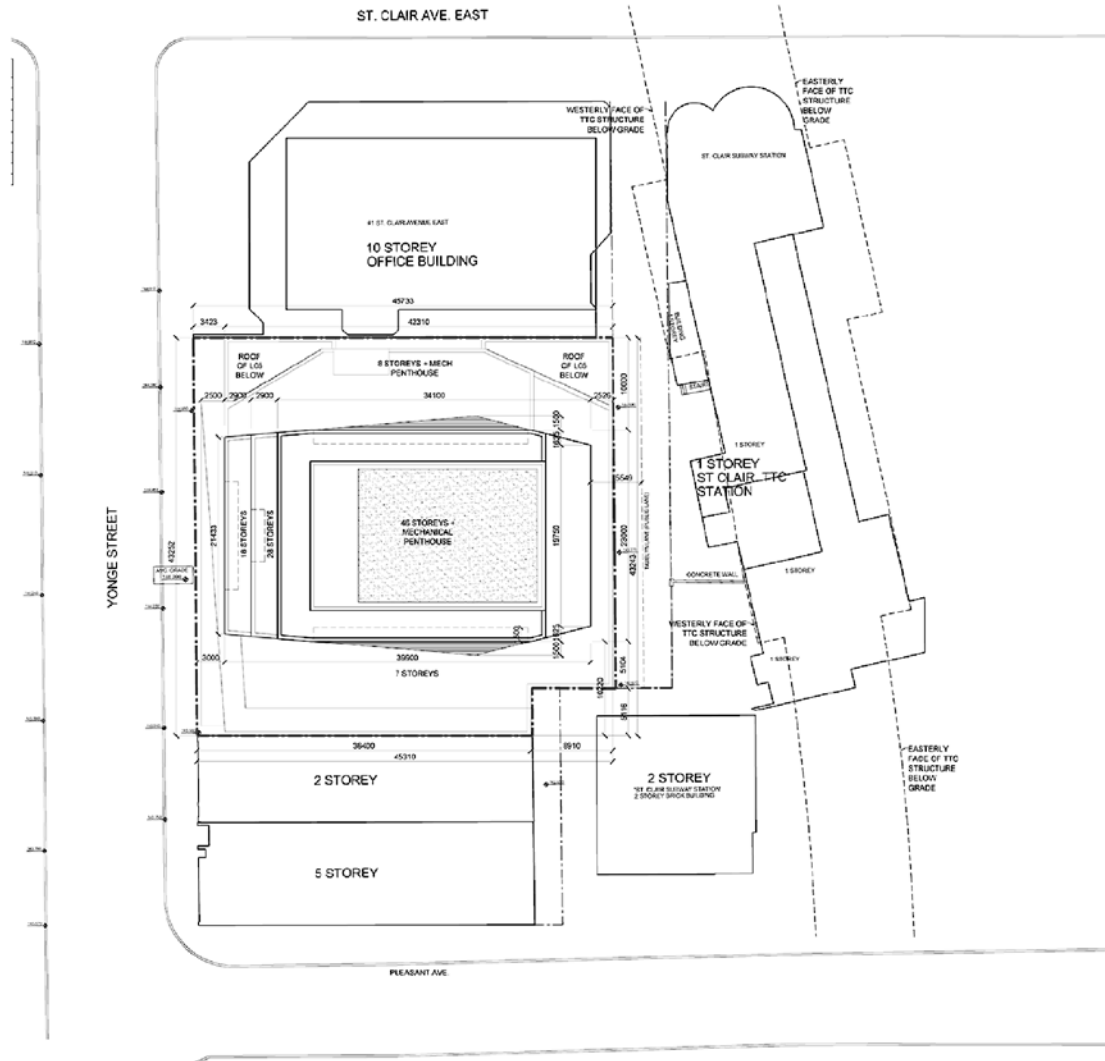
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Ground Floor Plan  
Attachment 3: West Elevation (Yonge Street)  
Attachment 4: South Elevation  
Attachment 5: East Elevation (Tamblyn Lane)  
Attachment 6: North Elevation  
Attachment 7: Zoning Map (569-2013)  
Attachment 8: Official Plan  
Attachment 9: Secondary Plan Mixed Use Area Map  
Attachment 10: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

