

1982-1984 Yonge Street – Zoning Amendment Application – Final Report

Date:	June 15, 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:	16 270106 STE 22 OZ

SUMMARY

This application proposes a 9-storey mixed use building with commercial uses on the ground floor, 30 residential units on floors 2 to 7, office space on floors 8 and 9, and indoor amenity space on the 9th floor. A total of 2 car share spaces are proposed at the rear of the building on the ground floor.

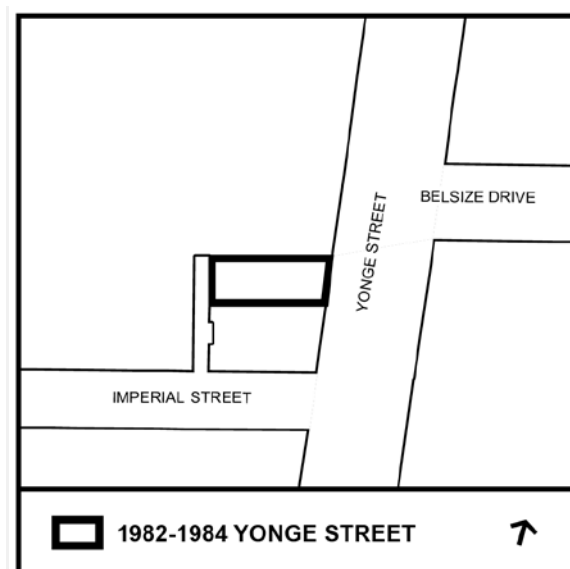
The proposed development is consistent with the Provincial Policy Statement (2014) and conforms with the Growth Plan for the Greater Golden Horseshoe (2017). The proposal addresses the Built Form and *Mixed Use Areas* policies of the Official Plan.

This report reviews and recommends approval of the application to amend the Zoning By-laws.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86, for the lands at 1982-1984 Yonge Street substantially in accordance with the draft Zoning By-law Amendment attached as



Attachment No. 10 to this report (June 15, 2018) from the Acting Director, Community Planning, Toronto and East York District.

2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1982-1984 Yonge Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 11 to this report (June 15, 2018) from the Acting Director, Community Planning, Toronto and East York District.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

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 the 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 December 5, 2017 City Council adopted the recommendations in the report from the Acting Chief Planner titled: "Midtown in Focus: Proposals Report". Staff were 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 were directed 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 to use planning mechanisms, including holding provisions, as necessary, to ensure that growth and infrastructure needs are aligned.

The application was submitted on December 22, 2016 and deemed complete on June 1, 2017. A Preliminary Report on the application was adopted by Toronto and East York Community Council on June 13, 2017 authorizing staff to conduct a community consultation meeting with an expanded notification area.

ISSUE BACKGROUND

Proposal

This application proposes a 9-storey (31.2-metres, plus a 2.95 metre elevator overrun) mixed use building with commercial uses on the ground floor (231 square metres), 30 residential units on floors 2 to 7 (2,260 square metres), office space on the eighth and ninth floors (333 square metres), and indoor amenity space on the ninth floor. The 30 residential units will consist of 1 studio (3.3%), 25 one-bedroom (83.4%), and 4 two-bedroom units (13.3%).

Along the Yonge Street frontage, a 0.4 metre road widening will be provided to allow for the planned 27-metre right-of-way width for Yonge Street. The proposed building will be setback 1.1 metres from the revised property line on Yonge Street, providing a total setback of 6.5 metres from building face to curb. A 1.5 metre stepback will be provided above the third floor, and a 1.6 metre stepback above a portion of the seventh floor. The ninth floor will step back between 1.0 and 5.3 metres.

At the rear of the site, a 1.17 metre lane widening will be provided. The ground to seventh floors of the building will be setback 0.38 metres from the revised rear lot line. A 2.8-metre stepback is provided on the seventh floor, and a 2.6 metre stepback on the ninth floor.

A total of 2 car share parking spaces are proposed at-grade at the rear of the proposed building. No parking is proposed for the commercial uses or residential visitors. The parking and loading will be accessed from the widened public lane at the rear of the building. A total of 60 square metres of indoor amenity space and 60 square metres of outdoor amenity space are provided on the ninth floor.

