

2128 Yonge St - Zoning Amendment Application - Preliminary Report

Date:	March 12, 2018
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	17 274171 STE 22 OZ

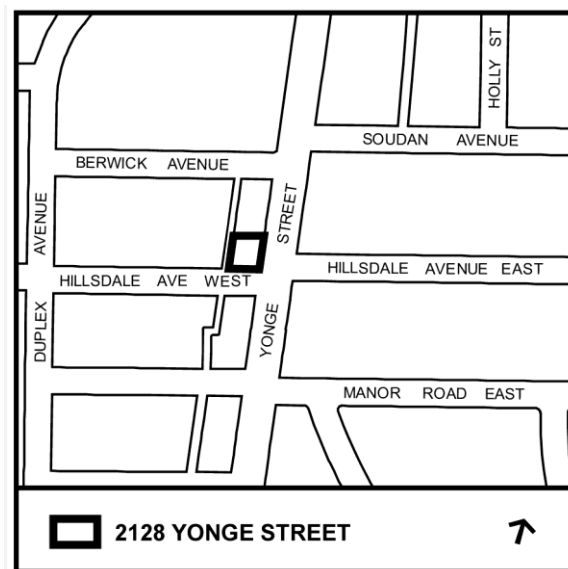
SUMMARY

This application proposes a 13-storey (49.5 metres including mechanical penthouse) mixed-use building containing a total of 79 dwelling units. A total of 26 parking spaces will be provided in a 2 level below-grade garage.

Planning staff have significant concerns with the current proposal as submitted. Prior to the application's submission, staff met with the applicant and discussed the need for the proposal to address the emerging directions from the Midtown in Focus: Growth, Built Form and Infrastructure Review (the "Review").

City staff will work with the applicant through the evaluation of the application and the ongoing Review to resolve the outstanding concerns with the application and align the proposal with the directions in the proposed Yonge-Eglinton Secondary Plan.

Staff are also in the process of assessing the potential cumulative impact of all applications in the Yonge-Eglinton Secondary Plan area on the City's ability to provide the necessary infrastructure to support development.



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 consultation meeting, at which the community can review the proposal, provide comments and ask questions.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2128 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.

DECISION HISTORY

On August 25, 2014, City Council adopted Midtown in Focus – Parks, Open Space and Streetscape Plan for the Yonge-Eglinton Area ("Public Realm Plan").

On June 12, 2015, City Council adopted Official Plan Amendment OPA 289 to the Yonge Eglinton Secondary Plan to incorporate, among other matters, the urban design and public realm policies of the Midtown in Focus Public Realm Plan. As OPA 289 is currently under appeal at the Ontario Municipal Board (OMB), it is relevant but not determinative in terms of the Official Plan policy framework.

On July 12, 2016, City Council adopted the recommendations in the report titled: "Midtown in Focus: Growth, Built Form and Infrastructure Review – Status Report" directing staff to use the draft built form principles and the emerging community infrastructure priorities in the report in the review of the development applications in the Yonge-Eglinton Secondary Plan area.

On December 5, 2017 City Council adopted the recommendations in the report titled: "Midtown in Focus: Proposals Report" directing staff to continue to consider and review applications submitted prior to November 15, 2017 in the context of the City Council directed Midtown in Focus: Growth, Built Form and Infrastructure Review, including the proposed Yonge-Eglinton Secondary Plan. As well, staff are to assess the potential cumulative impact of all applications in the Yonge-Eglinton Secondary Plan Area on the City's ability to provide the necessary infrastructure to support development, and use planning mechanisms, including holding provisions, as necessary to ensure that growth and infrastructure needs are aligned.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on October 11, 2017 to discuss complete application submission requirements. City Planning expressed concerns related to the building height and setbacks.

Planning staff also informed the applicant of the on-going Midtown in Focus Study and reviewed emerging directions that had been publicized at prior community consultation events and indicated that a proposed Secondary Plan update would be presented to City Council in late 2017.

ISSUE BACKGROUND

Proposal

This application proposes the construction of a 13-storey (49.5 metres, including 6-metre mechanical penthouse) mixed-use building with commercial uses on the ground floor (279 square metres) and a total of 79 residential units. The 79 residential units will consist of 13 studio units, 39 one-bedroom units, 19 two-bedroom units, and 8 three-bedroom units. The proposed building will have an FSI of 7.7 times the area of the lot.

The building will be setback 1.2 metres from the Yonge Street property line, providing a total setback of 6.0 metres from building face to curb. On Hillsdale Avenue the building will be setback 0.0 metres, providing a total setback of 5.0 metres from building face to curb. At the rear, adjacent to the public lane, the building will be setback 2.3 metres from the existing rear property line. A lane widening of 2.3 metres will be conveyed to the City in order to increase the laneway width to 6.0 metres. The building will be setback 0.0 metres from the north property line (adjacent to 2140 Yonge Street).

Above the 6th floor, a 3.0 metre stepback is provided on the Yonge Street and Hillsdale Avenue frontages. A 5.5-metre stepback is provided above the 6th floor on the north side of the building. A 2.0-metre stepback will be provided above the 13th floor for the mechanical penthouse. The stepbacks provide a streetwall height of 6 storeys (19.8 metres) on Yonge Street and Hillsdale Avenue. On the north, south, and east sides of floors 8 to 13, balconies will project 1.5 metres.

The residential lobby will be accessed from Hillsdale Avenue, and the retail entrance will be on Yonge Street. A total of 51 square metres of indoor amenity space and 36 square metres of outdoor amenity space are provided on the 8th floor.

A total of 26 vehicle parking spaces are proposed in a two-level underground garage and will be accessed by a vehicle elevator located at the rear of the building from the public lane. An unenclosed lay-by loading space is proposed to be located at the rear of the building along the public lane.

Site and Surrounding Area

The site is located on the west side of Yonge Street north of Hillsdale Avenue. It is square in shape and approximately 774 square metres in size. The site has 28.62 metres of frontage on

Yonge Street, and 27.36 metres of frontage on Hillsdale Avenue. The site is currently occupied by a one-storey auto service business. The following uses abut the site:

- North: A series of 2 and 3-storey mixed use buildings fronting onto Yonge Street. Further to the north is an 18-storey commercial building.
- South: On the south side of Hillsdale Avenue is a one-storey auto service business. The site has approvals for a 10-storey (35.6 metres, including mechanical penthouse) mixed-use building (By-law No. 1172-2015). Further to the south is a series of 2 and 3-storey mixed use buildings.
- East: To the southeast of Yonge Street and Hillsdale Avenue is a series of 2 to 3-storey mixed use buildings fronting onto Yonge Street. To the northeast of Yonge Street and Hillsdale Avenue is a 12 to 28-storey mixed use building.
- West: A public laneway approximately 3.7 metres in width runs north-south from Hillsdale Avenue to Berwick Avenue. To the west of the lane is an open-cut section of the TTC's Yonge Street subway line and further west is a low-rise residential *Neighbourhood*.

Provincial Policy Statement and Provincial Plans

Section 2 of the *Planning Act*, sets out matters Council shall have regard to in making decisions under the *Planning Act*.