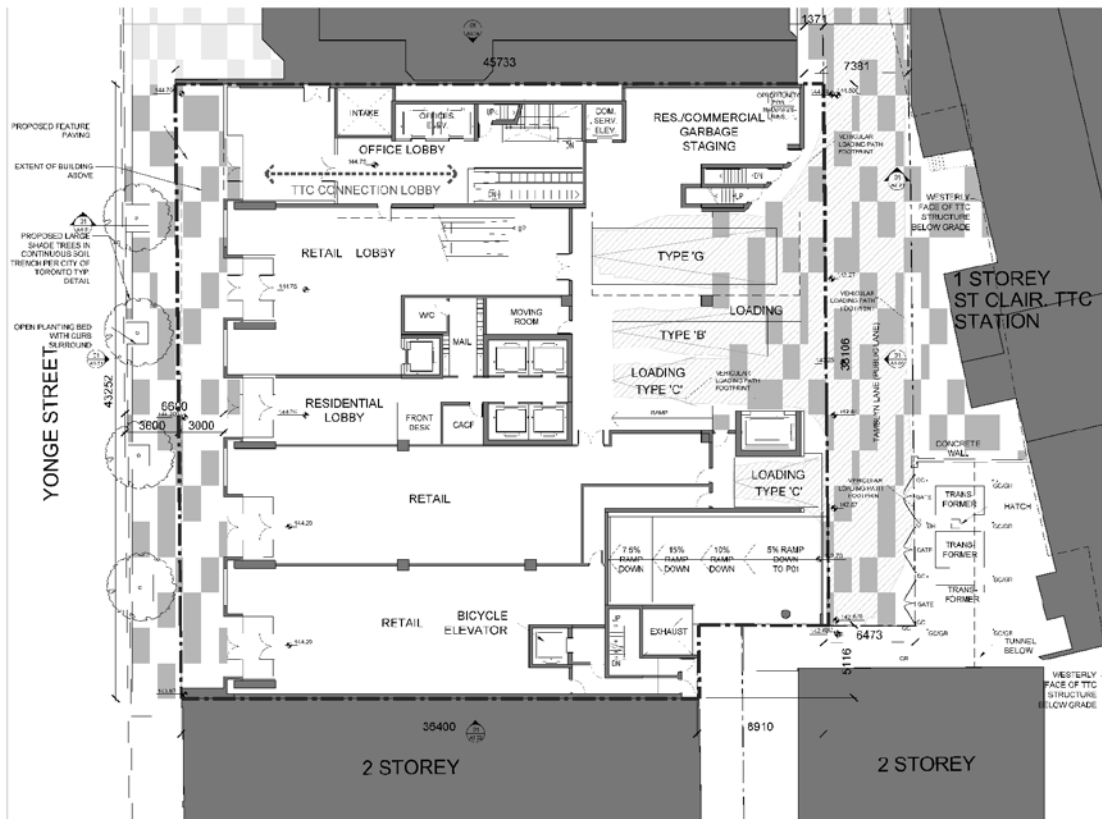
Applicant's Submitted Drawing

Not to Scale   
01/05/2017

1417-1431 Yonge Street

File # 14 268423 STE 22 OZ

## Attachment 2: Ground Floor Plan



### Ground Floor Plan

Applicant's Submitted Drawing

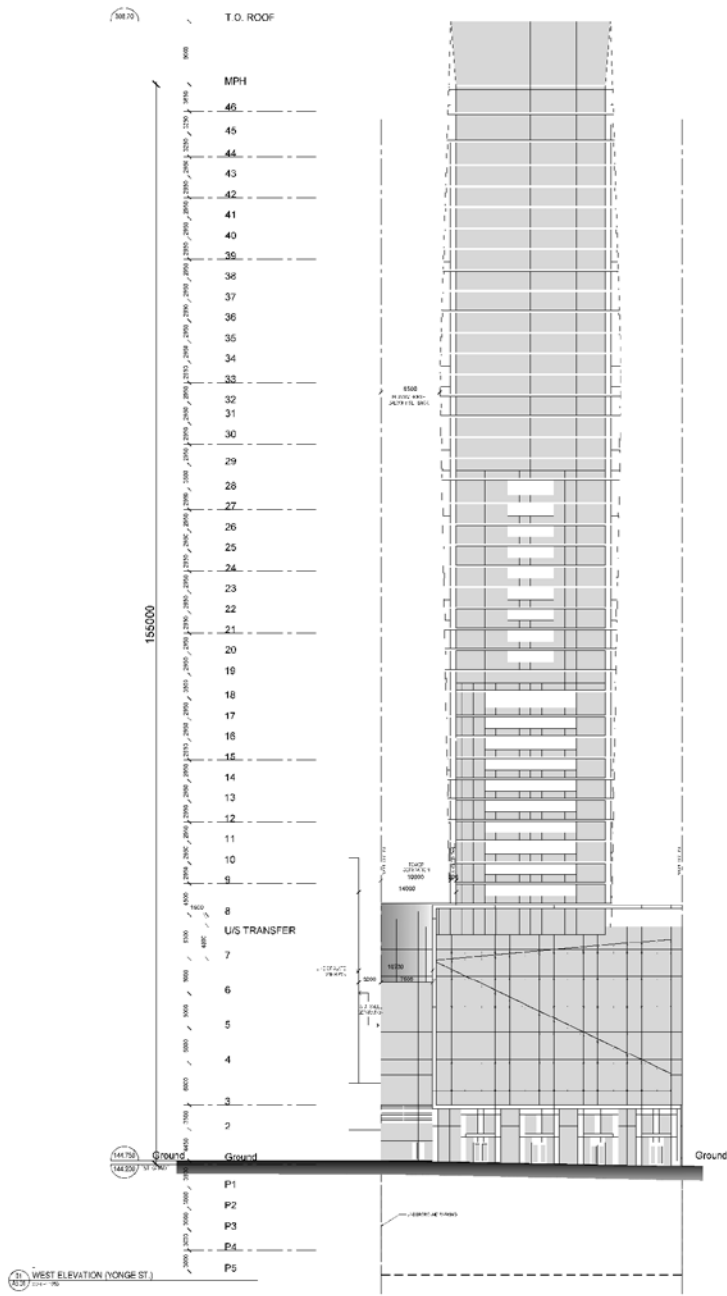
Not to Scale 01/05/2017