Site and Surrounding Area

The site is located on the west side of Yonge Street north of Imperial Street. It is rectangular in shape and approximately 395 square metres in size. The site has 11.57 metres of frontage on Yonge Street, and a depth of 34 metres. The site is currently occupied by two 2-storey commercial buildings. The following uses abut the site:

North: A 3-storey mixed use building; further north is a 10-storey mixed use building.

South: A series of 2 and 3-storey mixed use buildings.

East: A series of 1 to 3-storey mixed use buildings fronting onto Yonge Street. This block of Yonge Street has approval for a 9-storey mixed use building (1955-1985 Yonge Street).

West: A public laneway approximately 3.8 metres in width running north-south from Imperial Street. On the west side of the laneway are three detached dwellings ranging from 2 to 3-storeys, on properties designated *Mixed Use Areas* in the Official Plan. Further west is an open-cut section of the TTC's Yonge Street subway line.

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Section 2 of the *Planning Act* sets out matters of provincial interest, which City Council shall have regard to in carrying out its responsibilities. The matters include:

- (j) the adequate provision of a full range of housing, including affordable housing;
- (k) the adequate provision of employment opportunities;
- (p) the appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- (r) the promotion of a built form that,

- (i) is well designed;
- (ii) encourages a sense of place;
- (iii) provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014) (the "PPS") 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 provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth 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 builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region. 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.

In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its official plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its

decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2017). The outcome of staff analysis and review are summarized in the Comments section of the Report.

Official Plan

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

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

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 to strengthen and refine the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and allow limited infill on underutilized *Apartment Neighbourhood* sites.

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.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016, and this decision has been appealed in part. The Local Planning Appeal Tribunal ("LPAT") commenced the hearing of appeals of OPA 320 in May 2017 and the hearing process is ongoing.

On December 13, 2017 the LPAT 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.

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 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, 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 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). This 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:

- 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.

5.2.1 Secondary Plans

The site is in the Yonge-Eglinton Secondary Plan area (see Attachment 8). The Official Plan states 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 land use planning mechanisms, including holding provisions, as necessary to ensure that growth and infrastructure needs are aligned.

Yonge-Eglinton Secondary Plan

The subject site is located in the Yonge-Eglinton Secondary Plan area. 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 about 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.

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 strategies and directions of the Midtown in Focus Public Realm Plan.

OPA 289 amended the Yonge Eglinton Secondary Plan incorporating five Place-Making Moves: Eglinton Green Line, Yonge Street and its Squares, Park Street Loop, Midtown Greenways, and Redpath Revisited as well as other public realm improvements such as midblock connections.

On May 3, 2018 the LPAT issued an oral decision bringing OPA 289 into force and effect. The policies of OPA now apply to the Yonge-Eglinton Secondary Plan area, including the subject

site, with the exception of a small number of properties with outstanding site-specific appeals on development applications including sites with recent approvals or applications under review.

Midtown in Focus: Growth, Built Form and Infrastructure Review

Midtown in Focus is an inter-divisional review of growth, built form and infrastructure issues in the Yonge-Eglinton Secondary Plan area and includes the Public Realm Plan (OPA No. 289). It introduces a new planning framework for the Yonge-Eglinton area in Midtown Toronto to ensure that any changes to the planned context of the area are addressed comprehensively, rather than on a site-specific basis. The objective is to ensure that growth positively contributes to Yonge-Eglinton's continued livability and vitality by establishing a clear and up-to-date Secondary Plan and Official Plan policy framework for the area, and ensuring that local transportation, municipal servicing and community infrastructure keeps pace with development.

A Proposals Report was presented to Council in late 2017. The report included a proposed update to the Yonge-Eglinton Secondary Plan as well as 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, provides detailed direction on the appropriate scale and location of future growth, and links growth with the provision of infrastructure.

