



STAFF REPORT ACTION REQUIRED

1925-1951 Yonge Street, 17-21 Millwood Road, and 22 Davisville Avenue - Official Plan Amendment and Zoning Amendment Applications – Request for Direction 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 136251 STE 22 OZ

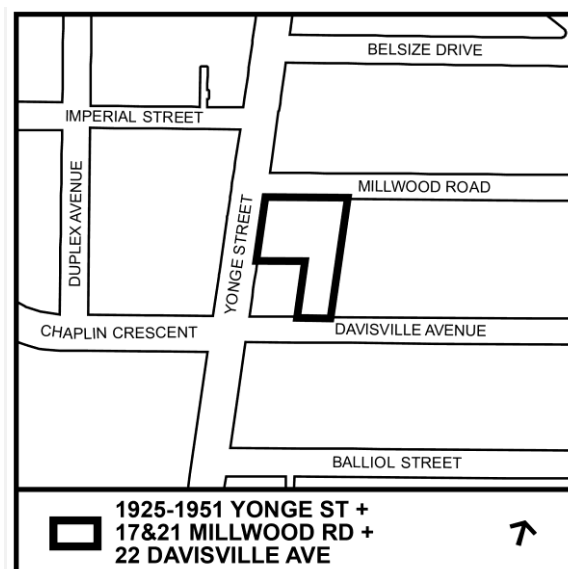
SUMMARY

This application proposes a mixed-use development comprised of two residential towers connected by a 3-storey base building. The north tower is 25 storeys with a 9-storey base, and the south tower is 34 storeys with a 3-storey base. Parkland dedication, 392 square metres in size, is proposed at the northeast corner of the site.

The proposed development has 450 dwelling units, and 8,232 square metres of commercial space located on floors 1-3. A total of 268 parking spaces are proposed in a 4-level underground garage.

The applicant appealed its Official Plan Amendment and Zoning By-law Amendment applications to the Ontario Municipal Board due to Council's failure to make a decision within the time prescribed by the *Planning Act*. This report recommends that Council direct the City Solicitor, together with appropriate City Staff, to oppose the proposal at the Ontario Municipal Board. The proposal is not acceptable for the reasons outlined in this report.

Planning staff have considered the application within the context of the in-force policy



framework, including the Official Plan. In addition, the emerging planning policy direction of the Yonge - Eglinton Secondary Plan Review (Midtown in Focus) has been considered.

The proposed built form does not conform to the *Avenues*, Healthy Neighbourhoods, Built Form or *Neighbourhoods* policies of the Official Plan. Further, the proposed development does not adequately address the City's Tall Building Design Guidelines, or the intent of those guidelines.

The proposed development does not adequately address the Council-endorsed Midtown in Focus built form principles.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council authorize the City Solicitor, together with appropriate staff, to attend the Ontario Municipal Board hearing to oppose the appeal respecting the Official Plan Amendment and Zoning By-law Amendment applications for 1925-1951 Yonge Street, 17-21 Millwood Road, and 22 Davisville Ave.
2. In the event that the Ontario Municipal Board allows the appeal in whole or in part:
 - a) City Council direct the City Solicitor to request the Ontario Municipal Board to withhold the issuance of any Order(s) on the Official Plan Amendment and Zoning By-law Amendment appeal for the subject lands pending confirmation of water, sanitary and stormwater capacity from the Chief Engineer and Executive Director, Engineering and Construction Services, and pending receipt of a satisfactory Functional Servicing Report;
 - b) City Council require on-site parkland dedication pursuant to Section 42 of the *Planning Act*, to be conveyed to the City in the event that the proposal, in some form, is approved, to the satisfaction of the General Manager of Park, Forestry and Recreation;
 - c) City Council direct the City Solicitor to request the Ontario Municipal Board to 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 with content satisfactory to the Director, Community Planning, Toronto East York District and the City Solicitor;

- d) City Council authorize the Chief Planner and Executive Director, City Planning to secure services, facilities or matters pursuant to Section 37 of the *Planning Act*, in consultation with the Ward Councillor, for matters including, but not limited to:
 - i. public realm improvements in the Yonge-Eglinton Secondary Plan Area; and/or
 - ii. community services and facilities in the Yonge-Eglinton Secondary Plan Area in accordance with emerging infrastructure priorities identified in the Yonge-Eglinton Secondary Plan Review;
 - iii. any matters to be secured as a matter of convenience.

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 10, 11, 12, 2015, City Council adopted Official Plan amendments to the Yonge-Eglinton Secondary Plan (OPA 289) that incorporate, among other matters, the urban design and public realm policies of the Midtown in Focus Public Realm Plan. As OPA 289 is under appeal to the Ontario Municipal Board (OMB), it is relevant but not determinative in terms of the Official Plan policy framework.

On December 10, 2015, City Council adopted Official Plan Amendment No. 320. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

On July 4, 2016, the Minister of Municipal Affairs approved and modified OPA 320. OPA 320 has been appealed in its entirety to the OMB. OPA 320 as approved and modified by the Minister 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 from the Chief Planner titled: "Midtown in Focus: Growth, Built Form and Infrastructure Review – Status Report". The recommendations direct staff to use the draft built form principles in the report in the review of development applications in the Yonge-Eglinton Secondary Plan Area. Planning staff were also directed to use the emerging community infrastructure priorities that have been identified, as part of the development application review process.

On September 6 2017, Toronto and East York Community Council considered a Preliminary Report for the proposed application and directed that City Planning not bring forward a Final Report until the completion of the Midtown in Focus: Growth, Built Form and Infrastructure Review due to the prematurity of the application.

On December 5, 2017 City Council adopted the recommendations in the report from the Acting Chief Planner titled: "Midtown in Focus: Proposals Report". Staff are directed 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 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 on December 12, 2016 with the applicant to discuss complete application submission requirements. Additional meetings with the applicant were held on January 10, May 18, and July 12, 2017. The applicant was informed that Planning staff have significant concerns with the height, density, setbacks and shadow impacts of the proposed development as well as matters regarding on-site parkland dedication.

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

ISSUE BACKGROUND

Proposal

This application proposes a mixed-use development comprised of two towers connected by a 3-storey base building. The north tower is 25 storeys (86.8 metres, plus a 3 metre mechanical penthouse) with a 9-storey base, and the south tower is 34 storeys (113.8 metres, plus a 4 metre mechanical penthouse) with a 3-storey base building. Parkland dedication, 392 square metres in size, is proposed at the northeast corner of the site.

The proposed development has 450 dwelling units, and 8,232 square metres of commercial space located on floors 1-3. The residential lobby of the north tower will be on Millwood Road, and the south tower on Davisville Avenue. The commercial space on the ground floor is comprised of 3 units all accessed from Yonge Street. The commercial space on floors 2 and 3 will be accessed by a lobby on Yonge Street.

A total of 268 parking spaces are proposed in a 4-level underground garage on the site. The garage and loading spaces will be accessed from a driveway with ingress and egress on both Millwood Road and Davisville Avenue.

Refer to the chart below and Attachments 1-5 and 9 of this report for further information.

Category	Proposed Development
Site Area	4,399.72 square metres
Building Height North Tower South Tower	24-storeys (86.8 metres, plus 3.0 metre mechanical penthouse) 34-storeys (113.8 metres, plus 4.0 metre mechanical penthouse)
Proposed Tower Setbacks North Tower Millwood Road Yonge Street East Property Line South Tower West Property Line East Property Line Davisville Avenue	3.0 metres 7.0 metres 23.2 metres 3.7 metres 5.5 metres 3.0 metres
Tower Separation	25.0 metres
Proposed Base Setback on Ground Floor Davisville Avenue East Property Line Yonge Street Millwood Road	1.2 metres 0.0 metres 2.46 metres 2.0 metres
Gross Floor Area Total Residential Non-Residential Total	39,710 square metres 8,232 square metres 47,942 square metres
Floor Space Index	10.9 (per By-law 569-2013)
Number of Units (both towers) Studio 1 Bedroom 2 Bedroom 3 Bedroom Total	16 (4%) 185 (41%) 155 (34%) 94 (21%) 450
Proposed Vehicular Parking (residential:commercial)	(216:52) includes 2 car share spaces
Proposed Bicycle Parking	656 (on 1 st floor and mezzanine level)
Loading Spaces Description	1 Type G space and 2 Type B spaces
Amenity Space Indoor Outdoor Total	903.4 square metres 990.25 square metres 1,893.65 square metres

Site and Surrounding Area

The subject site is located on the east side of Yonge Street between Davisville Avenue and Millwood Road. The site is irregular in shape and 4,399 square metres in size, with 50 metres of frontage on Yonge Street, 26 metres on Davisville Avenue and 64 metres on Millwood Road. The site is mostly vacant with a surface parking lot and two vacant single detached dwellings, containing two units, at 17 and 21 Millwood Road.