### 1417-1431 Yonge Street

File # 14 268423 STE 22 OZ



### Attachment 3: West Elevation (Yonge Street)



West Elevation

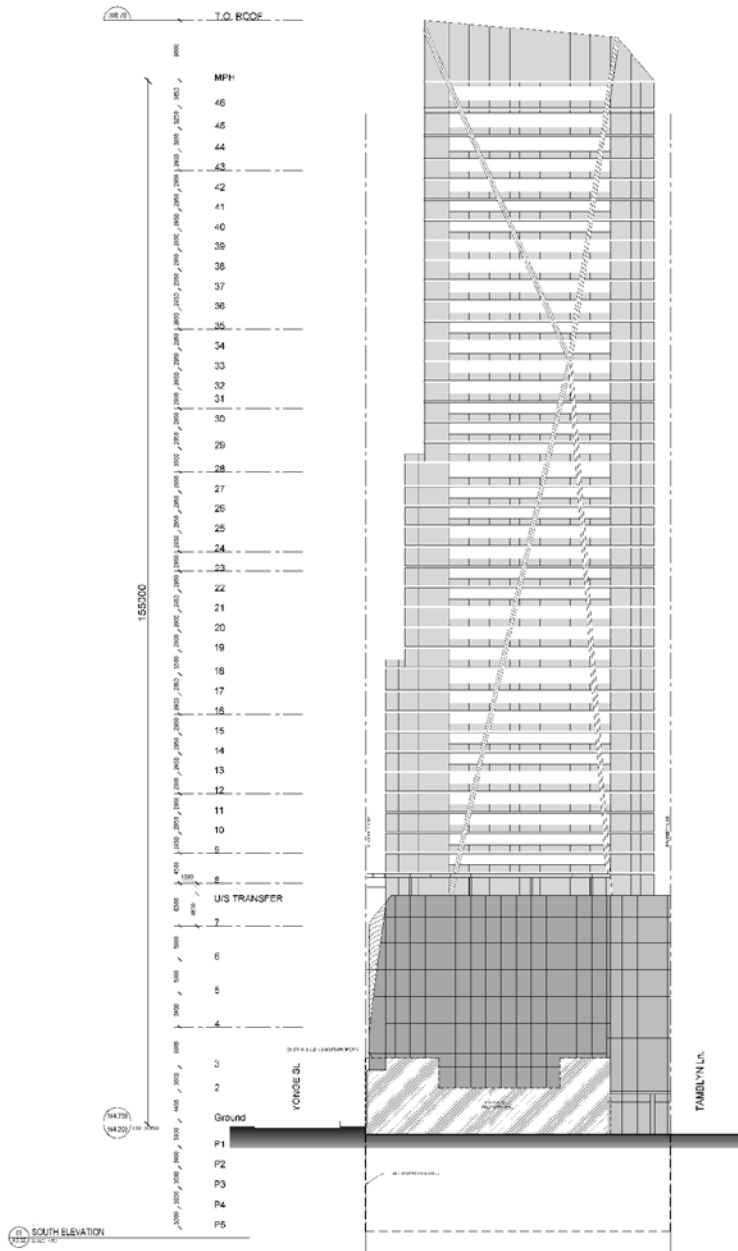
1417-1431 Yonge Street

Applicant's Submitted Drawing

Not to Scale 

File # 14 268423 STE 22 OZ

# Attachment 4: South Elevation



South Elevation

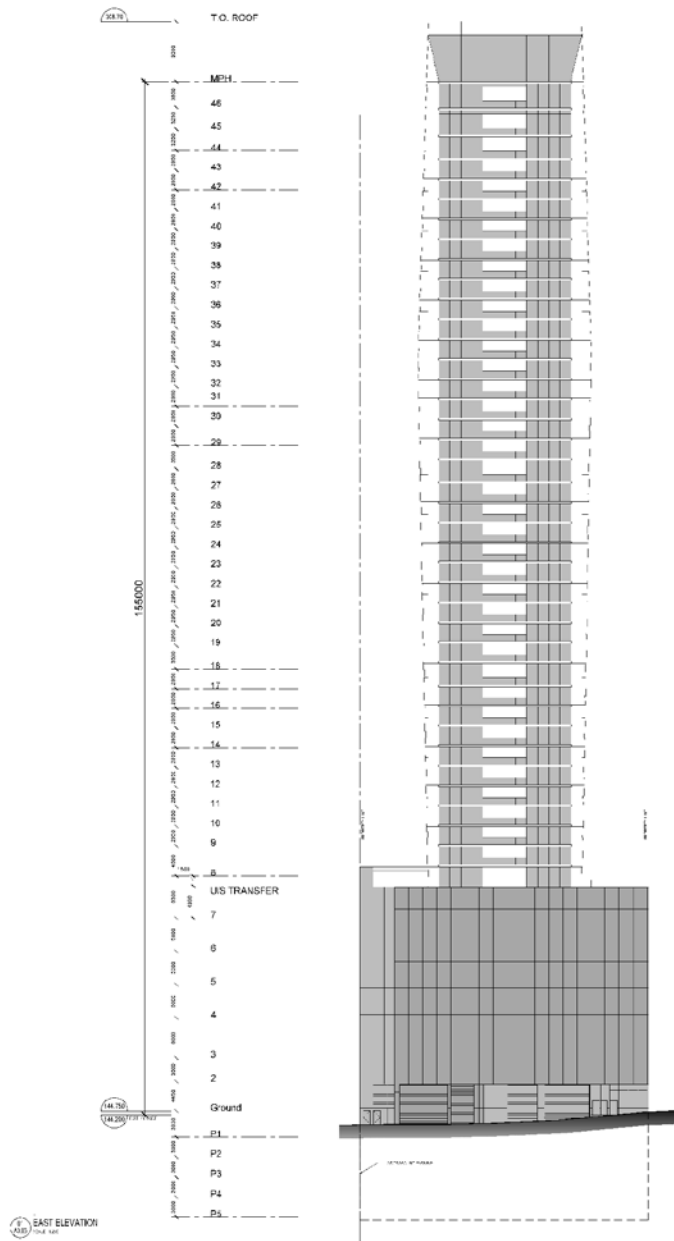