The Provincial Policy Statement (2014) provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing types and affordability to meet projected requirements of current and future residents; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. Policy 4.7 states that the Official Plan is the most important

vehicle for implementing the PPS. The PPS is issued under Section 3 of the Planning Act and all decisions of Council affecting land use planning matters "shall be consistent with" the PPS.

The Growth Plan for the Greater Golden Horseshoe (GGH) (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan also requires the City to prioritize planning and investment in infrastructure and public service facilities that will support intensification within delineated built-up areas, and is explicit in its policy direction that "applying the policies of this Plan will support the achievement of complete communities..."

The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform with the Growth Plan.

The Growth Plan directs municipalities to develop Official Plan policies and other supporting documents to guide intensification. City Council's planning decisions are required, by the *Planning Act*, to conform with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject site is designated *Mixed Use Areas* and is located within the Yonge-Eglinton Secondary Plan area.

Chapter 2 – Shaping the City

Secondary Plans

The Official Plan identifies that Secondary Plans establish local development policies to guide growth and change in a defined area of the City. They outline and promote a desired type and form of physical development with the objective of ensuring highly functional and attractive communities that account for an appropriate transition in scale and activity between neighbouring districts.

Policy 5.2.1.2 identifies that Secondary Plans may be prepared for a number of reasons. Of particular note for the Yonge-Eglinton area, the Official Plan directs that Secondary Plans will be prepared for areas where development is occurring, or proposed, at a scale, intensity or character which necessitates reconsideration or reconfiguration of local streets, block plans, public works, open space or other public services or facilities. Where Council has determined that a Secondary Plan is necessary, no amendment to the Zoning By-law in the area will be made without prior or concurrent adoption of a Secondary Plan, provided that the Secondary Plan is adopted within a reasonable period of time.

In June 2016, City Council directed staff to consider and review Official Plan amendment and rezoning applications in the Yonge-Eglinton Secondary Plan in the context of the City Council directed Midtown in Focus: Growth, Built Form and Infrastructure Review. At its December 5, 2017 meeting, Council reaffirmed this direction for applications submitted prior to November 15, 2017, and also directed staff to assess the cumulative impact of development in the area on the availability of the necessary infrastructure to support continued development, and use planning mechanisms, including holding provisions, as necessary to ensure that growth and infrastructure needs are aligned.

Section 2.2.3 Avenues: Re-urbanizing Arterial Corridors

The site is identified within an *Avenue* on the Urban Structure Map (Map 2) of the City's Official Plan. *Avenues* are important corridors along major streets where reurbanization is anticipated. The Official Plan states that not all lands that fall within an *Avenue* are designated for growth. Where lands within an *Avenue* are designated as *Neighbourhoods*, the neighbourhood protection policies prevail. Reurbanization on the *Avenues* is intended to occur incrementally and after the preparation of *Avenue* studies for strategic mixed-use segments of the corridors. In the preparation of *Avenue* studies, local residents and stakeholders are to be engaged in determining appropriate community improvements, contextually appropriate zoning and built form performance standards.

Development may be permitted on an *Avenue* prior to an *Avenue* Study based on applicable policies of the Official Plan. Development with the potential to set a precedent for future development on an *Avenue* requires that an *Avenue* segment study be completed by the applicant.

Proponents of such proposals must also address the larger context and examine the implications for the segment of the *Avenue* in which the proposed development is located. The segment study will include an assessment of the impacts of the incremental development, consider whether the development is supportable by available infrastructure and can be considered together with any amendment to the Official Plan or Zoning By-law.

Development requiring a rezoning will not be allowed to proceed prior to completion of an *Avenue* Study unless the *Avenue* segment review demonstrates to Council's satisfaction that subsequent development of the entire *Avenue* segment will have no adverse impacts.

Through the Midtown in Focus: Growth, Built Form, and Infrastructure Review, the City is satisfying the Official Plan requirements for *Avenue* Studies Yonge Street, as well as other street segments identified as *Avenues* within the Yonge-Eglinton Secondary Plan Area.

As part of the application, the applicant submitted an *Avenue* segment study.

Section 2.3.1 Healthy Neighbourhoods

The Official Plan considers *Neighbourhoods* to be physically stable areas that are not designated for growth. The preamble to the Healthy Neighbourhoods policies states that "a cornerstone policy is to ensure that new development in our neighbourhoods respects the existing physical character of the area, reinforcing the stability of the neighbourhood".

The Official Plan requires that developments in *Mixed Use Areas* adjacent to *Neighbourhoods* will:

- be compatible with those *Neighbourhoods*;
- provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- maintain adequate light and privacy for residents in those *Neighbourhoods*.

Policy 2.3.1.3 identifies that intensification of land adjacent to neighbourhoods will be carefully controlled to protect neighbourhoods from negative impact. The policy provides the opportunity to determine through the review of applications involving significant intensification adjacent to a *Neighbourhood* or *Apartment Neighbourhood*, whether a Secondary Plan, area specific zoning by-law or area specific policy should be created in consultation with the local community following an *Avenue* Study or area based study. The policy requires City Council to make this determination at the earliest point in the process. The proposal is located close to the *Neighbourhood* to the west and is separated by the Yonge subway corridor.

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods.

The Minister of Municipal Affairs modified and approved OPA 320 on July 4, 2016. OPA 320 and it has been appealed in its entirety. OPA 320 is relevant but not determinative in terms of the Official Plan policy framework.

Chapter 3 – Building A Successful City

Section 3.1.2 Built Form

The Official Plan states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients, tenants and customers, but also the needs of the people who live and work in the area who will encounter the building in their daily lives. New development in Toronto will be located and organized to fit with its existing and/or planned context. It will do this by: generally locating buildings parallel to the street or along the edge of a park or open space, having a consistent front yard setback, acknowledging the prominence of corner sites, locating entrances so they are clearly visible and providing ground floor uses that have views into and access from streets. New development will also locate and organize vehicle parking and vehicular access to minimize their impacts on the public realm. Furthermore, new development will create appropriate transitions in scale to neighbouring existing and/or planned buildings, limit shadowing on streets, properties and open spaces and minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks to preserve their utility.

New development will be massed to define the edges of streets, parks and open spaces to ensure adequate access to sky view for the proposed and future uses. New development will also provide public amenity, enhance the public realm through streetscape improvements and ensure that significant new multi-unit residential development provides indoor and outdoor amenity space for its residents.

Chapter 4 – Land Use Designations

Section 4.5 Mixed Use Areas

The site is designated *Mixed Use Areas* on Map 17 - Land Use Plan of the City's Official Plan (see Attachment 7). The *Mixed Use Areas* designation permits a broad range of commercial, residential and institutional uses, in single or mixed use buildings, as well as parks and open spaces. *Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in the coming decades and provide much of the new housing.

Development proposals in *Mixed Use Areas* are evaluated to ensure they:

- provide a transition between areas of different development intensity and scale through means such as providing appropriate setbacks and/or stepping down of height, particularly toward lower scale *Neighbourhoods*;

- locate and mass buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- locate and mass new 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 and safe pedestrian environment;
- have access to schools, parks, community centres, libraries and childcare;
- take advantage of nearby transit services;
- 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.