Surrounding the site:

East:

Davisville Junior Public School which is proposed to be demolished and replaced with a new 3-storey school on the south side of the school property along Davisville Avenue. A new City of Toronto aquatic centre is also proposed in the southwest corner of the school property. Along the west edge of the school site, a north-south midblock pedestrian connection is proposed. East of the school property is a low-rise residential *Neighbourhood*.

West:

A series of mixed-use office buildings 5 to 9 storeys in height, and a 7-storey residential building, on the west side of Yonge Street. Further north along the west side of Yonge Street are a series of 2-3 storey mixed-use buildings and a new 10-storey mixed-use building at the southwest corner of Yonge Street and Glebe Road West. Further west is the TTC Yonge subway corridor.

North:

A series of 2-3 storey mixed-use buildings fronting on Yonge Street. A 9-storey mixed use building has been approved on the east side of Yonge between Millwood Road and Belsize Drive. To the northeast is a low-rise residential *Neighbourhood*.

South:

The subject site does not include six commercial properties along Yonge Street, including 1909-1923 Yonge Street, located at the northeast corner of Yonge Street and Davisville Avenue. These properties are occupied by a series of one to two-storey mixed-use buildings. The buildings at 1909-1913 and 1915-1921 Yonge Street are listed heritage buildings. On the south side of Davisville Avenue is a one-storey commercial building and a three-storey residential building. At the southeast corner of Yonge Street and Davisville Avenue is a 10-storey mixed-use office building. Commercial buildings ranging from 8 to 11 storeys front on the east side of Yonge Street further to the south. Southeast of the site is an *Apartment Neighbourhood* consisting of low and high-rise residential buildings. The apartment buildings between Davisville Avenue, Balliol Street, and Pailton Crescent range in height from 3 to 30 storeys. To the southwest of the subject site, on the west side of Yonge Street, is Davisville subway station and a 7-storey commercial building that is the administrative headquarters of the TTC.

Provincial Policy Statement and Provincial Plans

Under the *Planning Act*, Section 2 sets out matters of Provincial interest that shall be had regard to. These include:

- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (r) the promotion of built form that,
 - (i) is well designed;
 - (ii) encourages a sense of place; and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.

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; 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 Provincial Policy Statement.

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 (GGH) 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 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 relevant legislation provides otherwise. 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* (1925-1951 Yonge Street and 22 Davisville Avenue), with the exception of the northeast corner of the site (17-21 Millwood Road) which is designated *Neighbourhoods*.

Chapter 2 – Shaping the City

Secondary Plans

The site is located in the Yonge-Eglinton Secondary Plan Area (see Attachment 8).

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 Zoning By-law amendment 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 land 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 for 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 adjacent to a *Neighbourhood* to the east.

The ongoing Midtown in Focus: Growth, Built Form and Infrastructure Review will satisfy the Official Plan requirements for an area based study for this portion of the Yonge-Eglinton Secondary Plan area.

OPA 320

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 as modified and approved by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

In addition, OPA 320 adds new criteria to existing Healthy Neighbourhoods policy 2.3.1.2 in order to improve the compatibility of new developments located adjacent and close to *Neighbourhoods* and in *Mixed Use Areas*, *Apartment Neighbourhoods* and *Regeneration Areas*. The new criteria address aspects in new development such as amenity and service areas, lighting and parking.

On December 13, 2017 the OMB issued an Order partially approving OPA 320 and brought into force new Policies 10 and 12 in Section 2.3.1, Healthy Neighbourhoods and Site and Area Specific Policy No. 464 in Chapter 7. Other portions of OPA 320 remain under appeal, and these appealed policies as approved and modified by the Minister are relevant and represent Council's policy decisions, but they are not in effect.

Chapter 3 – Built Form

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.

Section 3.1.3 Built Form – Tall Buildings

Policy 3.1.3 states that tall buildings come with larger civic responsibilities than buildings of a smaller scale. In addition to 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.

Chapter 4 – Land Use Designations

The subject site is designated *Mixed Use Areas* and *Neighbourhoods* in the Official Plan.

Section 4.5 Mixed Use Areas

The properties at 1925-1951 Yonge Street and 22 Davisville Avenue are 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.

Section 4.1 Neighbourhoods

The northeast portion of the site (17-22 Millwood Road) is designated *Neighbourhoods* in the in-force Official Plan (see Attachment 7). *Neighbourhoods* are considered to be physically stable areas made up of residential uses in lower scale buildings. No buildings larger than four storeys are permitted in a *Neighbourhood*. The *Neighbourhoods* policies require that new development "will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a. patterns of streets, blocks and lanes, parks and public building sites;
- b. size and configuration of lots;

- c. heights, massing, scale and dwelling type of nearby residential properties;
- d. prevailing building type(s);
- e. setbacks of buildings from the street or streets;
- f. prevailing patterns of rear and side yard setbacks and landscaped open spaces;
- g. continuation of special landscape or built-form features that contribute to the unique physical character of the neighbourhood; and
- h. conservation of heritage buildings, structures and landscapes."

Where a more intense form of development than the prevailing building type has been approved, it will not be considered as a precedent when reviewing new applications. Small-scale retail, service and office uses are permitted on properties in *Neighbourhoods* that front onto major streets or that legally contained such uses prior to the approval of the Official Plan. New small scale retail, service and office uses may be permitted through re-zoning where it can be demonstrated that there will be no adverse impacts.

OPA 320 strengthens and refines the *Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods. The revised *Neighbourhoods* policies provide clearer direction for delineating the neighbourhood and its existing physical character.

Yonge-Eglinton Secondary Plan

The proposed development is located in the Yonge-Eglinton Secondary Plan Area (see Attachment 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) suitable for family and other households in that manner that is: "contextually appropriate and compatible with existing residential uses and residential built form".

New development in the Yonge-Eglinton Secondary Plan Area will protect the scale of development in *Neighbourhoods* while minimizing impacts (shadowing, overlook, loss of skyview) on lower scale built form in *Neighbourhoods*. New development will transition in height and scale from developments in *Mixed Use Areas* and *Apartment Neighbourhoods* to *Neighbourhoods*, particularly when higher density designations about a *Neighbourhood*. Commercial development will be strengthened within existing commercial areas by encouraging pedestrian-oriented street-related retail and service uses to locate within established shopping areas.

The Yonge-Eglinton Secondary Plan identifies key *Mixed Use Areas* containing a mix of retail, service commercial, office, and residential uses. The Plan states that the highest densities will be located in *Mixed Use Area 'A'*, with developments of a lesser scale that are contextually appropriate will be located in *Mixed Use Areas 'B', 'C', and 'D'*.

The subject site is located to the north and outside of *Mixed Use Area 'D'*. *Mixed Use Areas 'D'* is regarded as a commercial focal point for the southern portion of the Yonge-Eglinton Secondary

Plan area centred on the Yonge-Davisville subway station. The area is intended to develop primarily as a commercial area, within which residential and institutional uses are permitted.

New development will promote architectural excellence while also 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 Yonge-Eglinton Secondary Plan Area along with improvements to the existing parks and open spaces as well as 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.