Applicant's Submitted Drawing

Not to Scale   
01/05/2017

1417-1431 Yonge Street

File # 14 268423 STE 22 OZ

# Attachment 5: East Elevation (Tamblyn Lane)



East Elevation

Applicant's Submitted Drawing

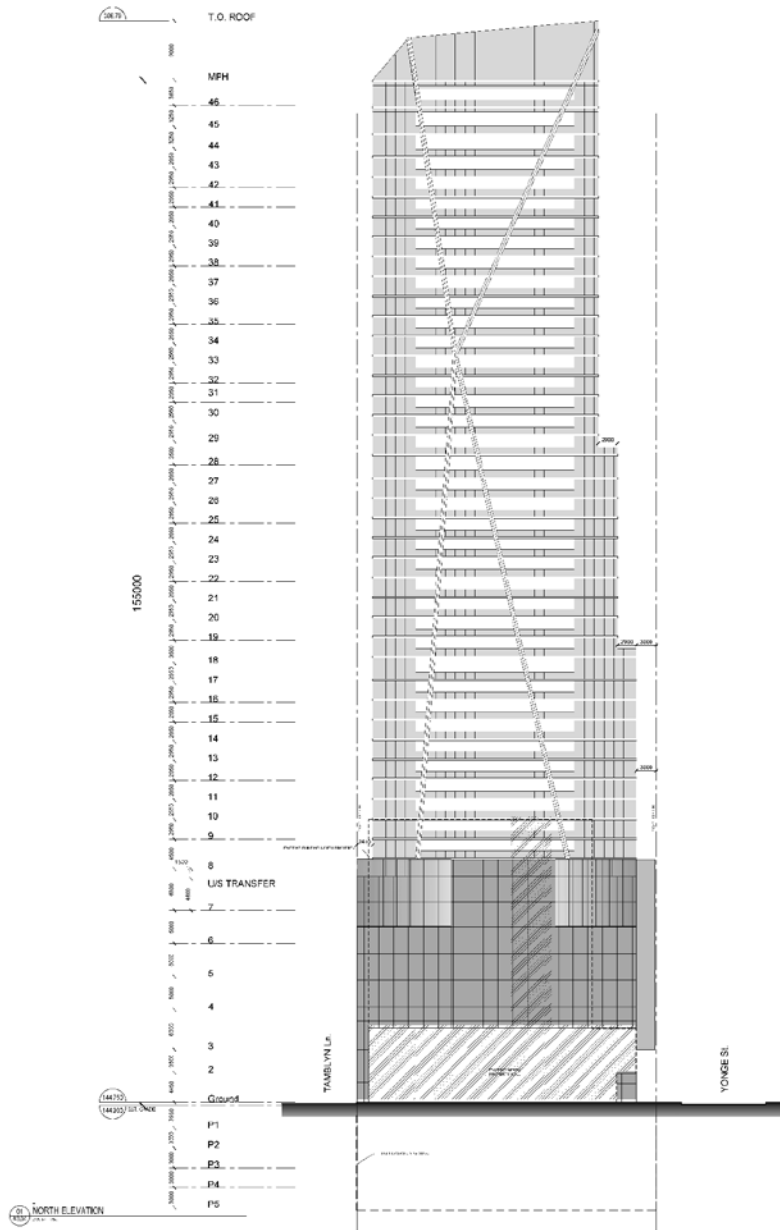
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01/05/2017