Yonge-Eglinton Secondary Plan

The subject site is located in the Yonge-Eglinton Secondary Plan Area south of the Urban Growth Centre (see Attachment No. 8). A primary objective of the Yonge-Eglinton Secondary Plan is to maintain and reinforce the stability of *Neighbourhoods* and to minimize conflicts among *Mixed Use Areas*, *Apartment Neighbourhoods*, *Neighbourhoods* and *Parks and Open Space Areas* in terms of land use, scale and vehicular movement. The Secondary Plan also requires a full range of housing options (form, tenure) in the Yonge-Eglinton Area suitable for family and other households that is: "contextually appropriate and compatible with existing residential uses and residential built form."

The *Mixed Use Areas* in the Secondary Plan contain a mix of retail, service commercial, office and residential uses with the highest commercial concentration at Yonge Street and Eglinton Avenue and a lesser commercial concentration near the Yonge/Davisville subway station.

New development in the Yonge-Eglinton Secondary Plan Area will protect the scale of development in *Neighbourhoods* while minimizing impacts (shadowing, overlook, loss of sky view) on lower scale built form in *Neighbourhoods*. New development will provide transition in height and scale from developments in *Mixed Use Areas* and *Apartment Neighbourhoods* to *Neighbourhoods*, particularly when higher density designations abut a *Neighbourhood*.

New development will promote architectural excellence while providing for improvements in the public realm. New, flexible, community services facilities and social infrastructure will be provided in a timely manner in the Yonge-Eglinton Secondary Plan Area. New parks and open spaces will be secured in the Secondary Plan Area along with improvements to existing parks and open spaces and the public realm.

Midtown in Focus

Parks, Open Space and Streetscape Plan and OPA 289

The Parks, Open Space and Streetscape Plan ("Public Realm Plan") is a framework for improvements within the Yonge-Eglinton area to the network of parks, open spaces, streets and public buildings to create an attractive, safe, and comfortable network of public spaces.

The Public Realm Plan recognizes that the area has a distinct quality and character, consisting of a vibrant mixed use community with an open and green landscaped character. The Plan has five Place-Making Moves: Eglinton Greenline, Yonge Street and its Squares, Park Street Loop, Midtown Greenways, and Redpath Revisited. Together with other streetscape improvements and the enhancement and expansion of parkland in the area, this will form a thriving system of parks, open spaces and streets.

OPA 289 amends the Yonge Eglinton Secondary Plan incorporating, among other matters, the intended urban design and public realm outcomes of the Public Realm Plan. OPA 289 is currently under appeal at the OMB.

Growth, Built Form and Infrastructure Review of Yonge-Eglinton Secondary Plan

The City Planning Division is leading an inter-divisional review of growth, built form and infrastructure issues in the Yonge-Eglinton Secondary Plan area that builds on the Public Realm Plan. Midtown in Focus: Growth, Built Form and Infrastructure Review (the "Review") is a response to the rapid intensification and change underway in parts of the Yonge-Eglinton Secondary Plan area. Continued development in a complex and mature urban environment like the Yonge-Eglinton Secondary Plan area requires careful attention.

The cumulative impact of development currently proposed in the area – and its scale, intensity and character – has the potential to adversely affect quality of life and sense of place in Midtown's collection of neighbourhoods. The objective of the Review is to ensure that growth positively contributes to Yonge-Eglinton's continued livability and vitality by establishing a clear and up-to-date planning framework and ensuring that local transportation, municipal servicing and community infrastructure keeps pace with development. The Review is addressing five *Avenues* located within the Secondary Plan Area in detail and is satisfying the Official Plan's requirement for Avenue Studies for these *Avenues*.

The Review includes the following initiatives: growth analysis, built form study, a cultural heritage resource assessment, a community services and facilities assessment, transportation and municipal servicing assessments, and an area-wide parks and public realm plan.

The Review led to a Proposals Report that presented a proposed update to the Yonge-Eglinton Secondary Plan ("the Proposed Yonge-Eglinton Secondary Plan"), as well as, provided updates related to the infrastructure assessments. The Proposed Yonge-Eglinton Secondary Plan sets out a 25-year vision for Midtown that emphasizes the importance of complete communities and the diversity of Midtown's character areas. It envisions Midtown as a green, resilient, connected, inclusive and prosperous place, and provides detailed direction on the appropriate scale and location of future growth and links growth with the provision of infrastructure.

Within the context of the Proposed Yonge-Eglinton Secondary Plan, this portion of Yonge Street has been identified as being within a "Midtown Village" character area. The Midtown Villages have historic main street characteristics. A key planning objective for these areas is for development to maintain sunny, walkable streets with a streetwall condition that reinforces the existing context of these main street commercial areas.

The policy directions in the Proposed Yonge-Eglinton Secondary Plan that are relevant to the review of this application include:

- The subject site is part of the Yonge Street South Midtown Village. Tall buildings are not permitted in the villages;
- The maximum permitted height is 27 metres;
- All buildings will be setback a minimum of 1.5 metres at grade from the property line adjacent to Yonge Street;
- Development will have a consistent low-scale streetwall and will provide horizontal articulation to match and maintain the scale of the existing streetwall and cornice lines. A minimum 1.5 metre setback above the second storey is required;
- An angular plane will be taken from a height equivalent to 80 per cent of the right-of-way width on Yonge Street and side streets on corner sites. Subsequent storeys must fit within a 45-degree angular plane from this point;
- Overall building height will not exceed a 45-degree angular plane beginning from the west side of the subway trench;
- A minimum 7.5 metre setback from the west side of the public lane is required;
- Development containing more than 50 residential units will include a minimum of 30% 2-bedroom units, and 20% 3-bedroom units;

Other policy directions include, but are not limited to, requirements for the provision of parkland concurrent with growth, retail uses with narrow frontages at grade, the provision of affordable housing and prioritizing active transportation.

Staff were directed to undertake consultation on the proposed update to the Secondary Plan. Consultations occurred through the months of January and February. A final report with the recommended Official Plan Amendment will be brought forward in the second quarter of 2018.

Mid-Rise Design Guidelines

In July 2010, Council directed staff to use the Mid-Rise Buildings Performance Standards in the evaluation of mid-rise building development proposals. In November 2013, Council adopted an extended monitoring period in order to measure the effectiveness of the Standards.

In June 2016, City Council approved the Mid-Rise Building Performance Standards Addendum (April 20, 2016). The Addendum is to be used by City Staff together with the 2010 approved Mid-Rise Building Performance Standards during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable. The Addendum is approved as an interim supplement to the 2010 Performance Standards until such time as Council considers and adopts updated Mid-Rise Building Design Guidelines, which is targeted for the fourth quarter of 2017.

The height of a mid-rise building varies from street to street, as mid-rises are generally defined as buildings that are no taller than the width of their adjacent street right-of-way (the width of the publicly owned portion of the street) and are contextually responsive. On the 20-metre wide streets, this would equate to a mid-rise building of approximately five or six storeys high. On wider major streets, a mid-rise building may be taller, up to a maximum of 11 storeys on the widest *Avenues*. Mid-rise buildings typically are designed with stepbacks or terraces at upper levels to reduce their visual impact, and to allow sunlight on the sidewalk.