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

- A maximum height of 14 to 16 storeys for the subject site;
- A streetwall height of 2-storeys (7.5 metres);
- Base buildings will stepback above the street wall height to comply with a 45 degree taken from a height equivalent to 80 per cent of the right-of-way width;
- A maximum base building height of 27 metres;
- A minimum tower setback of 12.5 metres from side and rear property lines;
- A minimum 12.5 metre separation distance between the tower portion of a tall building and a school yard;
- A minimum tower separation of 25 metres;
- A maximum tower floor plate of 750 square metres;
- A north-south midblock pedestrian connection on the east side of the site; and
- A 1.5 metre ground floor setback on Yonge Street and a 3.0 metre setback on Davisville Avenue.

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.

Council directed staff that all Official Plan amendment and Zoning By-law amendment applications in the Yonge-Eglinton Secondary Plan Area, submitted prior to November 15, 2017, be reviewed in the context of the Midtown in Focus: Growth, Built Form and Infrastructure Review.

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.

Zoning

The properties at 1925-1951 Yonge Street are zoned MCR T3.0 C2.0 R2.5 in former City of Toronto Zoning By-law 438-86. The zoning permits a mix of residential and non-residential uses in a building with a maximum density of 3.0 times the area of the lot, and a maximum height of 16 metres. The zoning requires a minimum rear yard setback of 7.5 metres and a rear 45 degree angular plane.

The properties at 17-21 Millwood Road are zoned R(d.06) (x931) in Zoning By-law 569-2013. The zoning permits residential units in a range of buildings including detached and semi-detached dwellings, townhouses, duplex, triplex, and fourplex buildings. The maximum permitted density for this portion of the site is 0.6 times the area of the lot, and the maximum permitted height is 9 metres.

The property at 22 Davisville Avenue is zoned CR 3.0 (c2.0; r2.5)SS2 (x2424) in Zoning By-law 569-2013. The zoning permits a mix of residential and non-residential uses in a building with a maximum density of 3.0 times the area of the lot and a maximum height of 16 metres. The zoning requires a minimum rear yard setback of 7.5 metres.

See Attachment 6 for Zoning Map.

Site Plan Control

The proposed development is subject to site plan control. A site plan control application has not been submitted.

Tall Building Design Guidelines

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

Reasons for the Application

An Official Plan Amendment application is required to re-designate the northeast portion of the subject site from *Neighbourhoods* to *Mixed Use Areas*, as the proposed development does not conform to the Official Plan policies for development within a *Neighbourhood*. An application to amend the Zoning By-law is also required to allow the proposed uses and to accommodate the proposed height, density, and setbacks.

Community Consultation

A community consultation meeting was not been held for this application due to its prematurity prior to the completion of the Midtown in Focus Review.

COMMENTS

PPS and Growth Plan

The Provincial Policy Statement, 2014 (PPS) provides for a coordinated and integrated approach to planning matters within municipalities. The PPS recognizes that local context and character is important. Policy 1.7.1(d) encourages "a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes".

Policy 4.7 of the PPS states that: "the Official Plan is the most important vehicle for implementation". Furthermore, Section 4.7 directs municipalities to provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

The Growth Plan for the Greater Golden Horseshoe states, in section 2.2.2.4b), that municipalities will identify the appropriate type and scale of development, and transition of built form to adjacent areas. The proposed scale of the development is not appropriate, and does not conform to the policies of the in force Official Plan, including the Healthy Neighbourhood, Built Form and *Mixed Use Areas* policies.

Staff have reviewed the application and find that the decision to refuse the application as proposed is consistent with the PPS and conforms to the Growth Plan.

Midtown in Focus: Growth, Built Form and Infrastructure Review

New and proposed development in the Yonge-Eglinton area is occurring at a rate, scale, and intensity that exceeds the City's projections made in the previous decade. The updated policies and infrastructure strategies resulting from Midtown in Focus Review will provide more direction in the Yonge-Eglinton Secondary Plan.

The Midtown in Focus Review has involved extensive consultation and detailed analysis of existing conditions, area character, development trends, infrastructure capacity and more to establish a clear and up-to-date planning framework for the Yonge-Eglinton area. This framework will include a built form vision and principles for the entire Secondary Plan area as well as for specific character areas, and identify a structure plan to inform and shape decisions on land use, density and heights of buildings, and provide enhanced direction for transition between areas of different scale and density. In addition, the plan will provide detailed direction in terms of priorities for parkland improvement and expansion, public realm improvements and community, transportation and servicing infrastructure.

The Healthy Neighbourhoods policies of the in force Official Plan state that "where significant intensification adjacent to a *Neighbourhood* or *Apartment Neighbourhood* is proposed, Council will determine, at the earliest point in the process, whether or not a Secondary Plan, area specific zoning by-law or area specific policy will be created in consultation with the local community following an *Avenue Study*, or area based study."

On September 6, 2017, Toronto and East York Community Council considered a preliminary report for the proposed development and directed that City Planning not bring forward a Final

Report until the completion of the Midtown in Focus: Growth, Built Form and Infrastructure Review due to the prematurity of the application.

The City is undertaking a review of the Yonge-Eglinton Secondary Plan Area to ensure that any changes to the planned context of the area are addressed comprehensively, rather than on a site-specific basis.

City staff presented a Proposals Report to City Council on December 5, 2017 that outlined a proposed update to the Yonge-Eglinton Secondary Plan and provided updates related to the infrastructure assessments. The proposed Plan sets out a 25-year vision for Midtown Toronto 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. The proposed Plan also provides detailed direction on the appropriate scale and location of future growth and links growth with the provision of infrastructure.

As the Midtown in Focus Review addresses the area character, urban structure, land use, built form and other matters affecting the potential redevelopment of the subject site, and given the significant intensification proposed by the application that is well beyond permissions in the existing planning framework and adjacent to a *Neighbourhood*, the proposal should be reviewed in the context of the on-going study.

The application, as proposed, is contrary to a number of the proposed Yonge-Eglinton Secondary Plan policies presented to City Council in December 2017. The proposed application does not adequately address policy directions regarding built form, the provision of on-site parkland, as well as the following policy directions:

	Midtown in Focus Requirement	Proposed Building
Maximum height	14-16 storeys	24 and 35 storeys
Maximum base building height	27 metres	38.78 metres
Maximum streetwall height	2-storeys (7.5 metres)	3-storeys (18.98 metres)
Minimum tower setback to side and rear property lines	12.5 metres	South tower west: 3.7 metres east: 5.5 metres
Minimum tower setback to a school yard	12.5 metres	South tower 5.5 metres
Midblock pedestrian connection	North-south midblock pedestrian connection on east side of site	No pedestrian connection provided

As identified in Official Plan policy, 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.

The application proposes significant intensification that goes beyond permissions in the existing planning framework. 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.

Avenue Study

The applicant's Avenue segment study contains assumptions not supported by City Planning staff, or the emerging directions of the Midtown in Focus Review. The submitted Avenue segment study is inconsistent in its methodology, including the application of parameters used to determine the appropriate building typology for the various soft sites that it identifies. The Avenue Segment Study is also inconsistent in the application of angular planes and setbacks, with insufficient explanation provided.

The Official Plan states in policy 2.2.3.3 that 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.

The *Avenue* segment study submitted by the applicant is not satisfactory, and subsequent development of the *Avenue* segment as proposed would have negative impacts on the character of this portion of Yonge Street and the surrounding area.

Through the Midtown in Focus: Growth, Built Form, and Infrastructure Review, the City is satisfying the Official Plan requirements for *Avenue Studies* for Yonge Street, as such the proposal should be reviewed in the context of the on-going study.

Land Use

The northeast portion of the subject site (17 and 21 Millwood Road) is currently designated *Neighbourhoods* in the Official Plan. The applicant has filed an Official Plan Amendment application to re-designate that portion of the subject site to *Mixed Use Areas*, to permit a greater scale of development and broader range of commercial uses.

The redesignation of *Neighbourhoods* to *Mixed Use Areas* can negatively impact the stability of adjacent *Neighbourhoods* and is generally not supported. In particular, utilizing and redesignating lands designated as *Neighbourhoods* to satisfy appropriate transition in built form is contrary to the Official Plan.