A Final Report on Midtown in Focus was deferred at the June 7, 2018 Planning and Growth Management Committee meeting. The Midtown in Focus: Final Report recommends adoption of amendments to the Official Plan and a new Yonge-Eglinton Secondary Plan (recommended Plan). The Planning and Growth Management Committee recommended that City Planning report back to the July 5, 2018 meeting of the Planning and Growth Management Committee to address a number of items including:

- the provision of affordable housing;
- opportunities for new parkland;
- applying holding provisions for the provision of physical infrastructure and community service facilities where necessary;
- to undertake an additional assessment of the impact of increased growth within the Yonge-Eglinton Secondary Plan area and along the Yonge Street corridor, pertaining to subway capacity of Line 1;
- lowering building heights in the Soudan Apartment Neighbourhood, Eglinton Greenline, Yonge-Eglinton Crossroads and Redpath Park Street Loop Character areas;
- increasing employment opportunities in certain *Mixed Use Areas*.

The recommended Plan identifies the subject site is located within the Midtown Village and Yonge Street South Character Area. The recommended Plan sets out a vision for the Midtown Villages as "historic main streets that will continue to be vital retail and service destinations for residents, workers and visitors. These areas will accommodate a mix of uses in well-proportioned low- and mid-rise buildings that appropriately conserve heritage resources."

The policy directions in the recommended Plan that are relevant to the review of this application include:

- a maximum height of 8 storeys, a ninth storey is permitted if there are no adverse shadow impacts and it is stepped back from the street;
- a minimum setback of 1.5 metres on Yonge Street;
- a minimum stepback of 1.5 metres above the second storey;
- a minimum stepback of 3.0 metres above the seventh storey; and
- the provision of parkland is an essential element of complete communities. New parkland will be provided to support and be concurrent with growth;

Avenues and Mid-Rise Buildings Study and Performance Standards

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 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 has a planned right-of-way width of 27 metres. 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 property at 1984 Yonge Street is zoned CR (Commercial Residential) under City-wide Zoning By-law No. 569-2013, as amended. The property at 1982 Yonge Street is zoned MCR (Commercial Residential) under former City of Toronto Zoning By-law 438-86. The zoning for both properties permits a range of non-residential and residential uses. The maximum permitted gross floor area is 3.0 times the lot area. The maximum permitted building height is 16.0 metres. The zoning map is included in Attachment 6.

On May 23, 2007, the Committee of Adjustment approved minor variances to permit a 6-storey (25 metres, including mechanical penthouse) mixed use building containing commercial uses on the ground floor and 13 residential units above at 1982-1984 Yonge Street. The approval permitted a density of 5.17 times the lot area.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Application was submitted on December 22, 2016 and is currently under review.

Reasons for Application

The Zoning By-law Amendment application is required to increase the maximum permitted building height from 16 to 31.2 metres, to increase the maximum permitted density from 3 to 7.15 times the area of the site, to reduce the number of required parking spaces, and to establish the appropriate development standards.

Community Consultation

A community consultation meeting was held on May 11, 2017 and was attended by approximately 20 members of the public. Comments about the proposal included:

- Increasing the site size by assembling more properties;
- The potential heritage value of the buildings should be evaluated;
- supply of bicycle parking;
- Concerns regarding how the proposed building will affect the neighbouring properties;

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application.

COMMENTS

Provincial Policy Statement (2014)

The PPS provides policy direction on matters of provincial interest related to land use planning and development. City Council's planning decisions are required to be consistent with the PPS.

The PPS provides for a coordinated and integrated approach to planning matters within municipalities. 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.

Policy 1.6.7.4 promotes a land use pattern, density and mix of uses that minimizes the length and number of vehicle trips and supports current and future use of transit and active transportation.

The proposed development is consistent with the above policies and other relevant policies of the PPS. The proposal is close to transit and active transportation options, which helps to minimize the need for, and length of, automobile trips.

Growth Plan for the Greater Golden Horseshoe (2017)

The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe. The site is an *Intensification Area* as defined by the Growth Plan.

Section 2.2.1.4 of the Growth Plan directs that complete communities will feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities.

Section 2.2.2.4 of the Growth Plan directs that municipalities will identify the appropriate type and scale of development and transition of built form to adjacent areas.

The proposal conforms with the above policies of the Growth Plan. The proposed development provides for a mix of uses and the height and massing of the building meets the Built Form and *Mixed Use Areas* policies of the Official Plan. The proposal is close to transit and active transportation options, which assist with creating pedestrian friendly, transit supported areas.