1417-1431 Yonge Street

File # 14 268423 STE 22 OZ

# Attachment 6: North Elevation



## North Elevation

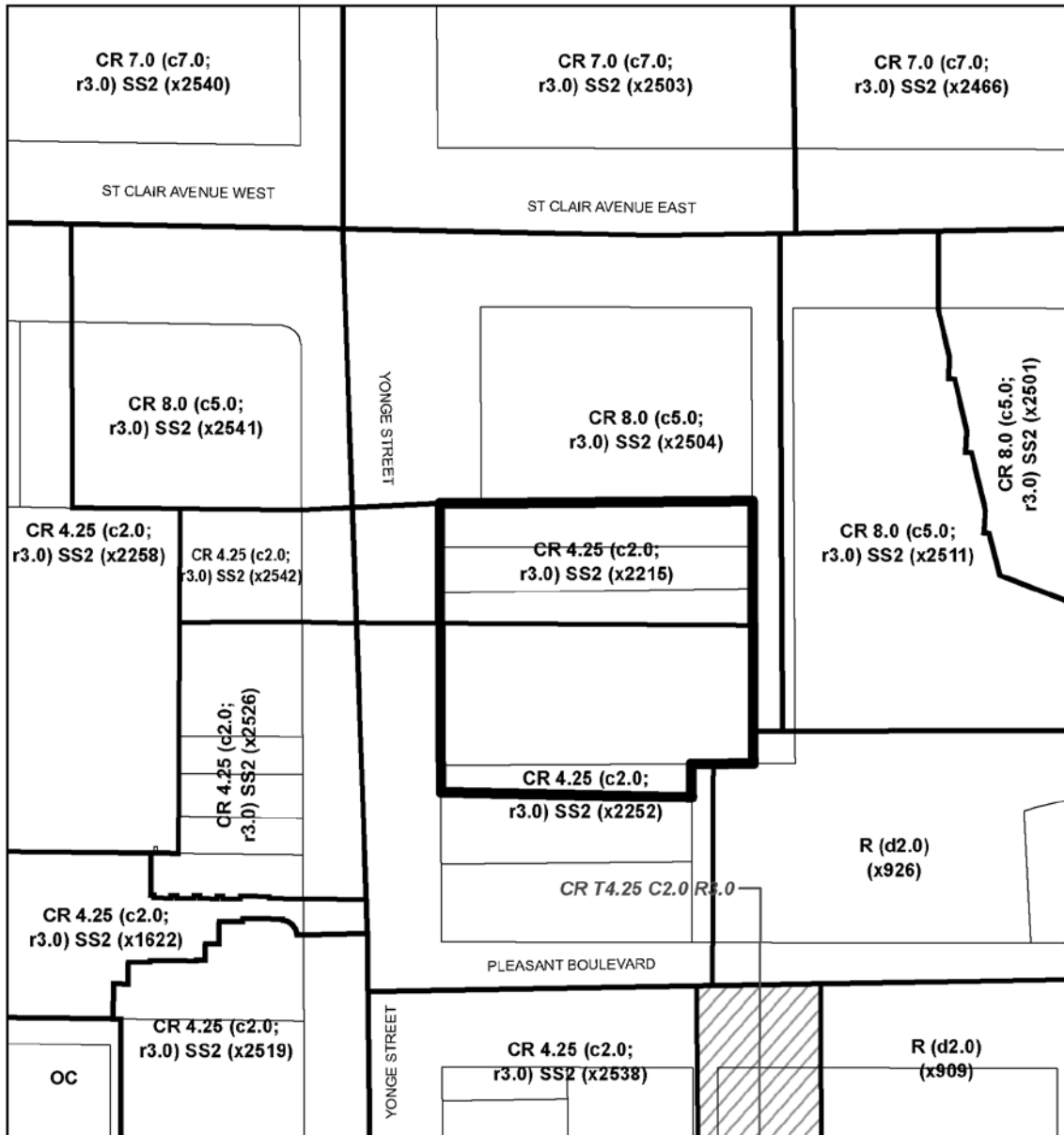
Applicant's Submitted Drawing

Not to Scale   
01/05/2017

1417-1431 Yonge Street

File # 14 268423 STE 22 OZ