In this instance the proposed redesignation would not impact the stability of the *Neighbourhood* to the east, or set a negative precedent for other areas of the *Avenue* and broader City, and is acceptable.

The properties at 17 and 21 Millwood Road are small in size and their redesignation to *Mixed Use Areas* would not extend the rear lot line of the subject site further into the *Neighbourhood* designation than the existing boundary created by 1925-1941 Yonge Street and 22 Davisville Avenue.

Site Organization

The proposed development is required to provide on-site parkland dedication, pursuant to Section 42 of the *Planning Act*, to be conveyed to the City of Toronto for this site in the event of any approval. The Yonge-Eglinton Secondary Plan area has been identified as parkland deficient in the Official Plan.

The total area required to be conveyed to the City for public parkland is 380 square metres on the subject site.

The applicant has proposed a landscaped area 392 square metres in size at the northeast corner of the site. The landscaped area will be encumbered with a below grade parking garage for the proposed development. A three-storey (18.98 metre) portion of the proposed development will be setback 0.0 metres, above grade, from the west and south sides of the proposed park. Although the size of the park is acceptable to staff, the below grade encumbrance and lack of setback of new buildings from the park are not acceptable.

A new City owned aquatic centre is to be built to the east, at the southwest corner of the adjacent Davisville Public School site. Staff informed the applicant that an on-site parkland dedication is required, and should be located at the southeast corner of the subject site adjacent to Davisville Public School and the future aquatic centre.

Height, Massing, and Transition

The Healthy Neighbourhoods policies of the Official Plan require that development adjacent to *Neighbourhoods* will provide a gradual transition of scale and density through stepping down of buildings and setbacks to those *Neighbourhoods*. The Built Form policies require that new development create appropriate transitions in scale to neighbouring existing and planned buildings.

The Built Form policies in section 3.1.2 of the Official Plan require that "new development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context". The Built Form and *Mixed Use Areas* policies require that new buildings frame the edge of streets with good proportion.

Mixed Use Areas policy 4.5.2(c) further states that new development is to locate and mass new buildings to provide transition between areas of different development intensity and scale, through means such as setbacks, and stepping down of heights, particularly towards lower-scale *Neighbourhoods*.

A primary objective of the in force 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 proposed development, consisting of two towers of 25 and 34-storeys in height, is too tall and does not respond appropriately to, and does not fit harmoniously into, the existing and planned context along this segment of Yonge Street. The planned context, set out in the policies

of the in-force Official Plan, does not support the proposed increase in height. The approved and existing buildings to the north and south of the subject site within this segment of the Yonge Street *Avenue* are 9 storeys and 10 storeys, respectively.

While the Midtown in Focus Review contemplates a modest increase in height for the subject site, it is in the context of a comprehensive Secondary Plan study and is accompanied with additional policy direction in order to ensure an appropriate fit into the area context and mitigate impacts on the adjacent *Neighbourhood*. The proposed height does not fit the in-force planned context, and also exceeds the emerging directions of the Midtown in Focus Review.

The Official Plan requires that tall buildings be designed to fit within their existing and/or planned context, limit local impacts, and design the floor plate size and shape with appropriate dimensions for the site. The Tall Building Design Guidelines recommend that towers should be separated by a minimum distance of 25 metres. The Tall Building Design Guidelines also recommend a minimum tower setback of 12.5 metres from the property line. Further, the Tall Building Guidelines state that if it is not feasible to construct a tower on a site after applying the required setbacks and stepbacks, the site may be too small for a tall building.

The proposed 34-storey south tower will be set back 5.5 metres from the east property line adjacent to Davisville Junior Public School. The 3-storey (18.98 metre) portion of the base building will be set back 0.0 metres from the east property line. The proposed built form and lack of transition will overwhelm and negatively impact the Davisville Junior Public School site. The proposed development does not provide a gradual transition to the adjacent *Neighbourhood* as required by the Official Plan. The Toronto District School Board does not support the proposed development and has expressed concerns regarding the built form, density, and shadow impacts of the proposed buildings.

The south tower has a proposed setback of 3.7 metres from the west property line, which abuts a number of properties fronting onto Yonge Street, and does not provide appropriate setbacks from both the west and east property line.

The Built Form – Tall Building policies of the Official plan require that the base building of a tall building be an appropriate scale for adjacent streets. The Tall Building Guidelines state that the base building should have a maximum height equivalent to 80% of the right-of-way width. The right-of-way on Yonge Street is 27 metres, which results in a maximum base building height of 21.6 metres. The proposed 9-storey (38.78 metres) base building height along Yonge Street is not appropriate.

The proposed building does not comply with the Healthy Neighbourhoods, Built Form, or *Mixed Use Areas* policies of the Official Plan and does not adequately address the City's Tall Building Design Guidelines, or the intent of those guidelines.

Sun/Shadow

The Official Plan Built Form policies require new development to adequately limit any resulting shadowing of neighbouring streets, properties, and open spaces. The *Mixed Use Areas* policies require that new buildings are massed to adequately limit shadow impacts on adjacent *Neighbourhoods*.

The proposed buildings would cast afternoon shadows, during the spring and fall equinox, on the adjacent *Neighbourhood*. In particular, the proposed development would significantly reduce the amount of afternoon sunlight on the adjacent Davisville Junior Public School and its outdoor play area which is not supported.

Given that the subject site is in an area that is in the lowest quintile of parkland provision in the City, access to sunlight on adjacent open spaces, particularly in the *Neighbourhoods*, should be protected. The proposed building does not meet the Built Form or *Mixed Use Areas* policies of the Official Plan.

Transportation

The Built Form policies of the Official Plan require that new development will locate and organize vehicular access to minimize its impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets.

The vehicular access for the development is not acceptable as proposed. The development application proposes vehicular access off of Millwood Road and Davisville Avenue, with an internal driveway connecting both access points. Engineering and Construction Services staff have requested that the Davisville Avenue access be removed.

The proposed development does not provide the required right-of-way widenings. A right-of-way widening of 0.4 metres is required on Yonge Street, as well as a widening of 0.86 metres on Davisville Avenue.

Servicing

Staff have requested that the applicant submit a revised functional servicing report to address site servicing including water, sanitary and stormwater.

Infrastructure capacity, specifically water, sanitary, and storm sewer capacity, within the Yonge-Eglinton Secondary Plan Area is under review as part of the Midtown in Focus planning study. In the event that the OMB allows the Zoning By-law Amendment appeal in whole or in part, the final Order should be withheld pending the confirmation of water, sanitary and stormwater capacity from the Chief Engineer and Executive Director, Engineering and Construction Services, or the determination of whether holding provisions are required in the zoning by-law amendment.

Open Space/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 Toronto Official Plan shows local parkland provision across the City. The lands are in an area with 0 to 0.42 hectares of local parkland per 1,000 people, the lowest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The application is for the construction of two towers connected by a base building with 8,232.05 square metres non-residential gross floor area and 450 residential units consisting of 39,710.19 square metres residential gross floor area.

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 6,000 m² or 165% of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site is applied to the residential use while the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 380 m².

This site is located within the boundaries of the Midtown in Focus Study Area. This neighbourhood has been identified as an area of rapid population growth, thus increasing the demand and use on the existing public open space. As part of the Study, parkland has been identified as a priority to be achieved within the area.

The applicant is required to satisfy the parkland requirement through an on-site dedication. Currently the proposal shows an encumbered parkland dedication of 392 square metres on the northeast corner of the site. The park must be unencumbered and should be located on the south-east corner of the site adjacent to the Davisville Public School.

Section 37

Section 37 of the Planning Act allows the City to enter into an agreement with an applicant to grant an increase in height and/or density (over and above that permitted by the Zoning By-law) in return for community benefits to be provided by the applicant. Details of a Section 37 Agreement between the applicant and the City would be established if the project is ultimately approved by the OMB.