Midtown in Focus: Growth, Built Form and Infrastructure Review

The proposal achieves a number of the policy directions in the recommended Midtown in Focus plan, however, the proposed massing exceeds the proposed plans' directions. While the Midtown in Focus review was considered in the evaluation of the proposal, staff are recommending approval in the context of the in force planning framework, and Official Plan Amendment 289. Future development along Yonge Street will be reviewed in the context of the Midtown in Focus Review.

The proposed development is generally in keeping with a number of the emerging directions of the Midtown in Focus Review. The application meets the following policy directions of the recommended plan:

- a maximum height of 8-storeys, however a ninth storey is permitted if there are no adverse shadow impacts and it is stepped back from the street;
- a 1.5 metre building setback from Yonge Street;
- a mix of retail, office and residential uses;
- a continuous frontage of commercial uses is provided on the ground floor; and
- retail stores at grade will have a minimum depth of 15 metres;

The proposal does not provide the required:

- a 1.5 metre stepback above the second floor, rather it provides a 1.5 metre stepback above the third floor; and
- a 3.0 metre stepback above the seventh floor, rather it provides a 1.6 metre stepback above a portion of the seventh floor.

Land Use

The proposed development will provide for an appropriate mix of uses with retail, residential, and office space. The existing office space will be replaced on the eighth and ninth floors of the proposed building. The proposed land use implements the existing and emerging planning objectives for the area.

Height, Massing

Staff have reviewed the proposed height, built form and massing and are satisfied that it meets the Built Form and *Mixed Use Areas* policies of the Official Plan. The proposed building limits its impacts on the surrounding area, while meeting the objectives of the existing Yonge-Eglinton Secondary Plan and OPA 289.

The Built Form policies of the Official Plan require that new development is massed and its exterior façade is designed to fit harmoniously with its existing and/or planned context. New buildings are to frame adjacent streets in a way that respects the planned street proportion. *Mixed Use Areas* policy 2(e) reinforces the requirement that new buildings be massed to frame the edge of streets and parks with good proportion.

The proposed building height of 9 storeys (31.2 metres, plus a 2.95 metre elevator overrun) is appropriate and is in keeping with the emerging directions of the Midtown in Focus Review. The setbacks above the third, seventh, and eighth floors on the Yonge Street façade provide good proportion to the 27-metre wide Yonge Street right-of-way, creating a human scale by mitigating the pedestrian's perception of the height. The 3-storey street wall meets the intent of the pedestrian perception setback standard found in the Mid-rise Buildings Design Guidelines.

The proposed development conforms with the Built Form, *Mixed Use Areas*, and Yonge-Eglinton Secondary Plan policies of the Official Plan.

Sun and Shadow

The Official Plan requires development to limit shadowing on streets, properties and open spaces and minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks to preserve their utility. It also requires new development to maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

The applicant submitted shadow studies which show the extent of the shadow cast by the proposed building on March 21, June 21 and September 21. Shadows cast by the proposed development would maintain a minimum of 5 hours of sunlight access during the midday hours on the sidewalks on Yonge Street, which is in accordance with the Mid-rise Building Design Guidelines. The shadow impacts of the proposed development are acceptable.

Streetscape

The Yonge-Eglinton Secondary Plan, as amended by OPA 289, requires a 1.5 metre setback on Yonge Street. The proposed building setback provides a comfortable pedestrian realm. The 1.5-metre setback creates a sidewalk width of 6.5 metres.

Transportation

The owner will provide a required 0.4 metre wide conveyance to the City along Yonge Street for the purpose of road widening. At the rear of the site a 1.17-metre wide conveyance to widen the public lane will be provided.

The applicant proposes a total of two car-share parking spaces for the residential units and no commercial or visitor parking spaces.

The proposed parking supply does not meet the requirements of the Zoning By-law. The Zoning By-law requires 26 parking spaces, consisting of 20 residential spaces, 3 visitor spaces and 3 commercial spaces.

Transportation Services staff recommend that the proposed development meet the parking requirements of the Zoning By-law. Transportation Services staff would support a car-share parking space which would be permitted to reduce the required parking supply by a total of 2 parking spaces. The draft Zoning By-laws in Attachments 10 and 11 require parking to be provided at the rates provided by Transportation Services staff.