### Attachment 7: Zoning Map (569-2013)



**Zoning By-Law No. 569-2013**

**1417-1431 Yonge Street**

File # 14 268423 STE 22 OZ



Location of Application



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

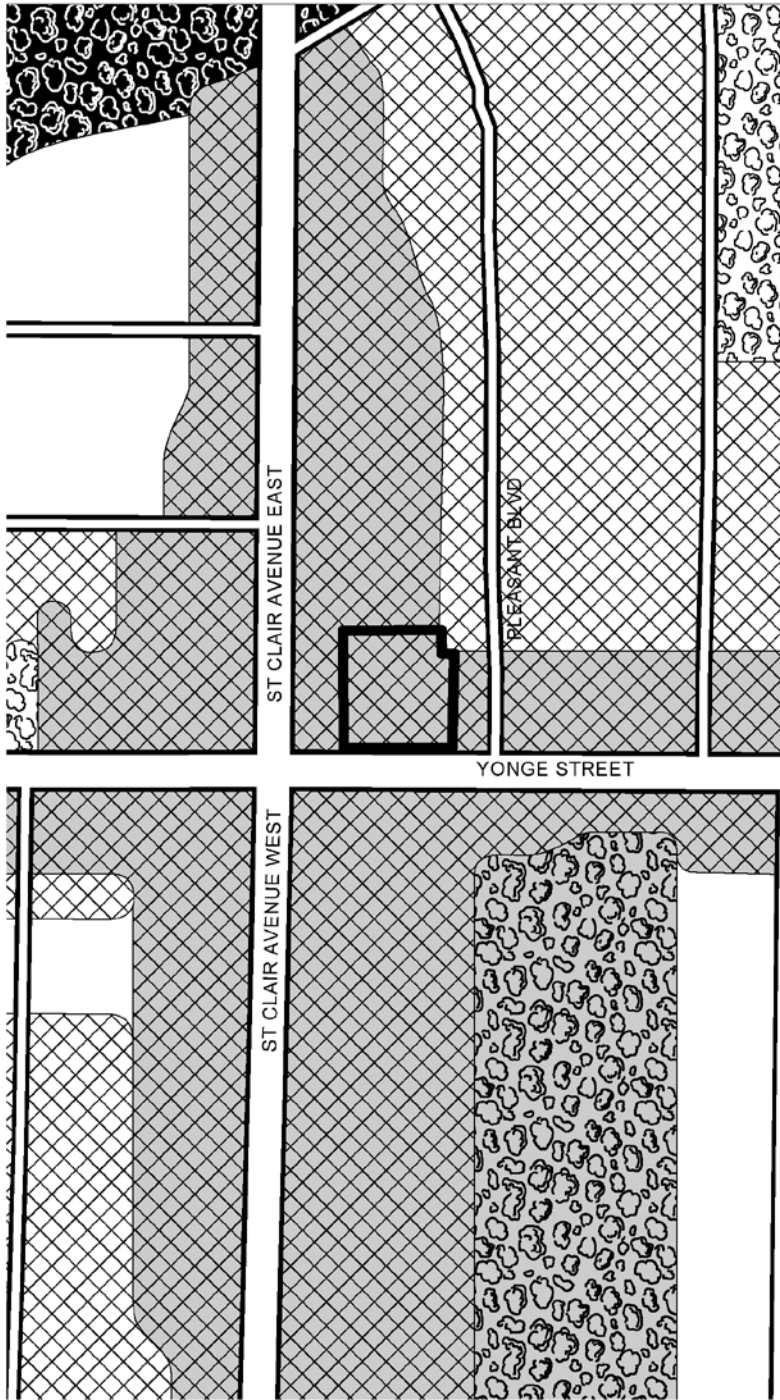