Since this application is not considered good planning and is not supported by City staff, there has been no discussion with the applicant about the quantum of the community benefits. In the event that this application proceeds to a full OMB hearing and the OMB grants additional density and/or height beyond that which is permitted in Zoning By-law, the City will request that the OMB withhold its final order until the City has an agreement with the applicant to secure the appropriate community benefits. Such benefits could include contributions (as deemed appropriate by City Council) for:

- i. public realm improvements in the Yonge-Eglinton Secondary Plan Area; and/or

- ii. community services and facilities in the Yonge-Eglinton Secondary Plan Area in accordance with emerging infrastructure priorities identified in the Yonge-Eglinton Secondary Plan Review;
- iii. any matters to be secured as a matter of convenience.

Conclusion

The proposal constitutes overdevelopment of the subject site. The proposed development is not context sensitive and deviates from the character of this segment of Yonge Street. The proposed building does not fit within the planned context along Yonge Street and does not meet the Healthy Neighbourhoods, Built Form and *Mixed Use Areas* policies of the Official Plan. Further, the proposed development does not adequately address the City's Tall Building Design Guidelines, or the intent of those guidelines.

Prior to the application's submission, staff met with the applicant and discussed the need for the proposal to address emerging directions from the Midtown in Focus: Growth, Built Form and Infrastructure Review. The policy direction of the Midtown in Focus Review of the Yonge-Eglinton Secondary Plan does not support the proposed development. The proposed development would set a negative precedent for this segment of Yonge Street.

Staff are recommending that the appeal of the application be opposed at the OMB.

CONTACT

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Tel. No. 416-392-7613
E-mail: David.Driedger@toronto.ca

SIGNATURE

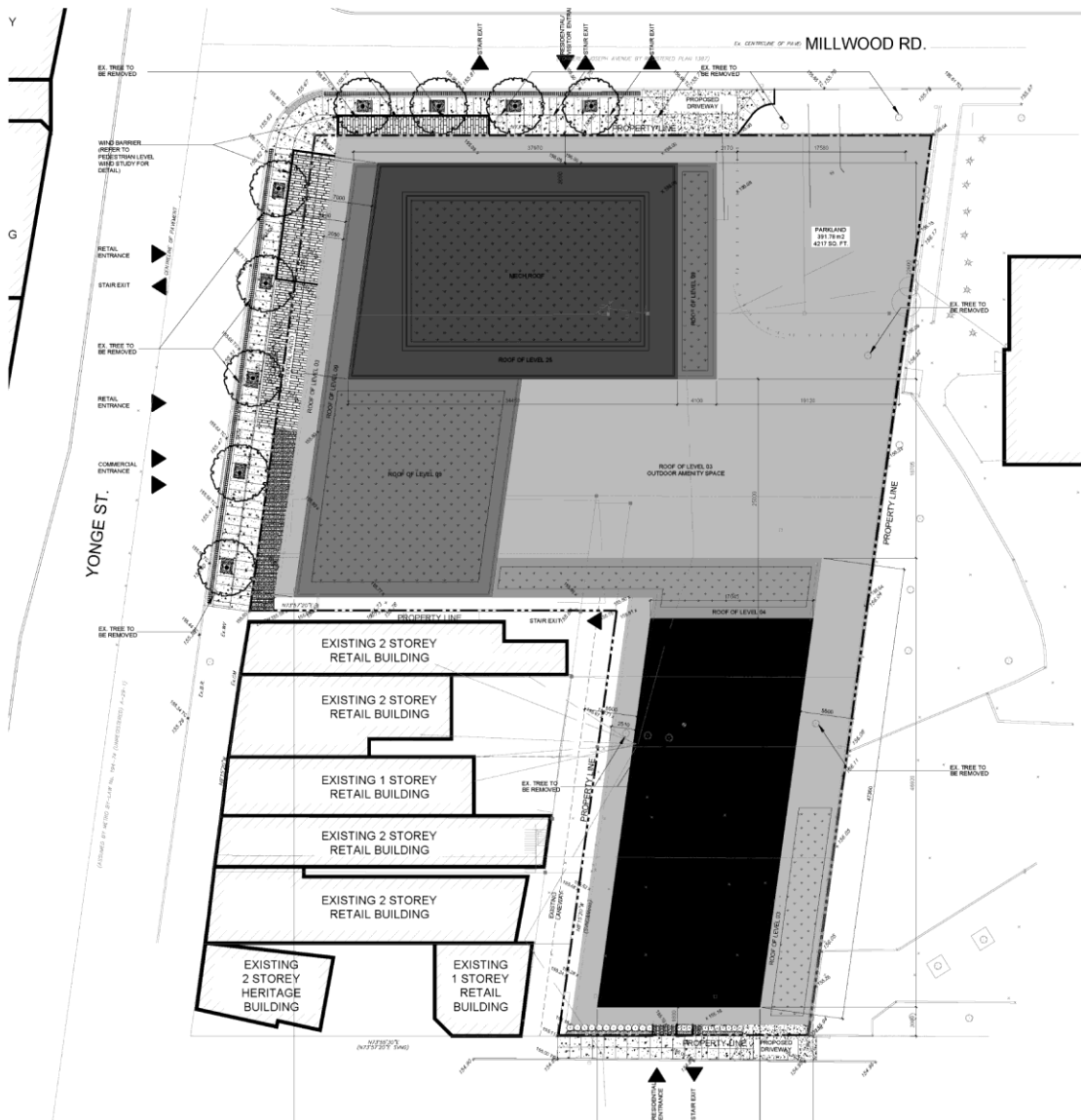
Lynda H. Macdonald
Acting Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachments 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



Site Plan

Applicant's Submitted Drawing

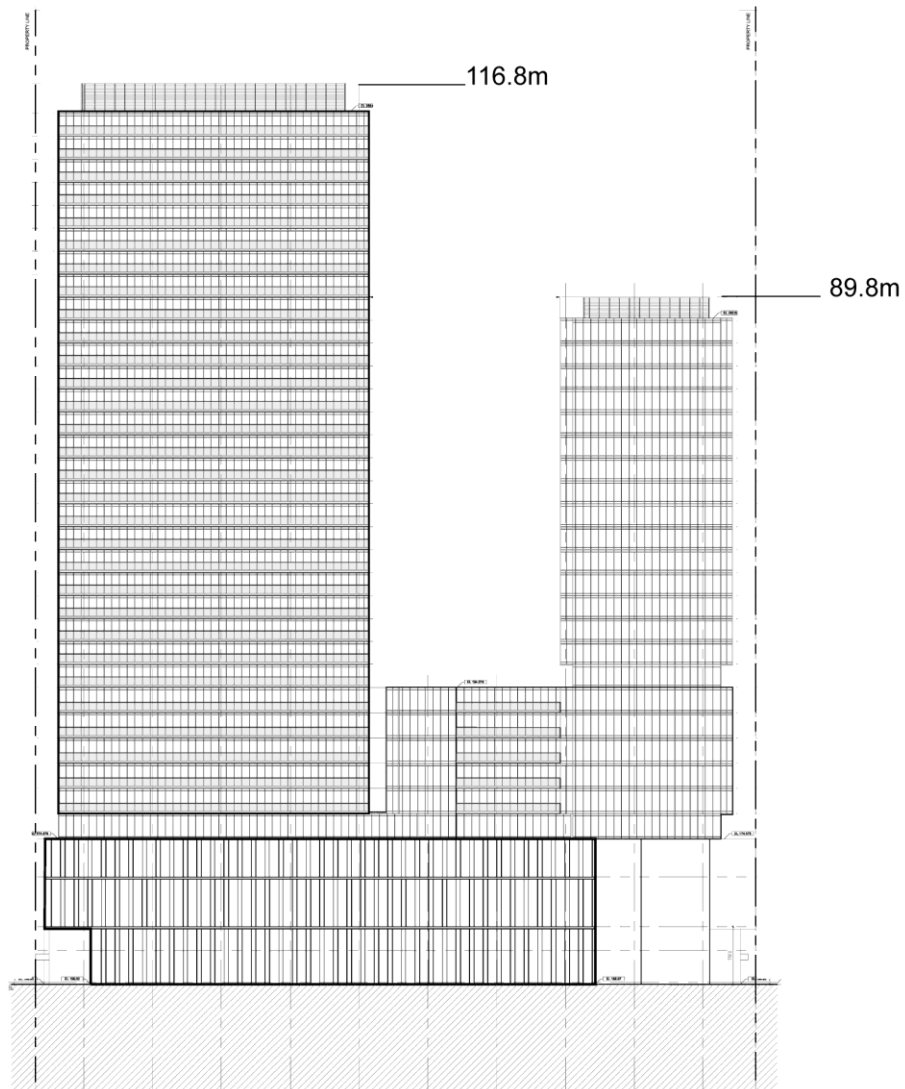
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07/21/2017