Yonge Street where the site is located has a planned right-of-way width of 27 metres. The guidelines recommend that development adjacent to *Neighbourhoods* transition down in height to the adjacent *Neighbourhood*, through the use of a 45 degree angular plane from the *Neighbourhood*, in order to limit the impact of shadowing on, and to protect the privacy of the adjacent *Neighbourhoods*. The proposal is located close to the *Neighbourhood* to the west and is separated from it by the Yonge subway corridor. The Mid-rise Guidelines also include guidance related to pedestrian perception, front street walls, façade design, and articulation and character areas, among others.

Zoning

The subject site is zoned MCR T3.0 C3.0 R2.5 (commercial residential) under former City of Toronto Zoning By-law 438-86, as amended, and is zoned CR 3.0 (c2.0; r2.5) SS2 (x2430) in Zoning By-law 569-2013, as amended. Both Zoning By-laws permit a range of non-residential and residential uses in buildings with a maximum density of 3.0 times the area of the lot and a maximum height of 16.0 metres. The zoning map is included in Attachment 6.

Site Plan Control

A site plan application is required for the proposal but one has not been submitted.

Reasons for the Application

A zoning by-law amendment is required to allow the proposal to exceed the height, angular plane, and density permissions of the Zoning By-law, and to decrease the minimum setback and parking requirements.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report;
- Urban Design Brief and Avenue Segment Study;
- Community Services and Facilities Report;
- Computer Generated Building Mass Model;
- Public Consultation Strategy;
- Vibration Study;
- Qualitative Pedestrian-Level Wind Assessment;
- Shadow Study;
- Noise Impact Study;
- Arborist Report;
- Archaeological Assessment;
- Phase 1 and 2 Environmental Site Assessment;
- Transportation Impact Study;
- Geotechnical Investigation and Engineering Design Report;
- Hydrogeological Investigation Report;
- Functional Servicing and Stormwater Management Report;
- Energy Strategy Report; and
- Toronto Green Standards Checklist.

A Notification of Incomplete Application issued on January 4, 2018 identifies the outstanding material required for a complete application submission as follows:

- Arborist Report;
- Wind Study (Including wind tunnel test as per the Development Guide);

Issues to be Resolved

The application has been circulated to City divisions and public agencies for comment. Preliminary issues to be addressed include the following:

- consistency with the Provincial Policy Statement and conformity with the Greater Golden Horseshoe Growth Plan;
- conformity with OPA 289 and consistency with the Midtown in Focus Public Realm Plan;
- height of the proposed building;
- height of the streetwall;
- increased setbacks at-grade along Yonge Street and Hillsdale Avenue;
- angular plane requirements along Yonge Street, Hillsdale Avenue, and to the *Neighbourhood* to the west;
- shadow impacts resulting from the proposed development on the adjacent *Neighbourhood* to the west, and on Yonge Street;

- the adequacy of vehicular parking supply and on-site queuing for the car elevator;
- appropriate screening of the loading space;
- the location of bicycle parking and compliance with the requirements of the Zoning By-law and the Toronto Green Standards;
- requirement for a lane widening of 2.34 metres at the rear of the site, and a right-of-way widening of 0.4 metres abutting Yonge Street;
- increasing the supply provision indoor and outdoor amenity space should be increased to meet the minimum requirements of the Zoning By-law;
- the provision of on-site parkland;
- sufficient infrastructure capacity, specifically water, sanitary, and storm water capacity;
- identification and securing of public benefits pursuant to Section 37 of the *Planning Act*, should the proposal in some form be approved.

Midtown in Focus: Growth, Built Form and Infrastructure Review (The Review)

The application, as proposed, is contrary to a number of the proposed Yonge-Eglinton Secondary Plan policies. In particular, the application does not adequately address the following policy directions:

- The maximum permitted height is 27 metres;
- The required building setbacks and stepbacks;
- The required angular planes; and
- The required unit mix.

Any changes to the planned context of the area are best addressed comprehensively through the Yonge-Eglinton Secondary Plan and in accordance with in-force Official Plan policy respecting *Avenues*, rather than on a site-specific basis. As this site is located on an *Avenue*, and the City is completing the required Avenue Study as directed by the Official Plan, Staff are not in a position to report on the application until the adoption of the revised Yonge-Eglinton Secondary Plan.

The Yonge-Eglinton Secondary Plan update is required to ensure that new development does not negatively impact Midtown's collection of diverse neighbourhoods and that adequate infrastructure is provided to support continued growth.

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

Conclusion

The report identifies concerns with the proposal as currently submitted. Prior to the application's submission, staff met with the applicant and discussed the need for the proposal to address emerging directions from the Review. The proposal is not acceptable in its current form.

Given City Council's determination of the need for a comprehensive update to the Yonge-Eglinton Secondary Plan and direction to not render decisions on any applications submitted after November 15, 2017 (this application was submitted on December 11, 2017) until the adoption of the revised Yonge-Eglinton Secondary Plan, staff are not in a position to bring forward a final report on the application until that point.

City staff will work with the applicant through the review of the application and the ongoing Midtown in Focus study to resolve the concerns with the application and align the proposal with the directions in the proposed Yonge-Eglinton Secondary Plan.