City Council has reduced the parking supply requirement for recent developments in the Yonge-Eglinton area. Council approval would be required to replace the parking requirements in the Zoning By-laws in Attachment 10 and 11 with the applicant's two car-share parking spaces and no parking for commercial uses or visitors.

Servicing

A Functional Servicing Report and a Stormwater Management Report were submitted with the application and were reviewed by Engineering and Construction Services. The proposed servicing was determined to be acceptable. The applicant will be required to pay for and construct any improvements to the municipal infrastructure in connection with the accepted Functional Servicing Report, should it be determined that improvements to such infrastructure is required to support this development.

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 Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in 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 564 square metres non-residential gross floor area and 30 residential units consisting of 2,260 square metres residential gross floor area.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential component of this proposal is subject to a 10% parkland dedication while the non-residential component is subject to a 2% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above grade building permit.

Conclusion

The proposal has been reviewed against the policies of the PPS (2014), the Growth Plan (2017) and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2014) and conforms with the Growth Plan (2017). The proposal for a 9-storey mixed-use building includes a mix of uses appropriate for this location, and replaces the office space that currently exists on the site. The proposal conforms with the objectives of the Official Plan, the in-force Yonge-Eglinton Secondary Plan, and addresses some of the emerging directions of the Midtown in Focus Review. Staff recommend that Council approve the application.

CONTACT

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

SIGNATURE

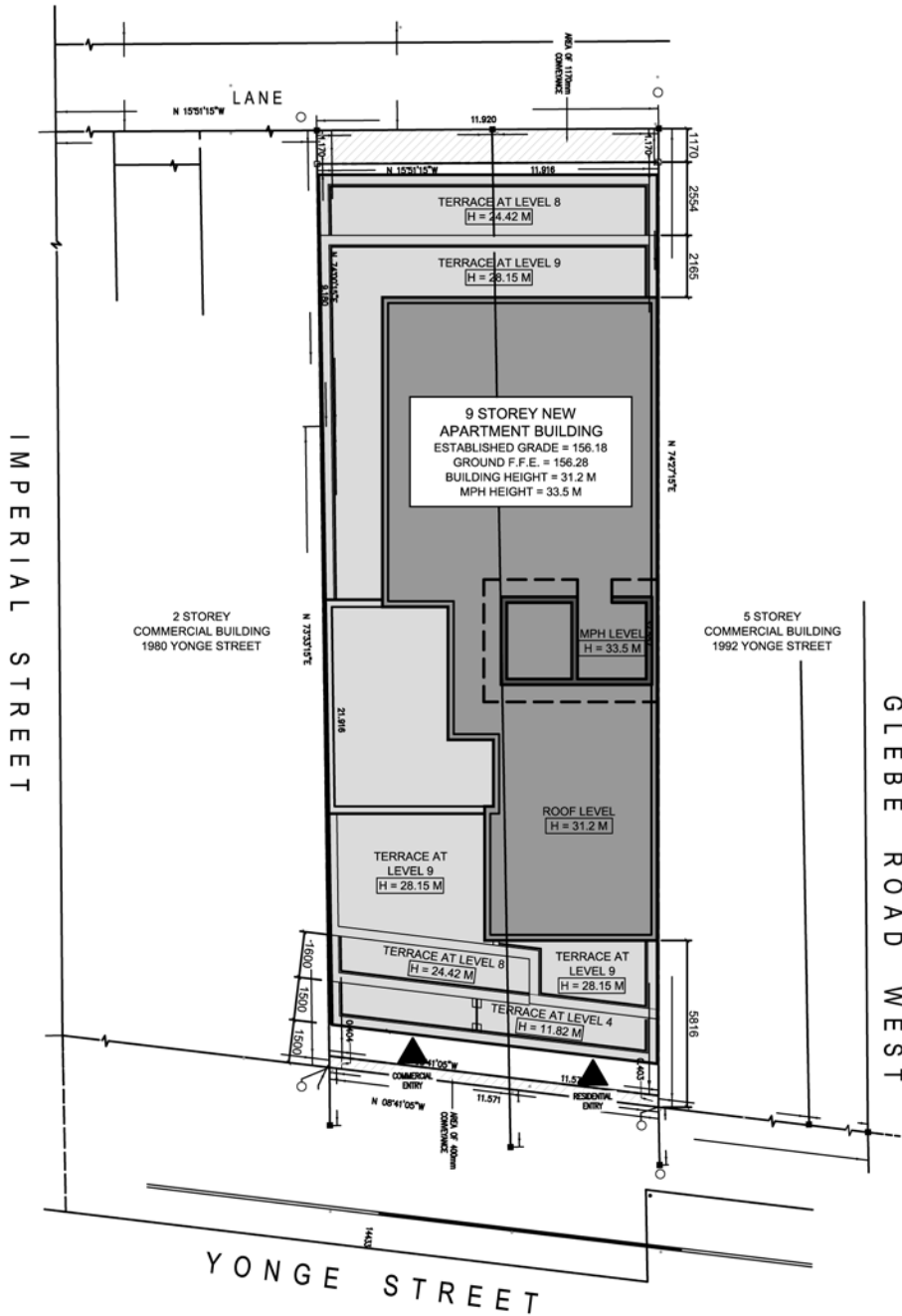
Lynda H. Macdonald,
Acting Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: South Elevation
Attachment 4: East Elevation
Attachment 5: West Elevation
Attachment 6: Zoning
Attachment 7: Official Plan
Attachment 8: Yonge-Eglinton Secondary Plan
Attachment 9: Application Data Sheet
Attachment 10: Draft Zoning By-law Amendment (By-law 438-86)
Attachment 11: Draft Zoning By-law Amendment (By-law 569-2013)