1925-1951 Yonge St and
17&21 Millwood Rd and 22 Davisville Ave

File # 17 136251 STE 22 02

Attachment 2: East Elevation



East Elevation

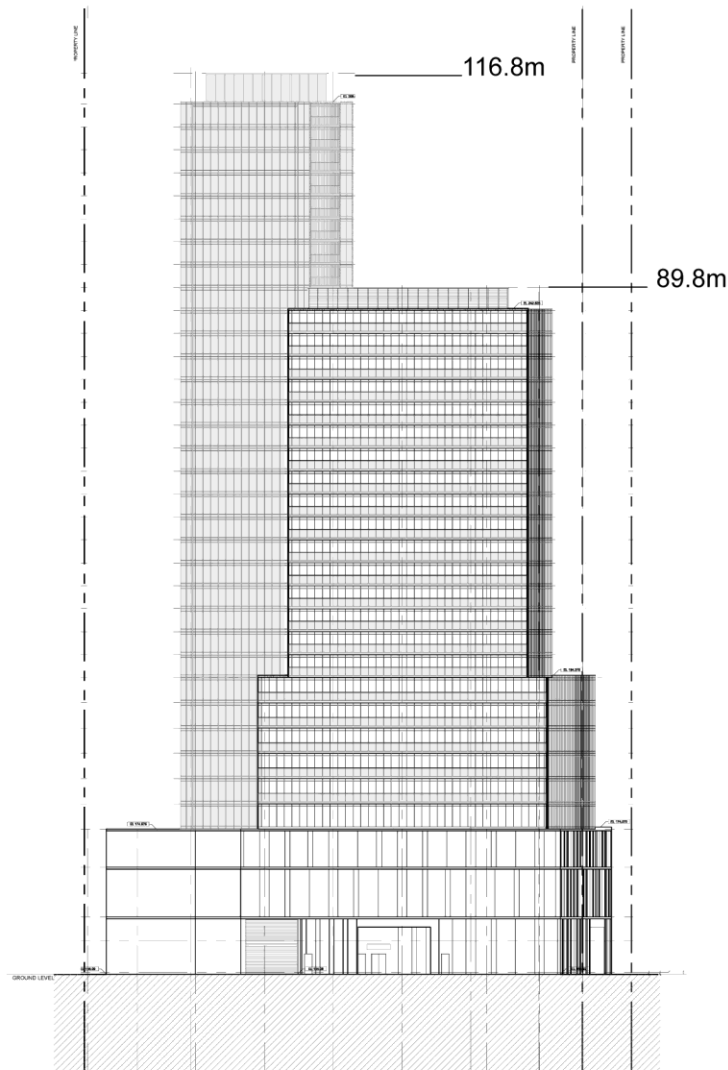
Applicant's Submitted Drawing

Not to Scale
07/21/2017

1925-1951 Yonge St and
17&21 Millwood Rd and 22 Davisville Ave

File # 17 136251 STE 22 OZ

Attachment 3: North Elevation



North Elevation

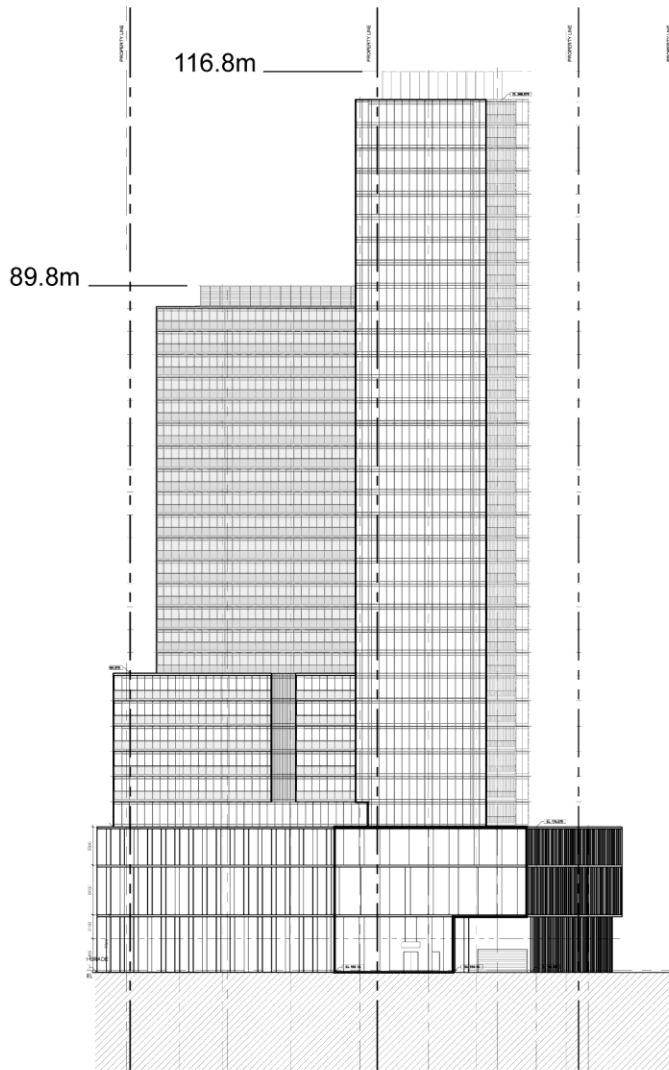
Applicant's Submitted Drawing

Not to Scale
07/21/2017

1925-1951 Yonge St and
17&21 Millwood Rd and 22 Davisville Ave

File # 17 136251 STE 22 OZ

Attachment 4: South Elevation