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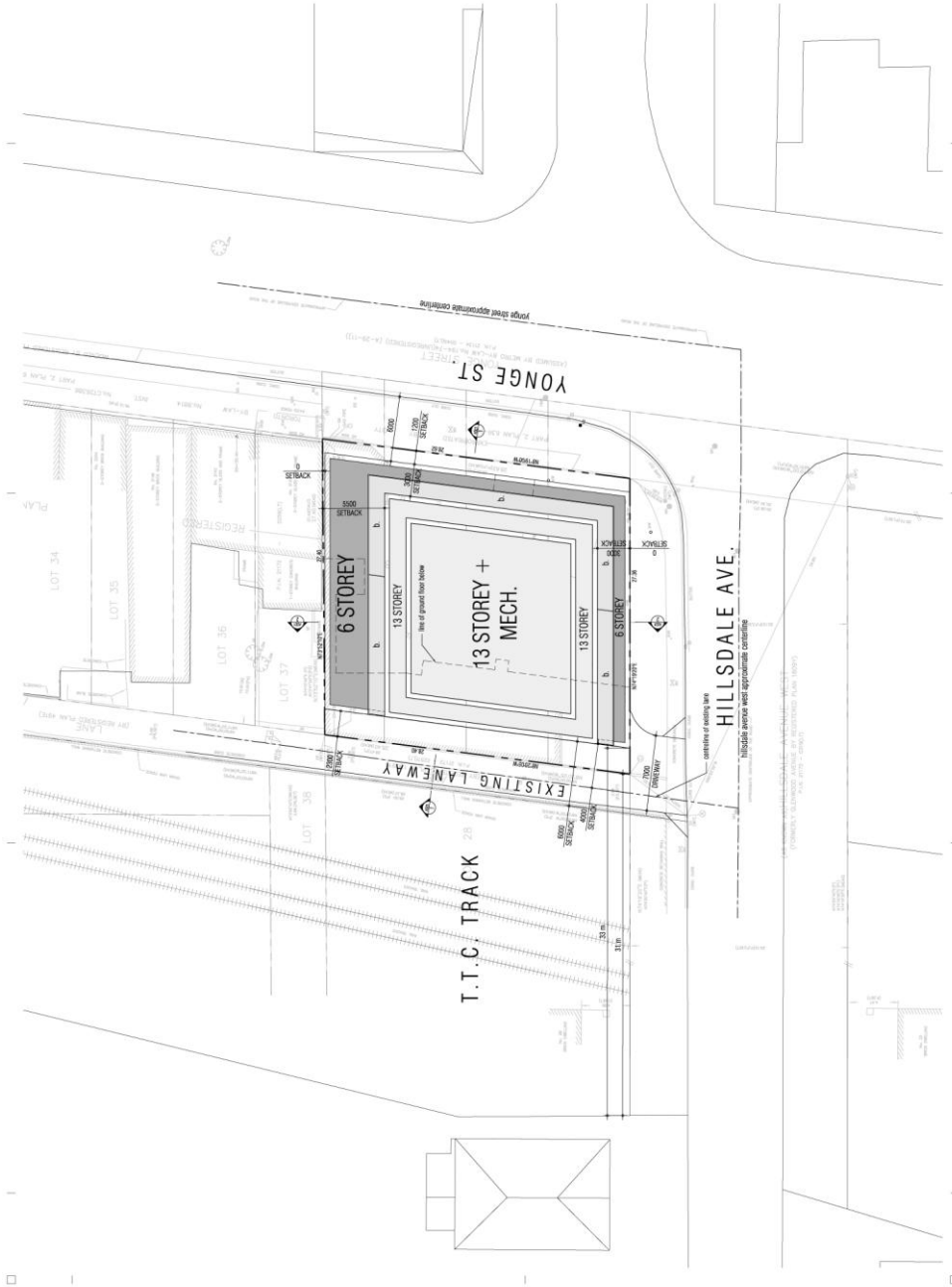
Lynda H. Macdonald
Acting Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan/Subdivision Plan
Attachment 2-5: Elevations
Attachment 6: Zoning
Attachment 7: Official Plan
Attachment 8: Yonge-Eglinton Secondary Plan
Attachment 9: Application Data Sheet

Attachment 1: Site Plan



2128 Yonge Street

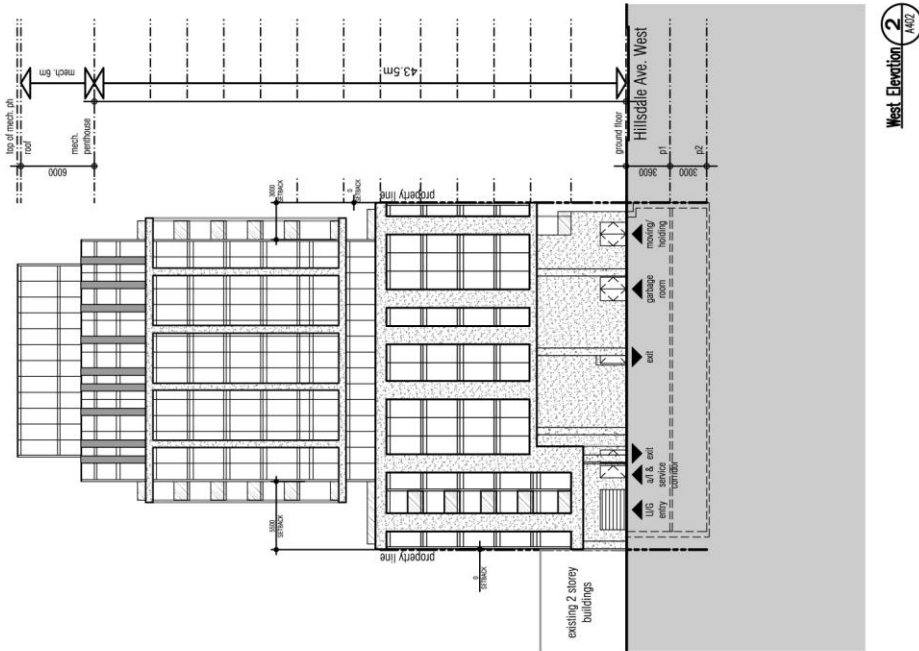
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Site Plan
 Applicant's Submitted Drawing