Attachment 1: Site Plan



Site Plan

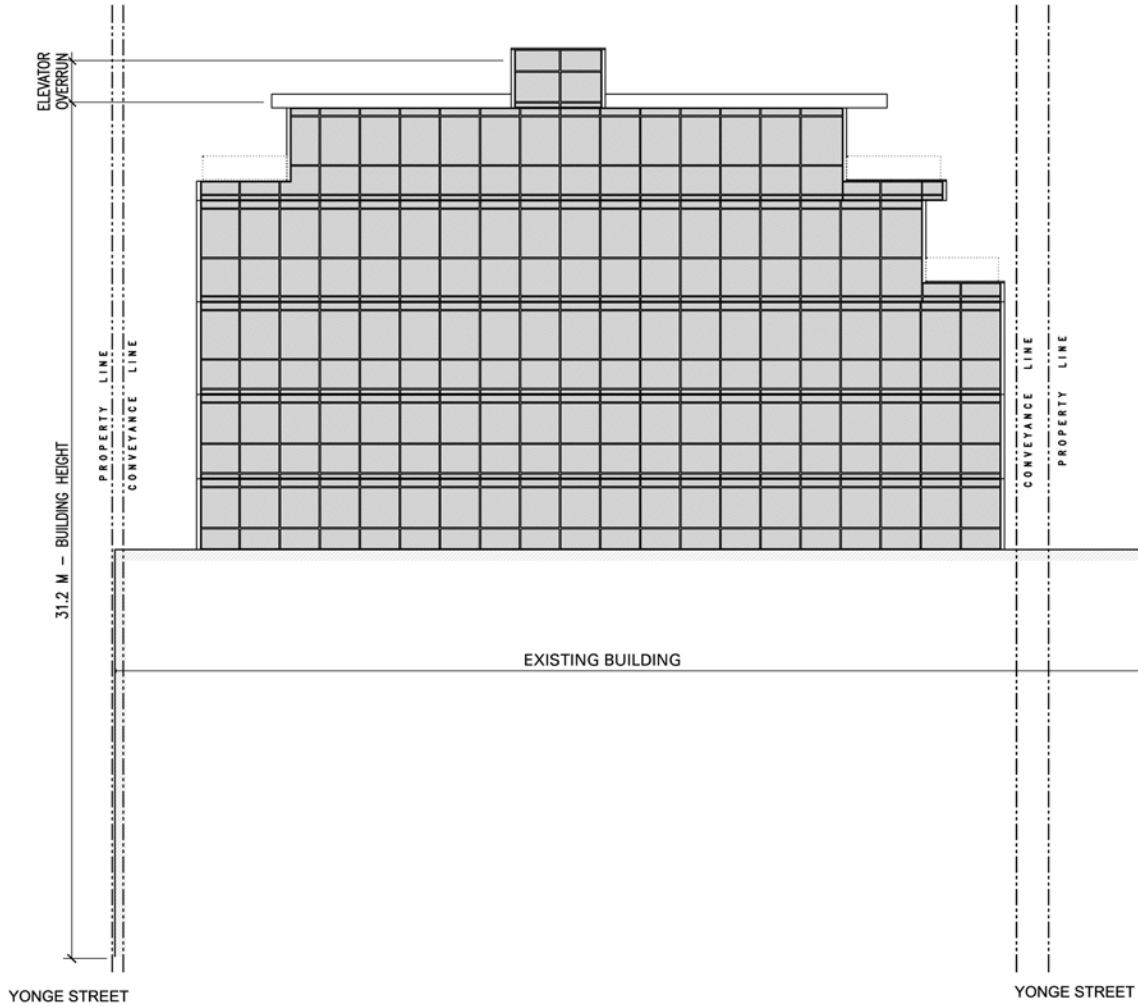
Applicant's Submitted Drawing

Not to Scale
06/15/2018

1982 - 1984 Yonge Street

File # 16_270106_STE 22 OZ

Attachment 2: North Elevation