R Residential

CR Commercial Residential  
OC Open Space Cemetery



Not to Scale  
Extracted: 01/05/2017

# Attachment 8: Official Plan



1417-1431 Yonge Street

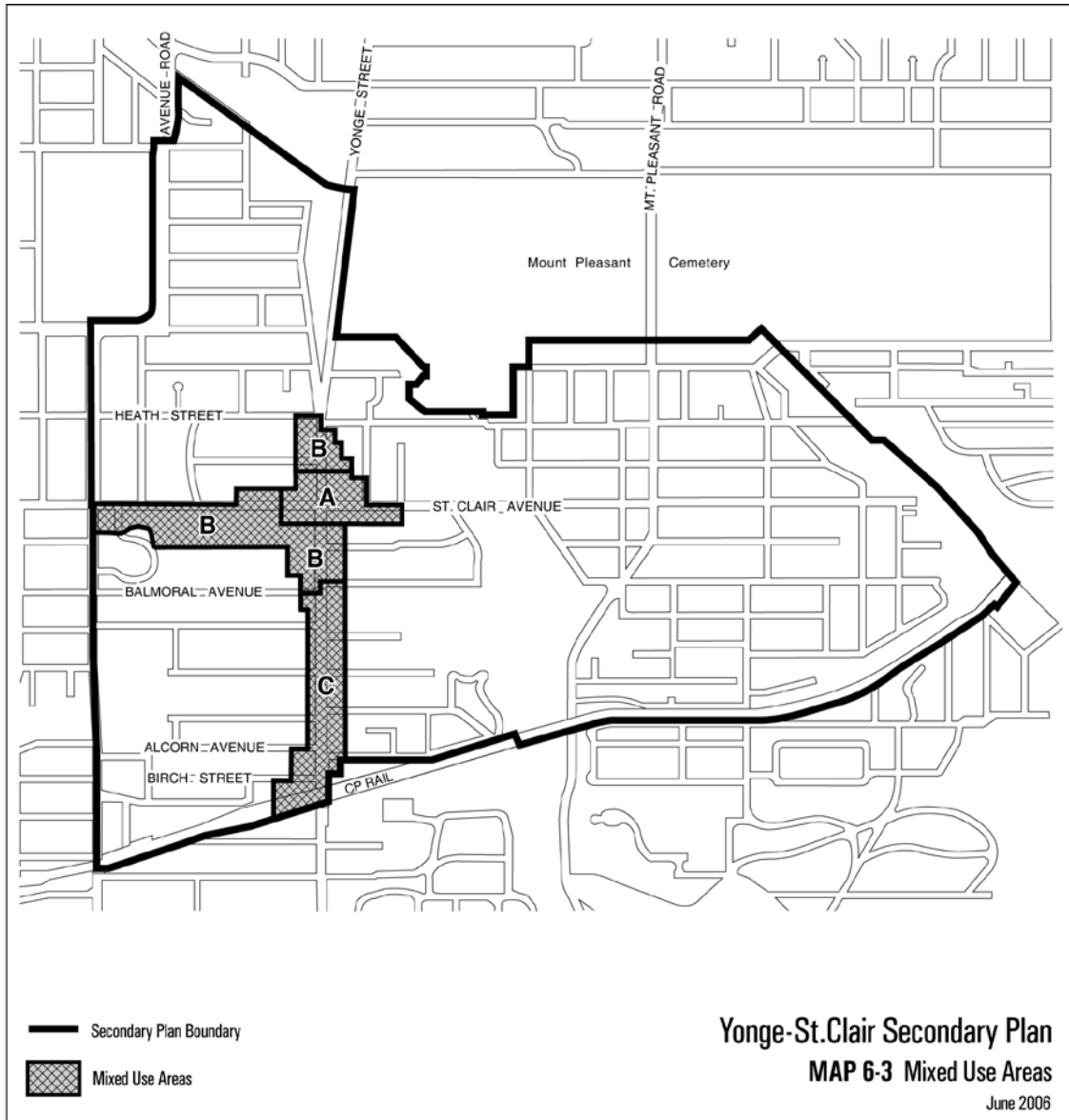
**Toronto**  
Extract from Official Plan