South Elevation

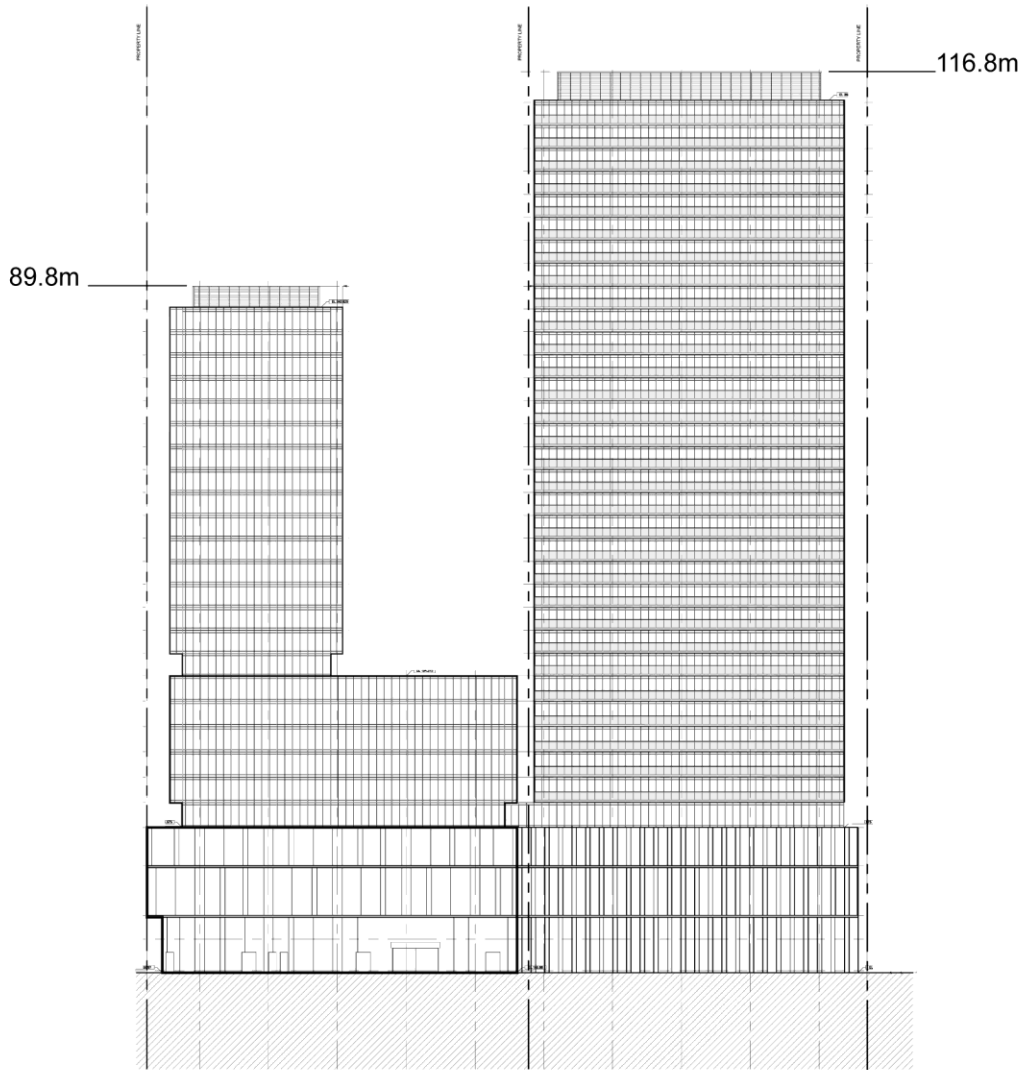
Applicant's Submitted Drawing

Not to Scale
07/21/2017

1925-1951 Yonge St and
17&21 Millwood Rd and 22 Davisville Ave

File # 17 136251 STE 22 0Z

Attachment 5: West Elevation



West Elevation

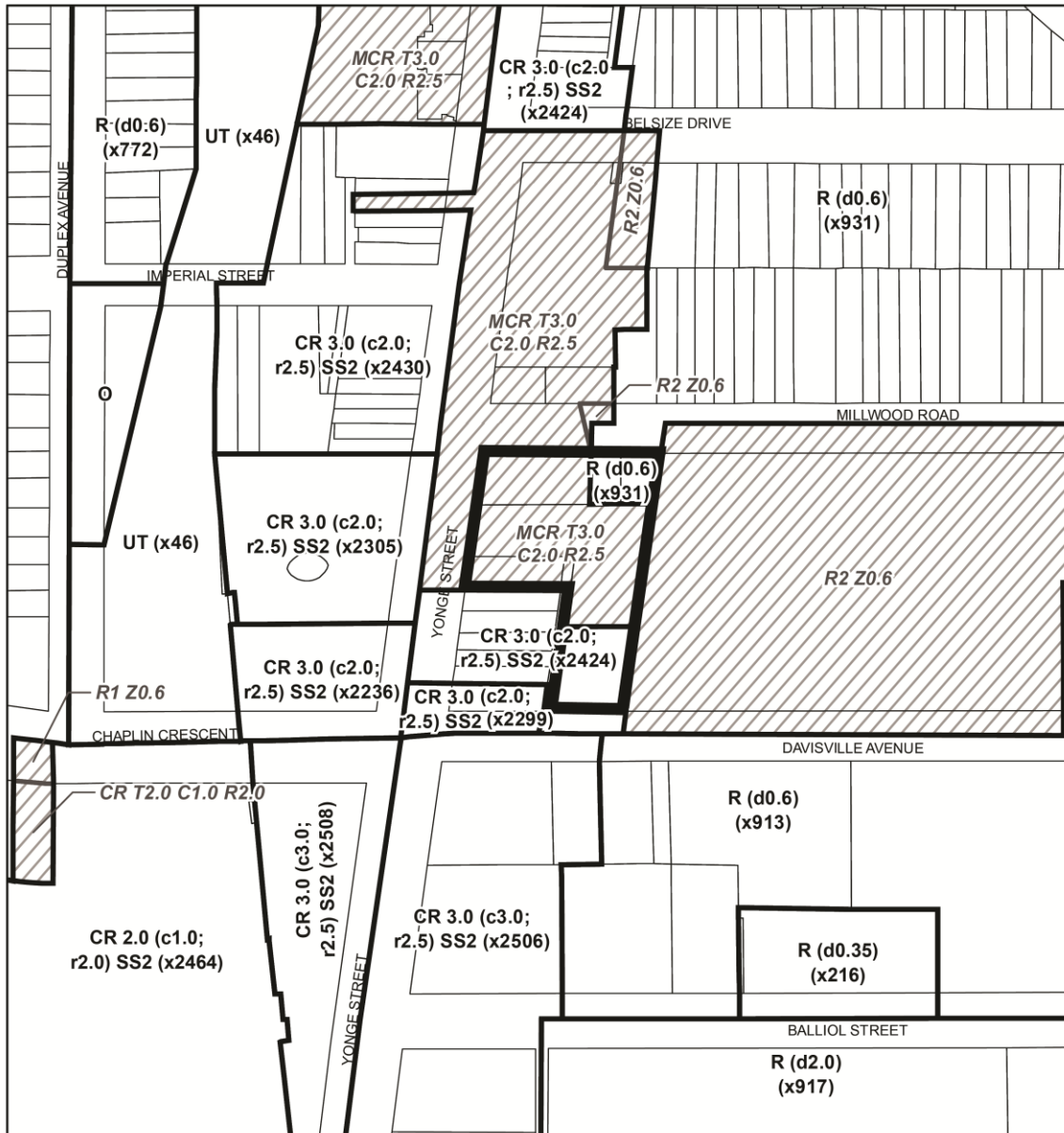
Applicant's Submitted Drawing

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07/21/2017

1925-1951 Yonge St and
17&21 Millwood Rd and 22 Davisville Ave

File # 17 136251 STE 22 0Z

Attachment 6: Zoning



1925-1951 Yonge St + 17&21 Millwood Rd + 22 Davisville Ave
Zoning By-Law No. 569-2013