North Elevation

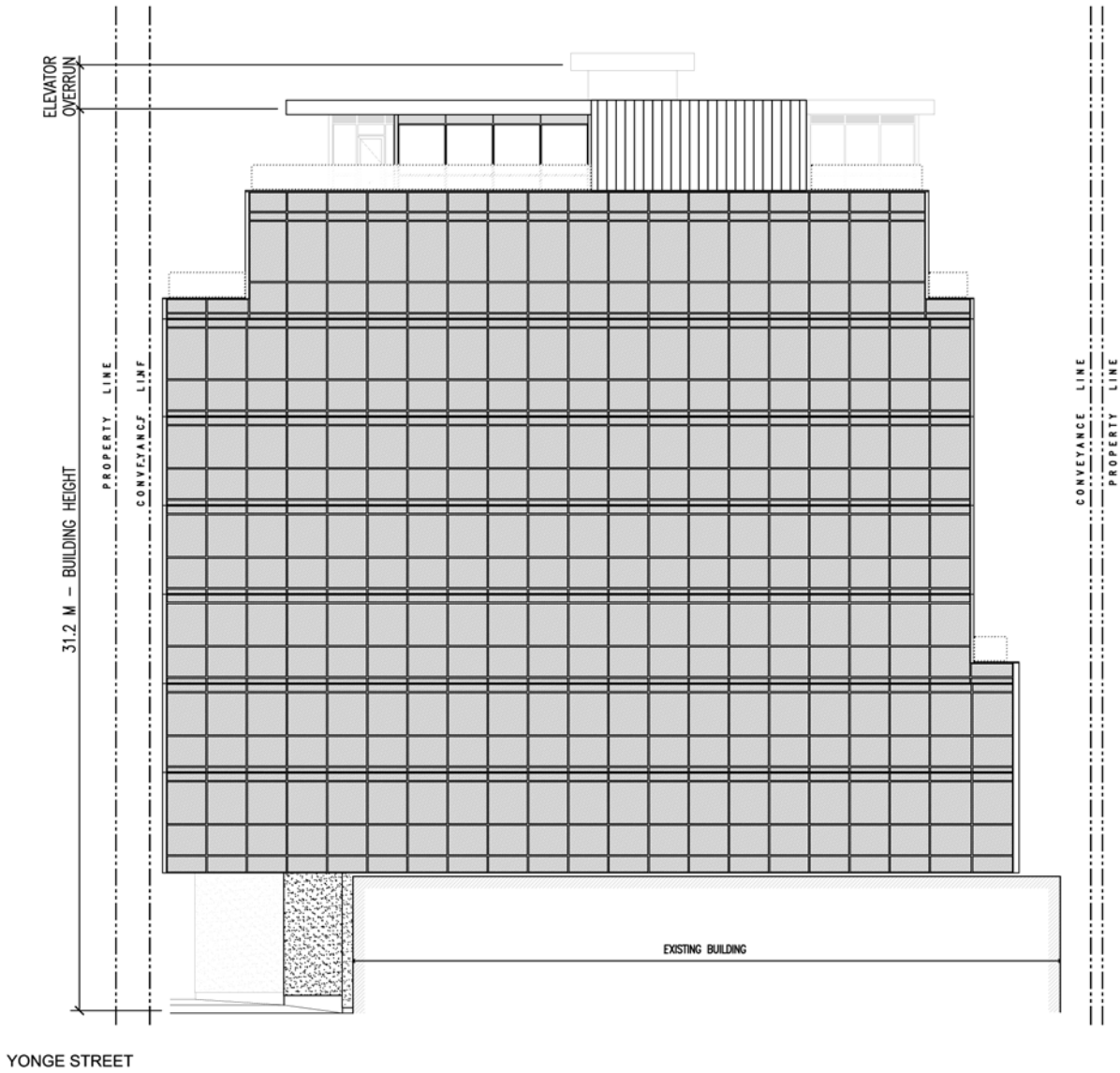
Applicant's Submitted Drawing

Not to Scale
06/15/2018

1982 - 1984 Yonge Street

File # 16_270106_STE 22 OZ

Attachment 3: South Elevation



South Elevation