Not to Scale
 03/12/2018



Attachment 2: West Elevation



2128 Yonge Street

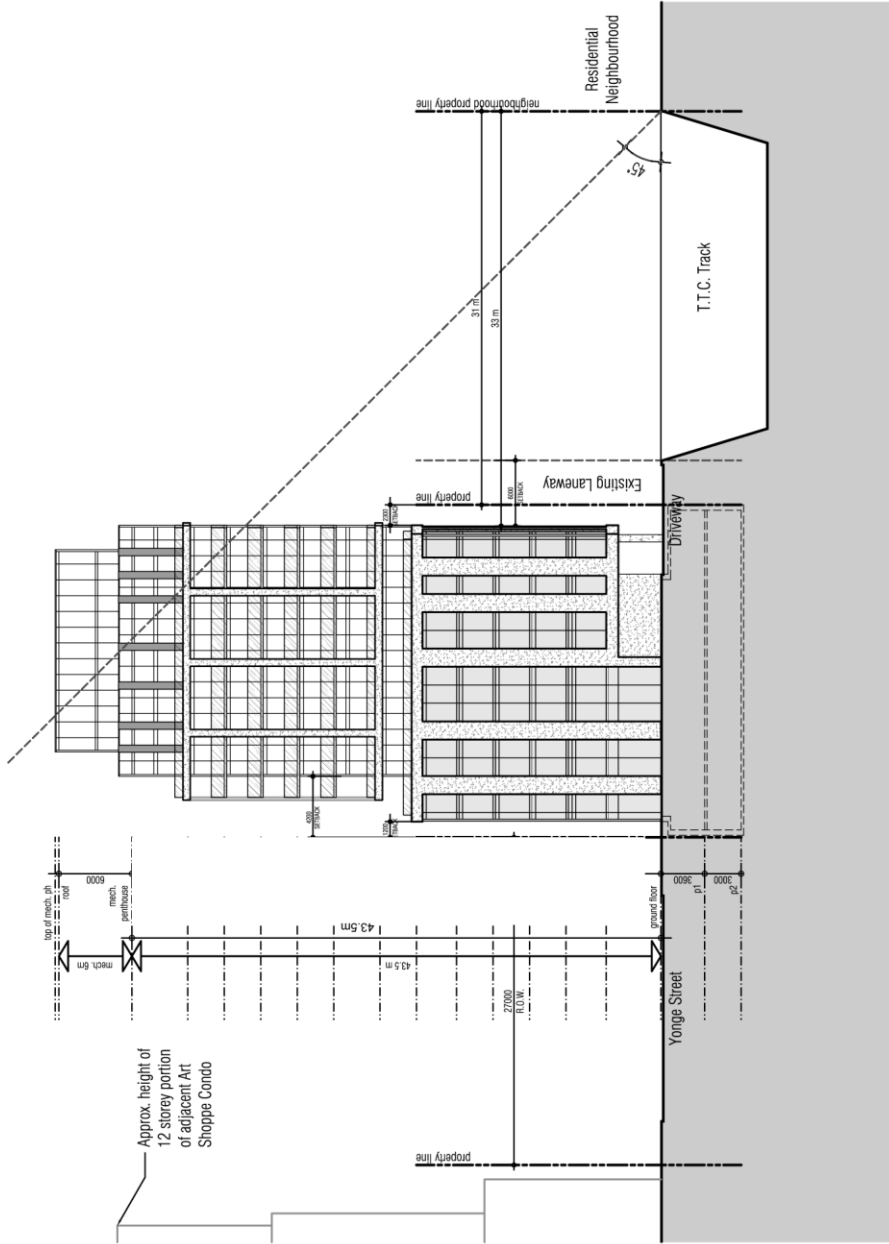
File # 17 274171 STE 22 0Z

West Elevation

Applicant's Submitted Drawing

Not to Scale
03/12/2018

Attachment 3: North Elevation



North Elevation **1**
REV

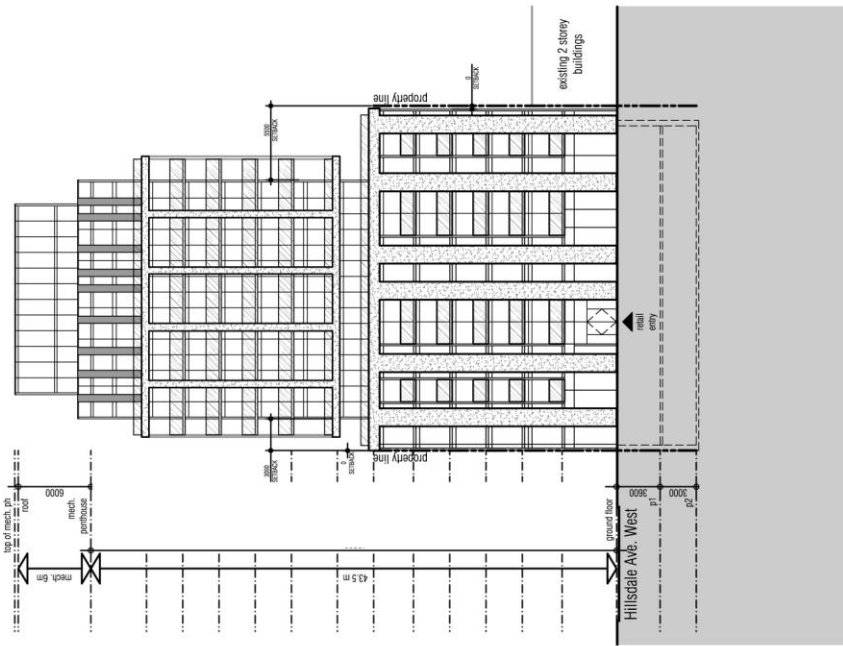
2128 Yonge Street

North Elevation
Applicant's Submitted Drawing

File # 17 274171 STE 22 0Z

Not to Scale
03/12/2018

Attachment 4: East Elevation



2128 Yonge Street

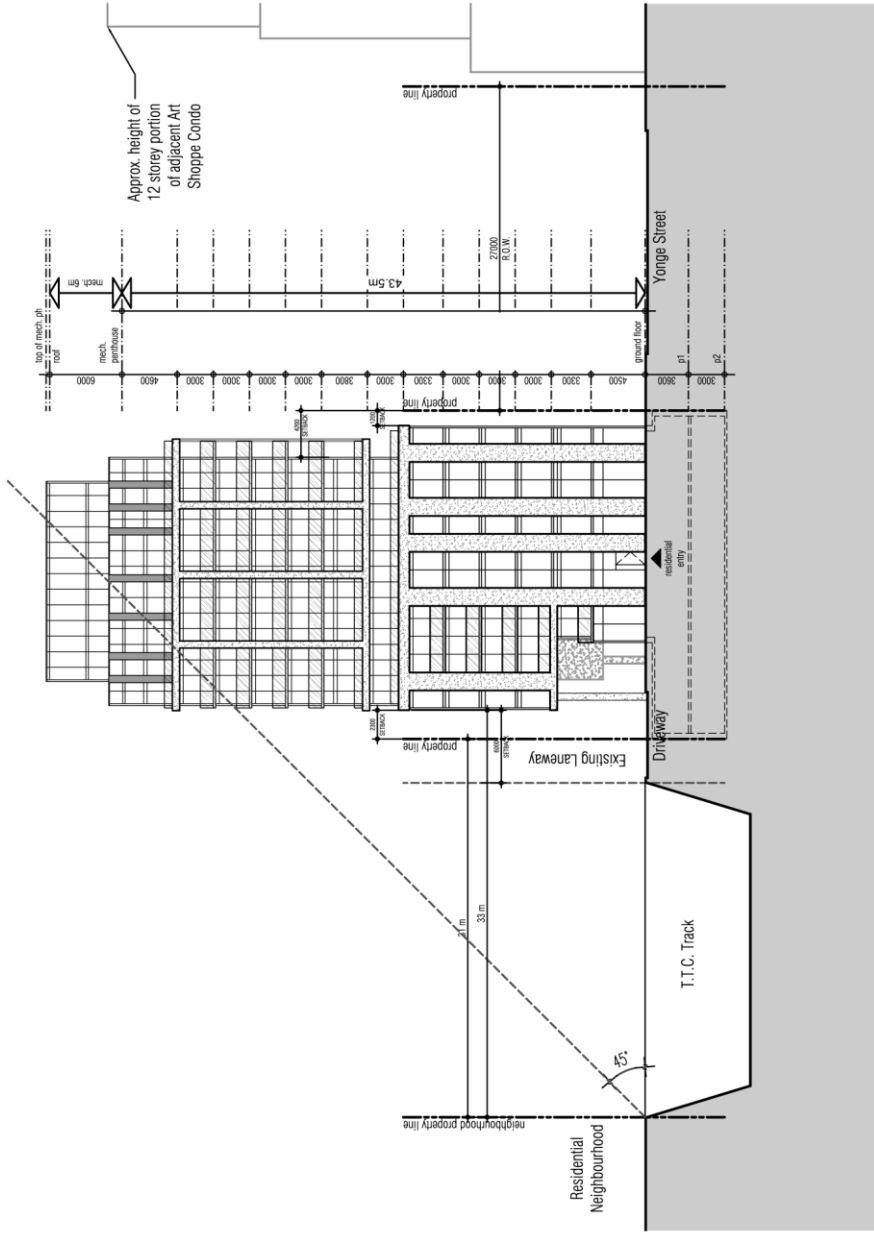
File # 17 274171 STE 22 0Z