File # 14 268423 STE 22 0Z

- Site Location
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks & Open Space Areas
- Natural Areas
- Parks
- Other Open Space Areas
- Institutional Areas
- Regeneration Areas
- Employment Areas
- Utility Corridors

↑  
Not to Scale  
01/06/2017

## Attachment 9: Secondary Plan Mixed Use Area Map



1417, 1421-1425, 1427 & 1429 Yonge Street

Yonge-St. Clair Secondary Plan

File # 14\_268423 STE 22 0Z



Not to Scale  
09/16/2015

## Attachment 10: Application Data Sheet

|                  |  |                     |                     |
|------------------|--|---------------------|---------------------|
| Application Type | Official Plan Amendment & Rezoning<br>PL151188 | Application Number: | 14 268423 STE 22 OZ |
| OMB Case No.     |  | Application Date:   | December 30, 2014   |

Municipal Address: 1417-1431 Yonge St.  
 Location Description: Lots 3, 4, 5, 6 and 7 and Part of Lot 8 on Registered Plan 633  
 Project Description: 46-storey mixed-use building with 379 residential units and commercial space on floors 1-3, 4 floors of office, and 5 levels of underground parking with 196 parking spaces.

|                       |                    |                          |
|-----------------------|--------------------|--------------------------|
| <b>Applicant:</b>     | <b>Architect:</b>  | <b>Owner:</b>            |
| Stikeman Elliott LLP. | Wallman Architects | Milwest Investments Inc. |

### PLANNING CONTROLS

|                            |                      |                          |           |
|----------------------------|----------------------|--------------------------|-----------|
| Official Plan Designation: | Mixed Use Areas      | Site Specific Provision: | SS2 x2215 |
| Zoning:                    | CR 4.25 (c2.0; r3.0) | Historical Status:       | No        |
| Height Limit (m):          | 30                   | Site Plan Control Area:  | Y         |

### PROJECT INFORMATION

|                                    |          |         |                 |                     |
|------------------------------------|----------|---------|-----------------|---------------------|
| Site Area (sq. m):                 | 1,931    | Height: | Storeys:        | 46                  |
| Frontage (m):                      | 43.2     |         | Metres:         | 155 + 9m mechanical |
| Depth (m):                         | 45.7     |         |                 |                     |
| Total Ground Floor Area (sq. m):   | 1,800    |         |                 | <b>Total</b>        |
| Total Residential GFA (sq. m):     | 27,131   |         | Parking Spaces: | 196                 |
| Total Non-Residential GFA (sq. m): | 9,721.8  |         | Loading Docks   | 4                   |
| Total GFA (sq. m):                 | 36,852.8 |         |                 |                     |
| Lot Coverage Ratio (%):            | 93       |         |                 |                     |
| Floor Space Index:                 | 19.05    |         |                 |                     |

### DWELLING UNITS

|              |       |
|--------------|-------|
| Tenure Type: | Condo |
| Rooms:       | 0     |
| Bachelor:    | 0     |
| 1 Bedroom:   | 213   |
| 2 Bedroom:   | 110   |
| 3 + Bedroom: | 56    |
| Total Units: | 379   |

### FLOOR AREA BREAKDOWN (upon project completion)

|                                  |         | Above Grade | Below Grade |
|----------------------------------|---------|-------------|-------------|
| Residential GFA (sq. m):         | 27,131  |             | 0           |
| Retail GFA (sq. m):              | 2,528.5 |             | 0           |
| Office GFA (sq. m):              | 7,193.3 |             | 0           |
| Industrial GFA (sq. m):          | 0       |             | 0           |
| Institutional/Other GFA (sq. m): | 0       |             | 0           |

**CONTACT: PLANNER NAME: Oren Tamir, Senior Planner**  
**(416) 392-7349**  
**Oren.Tamir@toronto.ca**