File # 17 136251 STE 22 02



Location of Application

R
RD

Residential
Residential Detached

CR
O

Commercial Residential
Open Space
Utility and Transportation



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

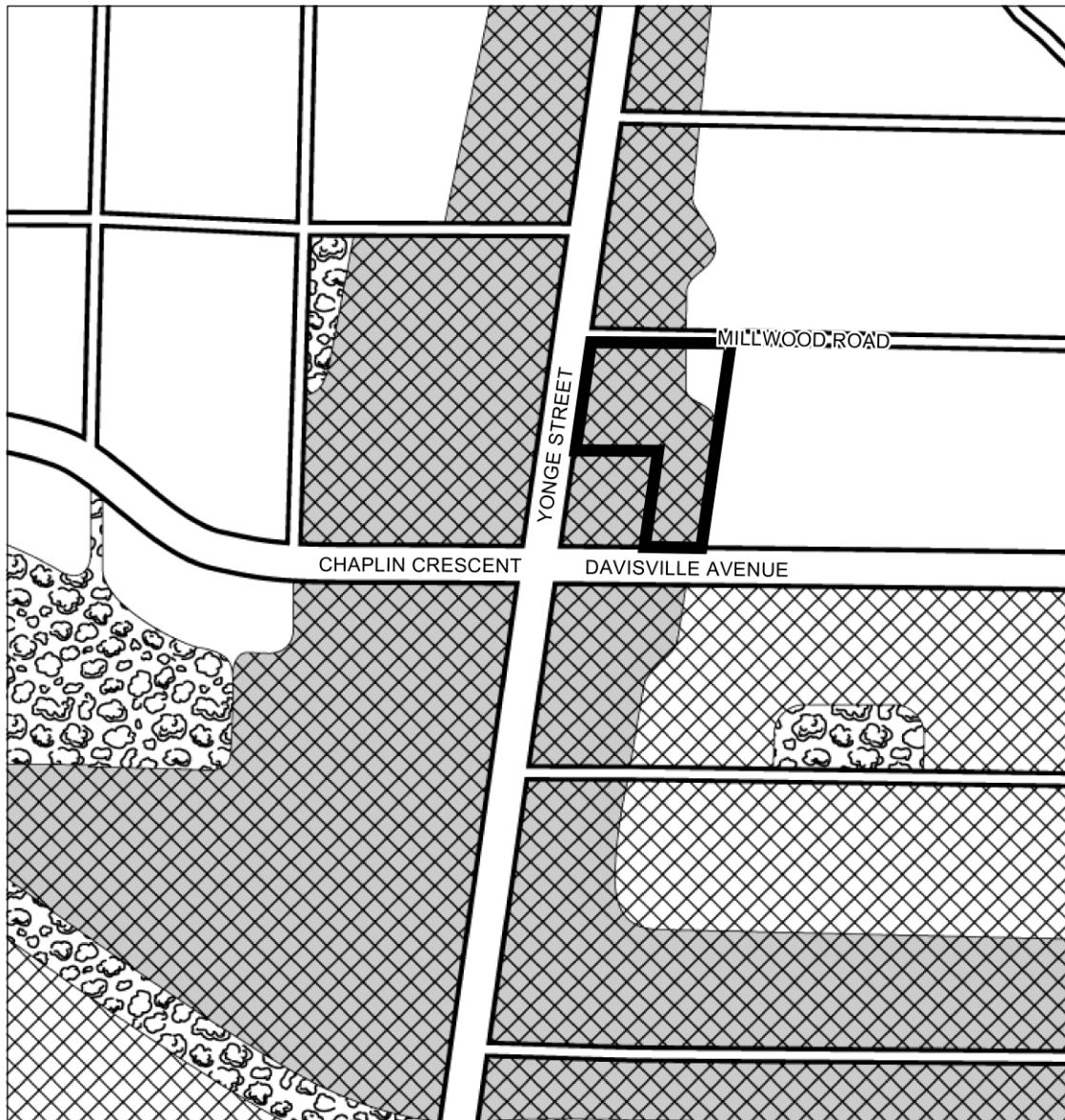
R1
R2
CR
MCR

Residential District
Residential District
Mixed-Use District
Mixed-Use District









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Extracted: 08/10/2017

Attachment 7: Official Plan



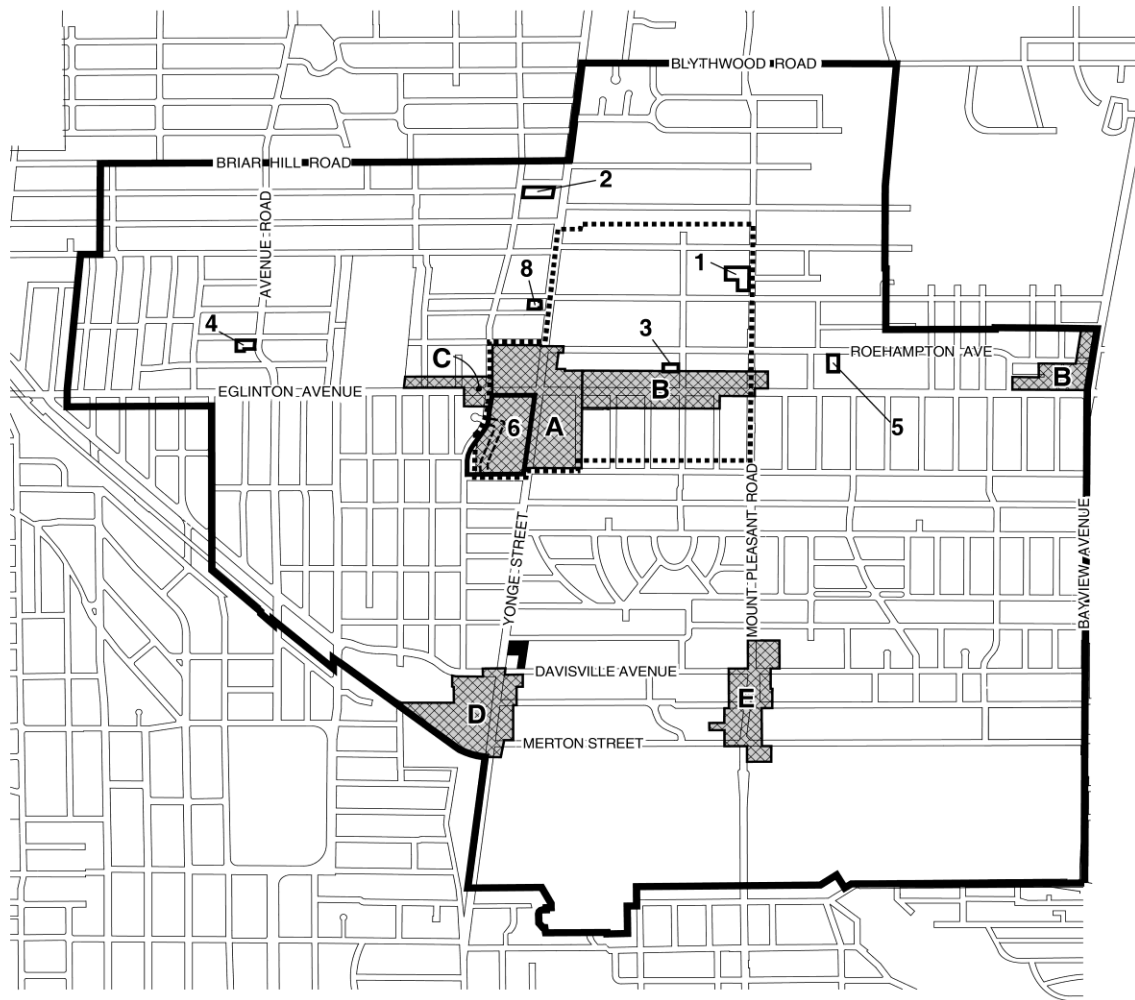
Toronto City Planning
Extract from Official Plan

1925-1951 Yonge St + 17&21 Millwood Rd
+ 22 Davisville Ave
File # 17 136251 STE 22 02

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

↑
Not to Scale
08/10/2017

Attachment 8: Yonge-Eglinton Secondary Plan



Not to Scale



Yonge-Eglinton Secondary Plan

MAP 21-1 Land Use Plan

- Secondary Plan Boundary
- Yonge-Eglinton Centre
- Mixed Use Areas
- Site and Area Specific Policies
- Proposed Road
- Subject Site

July 2014

Attachment 9: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	17 136251 STE 22 OZ
Details	OPA & Rezoning, Standard	Application Date:	March 29, 2017
Municipal Address:	1951 YONGE ST		
Location Description:	PLAN 1387 PT LOT 4 **GRID S2208		
Project Description:	Two 25 and 34 storey towers, containing 450 residential units and approximately 8,232 square metres of commercial space on the ground, 2nd and 3rd floors. An on-site park at the northeast corner of the site is also proposed.		

Applicant:	Agent:	Architect:	Owner:
Bousfields Inc	Bousfields Inc	Core Architects Inc	2457182 Ontario Inc.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas, Neighbourhoods	Site Specific Provision:	SS2 (x2424)
Zoning:	CR 3.0 (c2.0; r2.5)	Historical Status:	TBD
Height Limit (m):	16	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	4399.72	Height:	Storeys:	34
Frontage (m):	50.4		Metres:	113.8
Depth (m):	64.7			
Total Ground Floor Area (sq. m):	3547			Total
Total Residential GFA (sq. m):	39710		Parking Spaces:	268
Total Non-Residential GFA (sq. m):	8232		Loading Docks	2
Total GFA (sq. m):	47942			
Lot Coverage Ratio (%):	80.6			
Floor Space Index:	10.9			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	39710	0
Bachelor:	16	Retail GFA (sq. m):	8232	0
1 Bedroom:	185	Office GFA (sq. m):	0	0
2 Bedroom:	155	Industrial GFA (sq. m):	0	0
3 + Bedroom:	94	Institutional/Other GFA (sq. m):	0	0
Total Units:	450			

CONTACT: PLANNER NAME: David Driedger, Senior Planner
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