East Elevation

Applicant's Submitted Drawing

Not to Scale
03/12/2018

Attachment 5: South Elevation



South Elevation

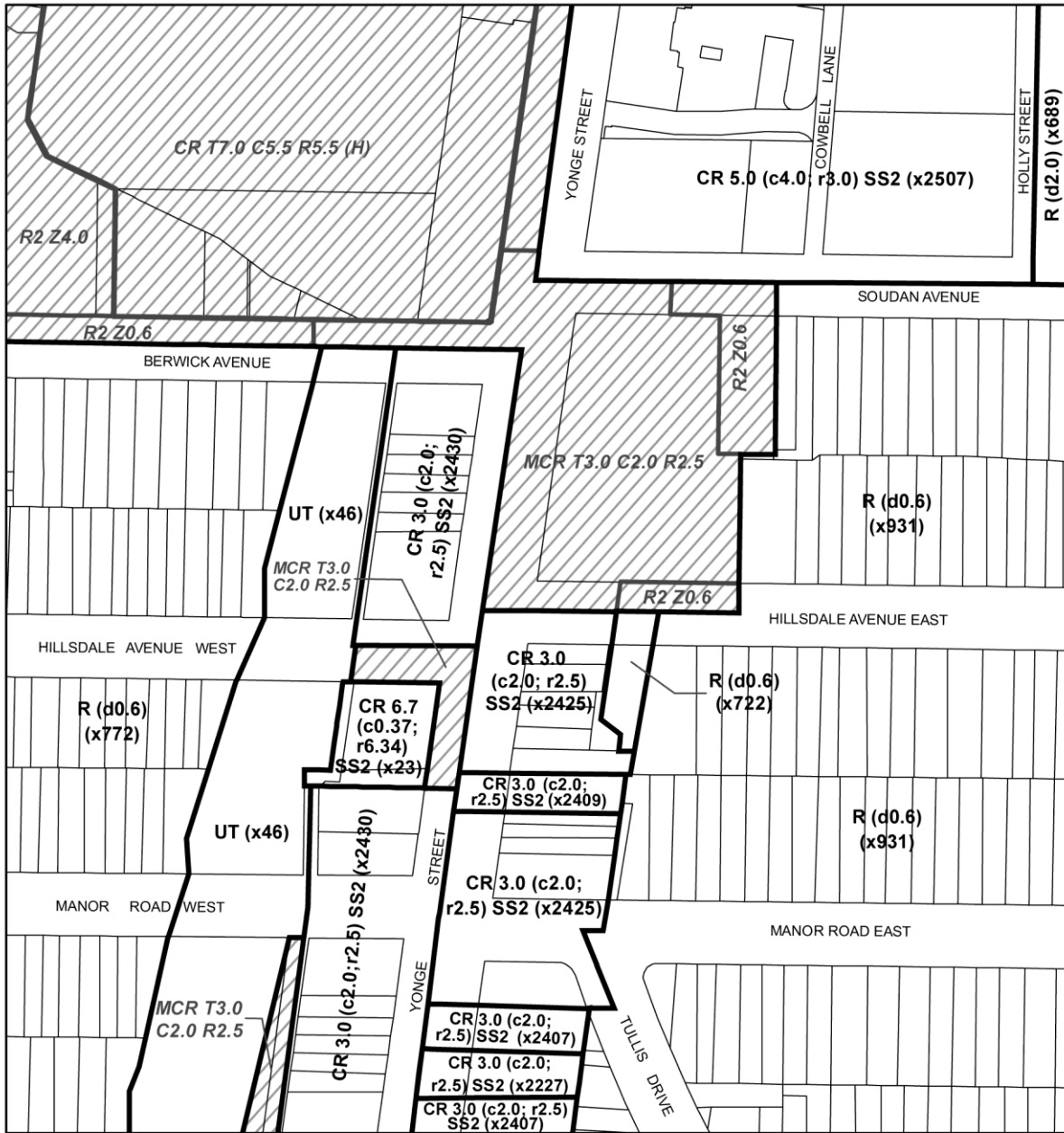
2128 Yonge Street

Applicant's Submitted Drawing

Not to Scale
03/14/2018

File # 17 274171 STE 22 0Z

Attachment 6: Zoning



Zoning By-law No. 569-2013

2128 Yonge Street

File # 17 274171 STE 22 0Z

Location of Application

R Residential **CR** Commercial Residential
UT Utility and Transportation

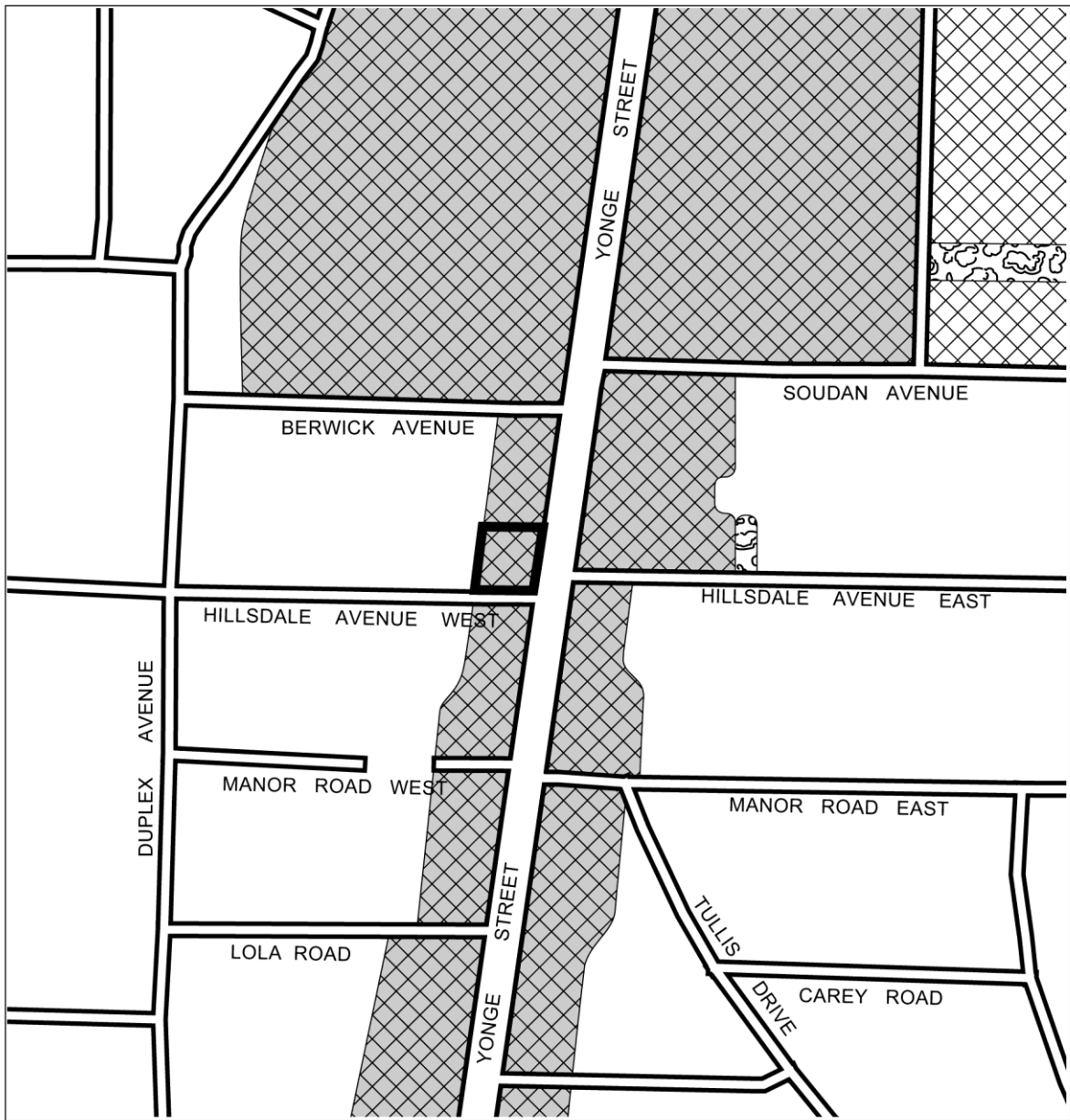
See Former City of Toronto By-Law No. 438-86

R2 Residential District
CR Mixed-Use District
MCR Mixed-Use District



Not to Scale
 Extracted: 03/09/2018







Attachment 7: Official Plan



Toronto
 Extract from Official Plan

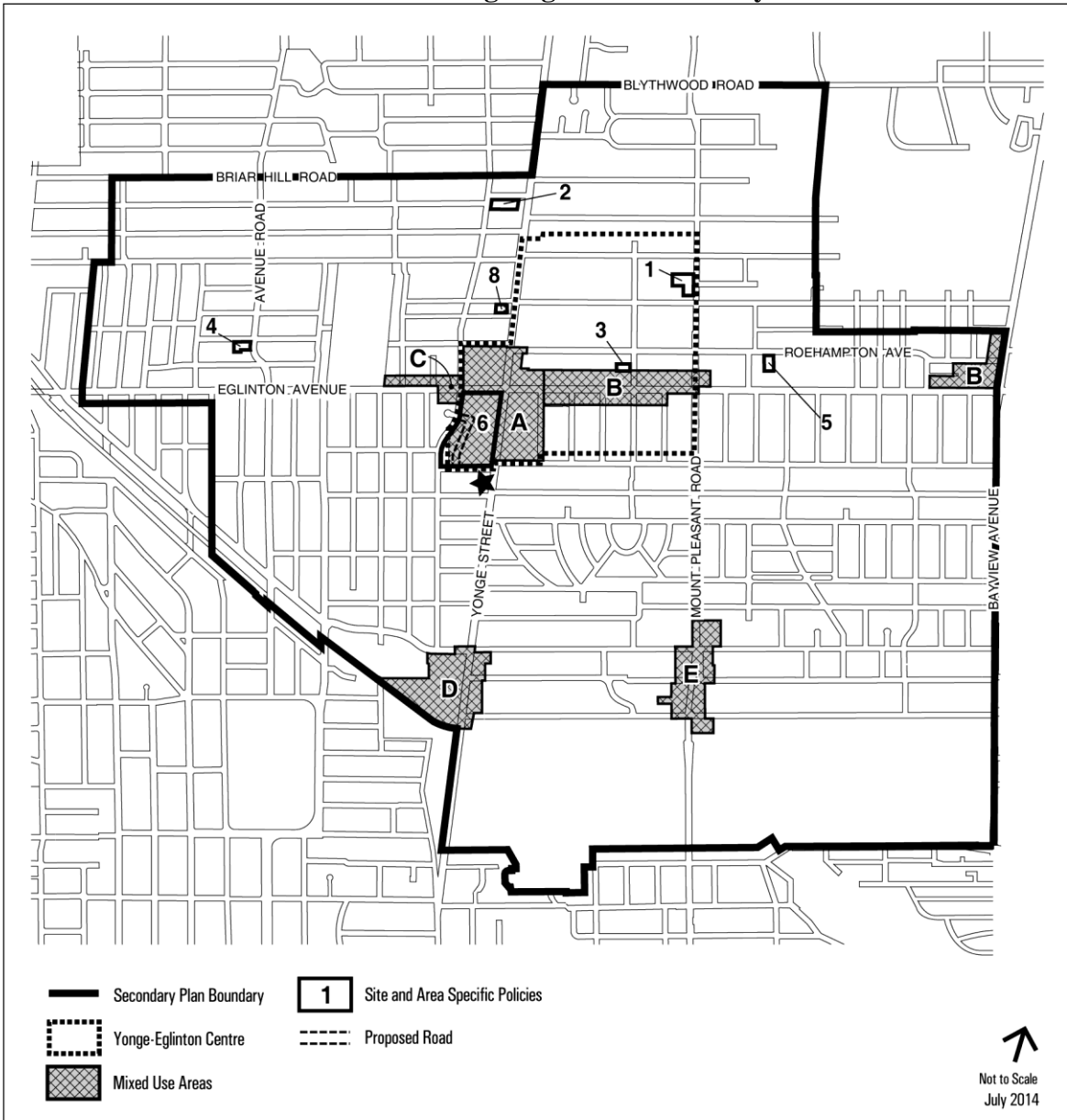
2128 Yonge Street

File # 17 274171 STE 22 0Z

- | | |
|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Apartment Neighbourhoods | |
|  Mixed Use Areas | |


 Not to Scale
 03/14/2018

Attachment 8: Yonge-Eglinton Secondary Plan



Yonge-Eglinton Secondary Plan

MAP 21-1 Land Use Plan

2128 Yonge Street

File # 17 274171 STE 22 0Z

★ Subject Site - 2128 Yonge Street

Not to Scale
03/14/2018

Attachment 9: Application Data Sheet

Application Type	Rezoning	Application Number:	17 274171 STE 22 OZ
Details	Rezoning, Standard	Application Date:	December 11, 2017

Municipal Address: 2128 YONGE ST
 Location Description: PLAN 1809 PT LOTS 1 TO 4 **GRID S2203
 Project Description: Zoning By-law Amendment to allow redevelopment of the site with a 14-storey mixed-use building (79 dwelling units, 5698.0 sq. m. res. GFA, 279.0 sq. m. non-res GFA)

Applicant:	Agent:	Architect:	Owner:
HUNTER & ASSOCIATES LTD	HUNTER & ASSOCIATES LTD	Graziani & Corazza Architects Inc.	2128 YONGE STREET LTD

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR 3.0 (c2.0; r2.5) SS2 (x2430)	Historical Status:	N
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	774	Height:	Storeys:	13
Frontage (m):	28.62		Metres:	49.5
Depth (m):	27.36			
Total Ground Floor Area (sq. m):	673.38			Total
Total Residential GFA (sq. m):	5698		Parking Spaces:	26
Total Non-Residential GFA (sq. m):	279		Loading Docks	1
Total GFA (sq. m):	5977			
Lot Coverage Ratio (%):	87			
Floor Space Index:	7.7			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	5698	0
Bachelor:	13	Retail GFA (sq. m):	279	0
1 Bedroom:	39	Office GFA (sq. m):	0	0
2 Bedroom:	19	Industrial GFA (sq. m):	0	0
3 + Bedroom:	8	Institutional/Other GFA (sq. m):	0	0
Total Units:	79			

CONTACT:	PLANNER NAME:	David Driedger, Planner
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