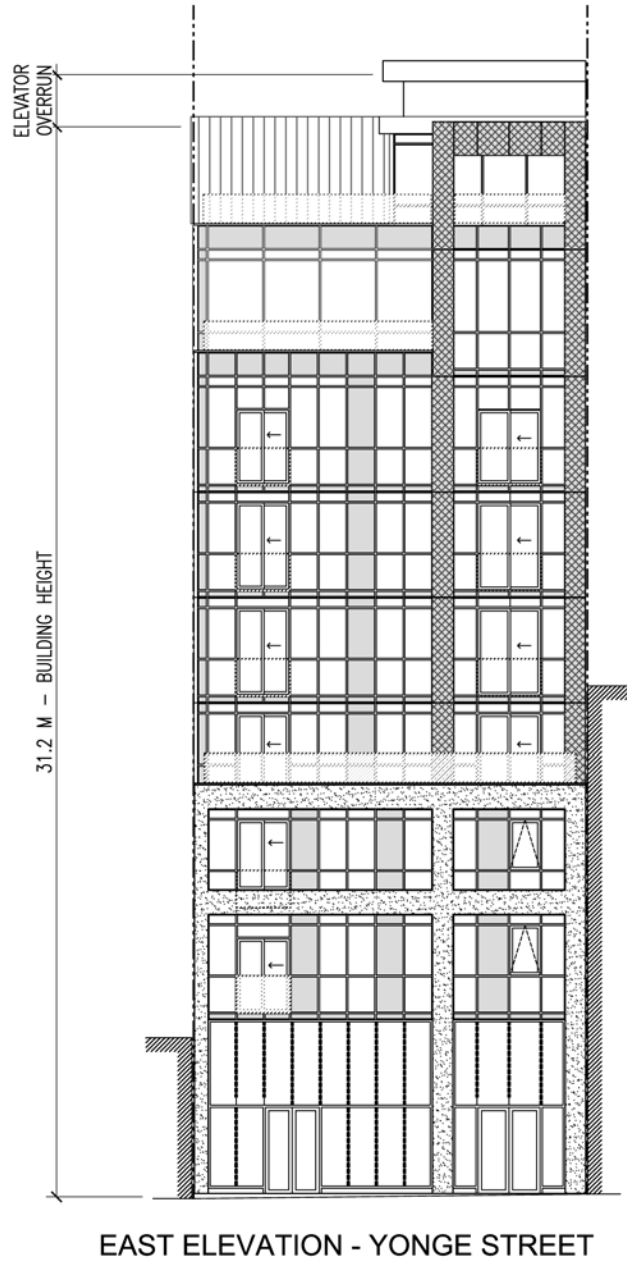
Applicant's Submitted Drawing

Not to Scale
06/15/2018

1982 -1984 Yonge Street

File # 16_270106_STE 22 0Z

Attachment 4: East Elevation



East Elevation - Yonge Street

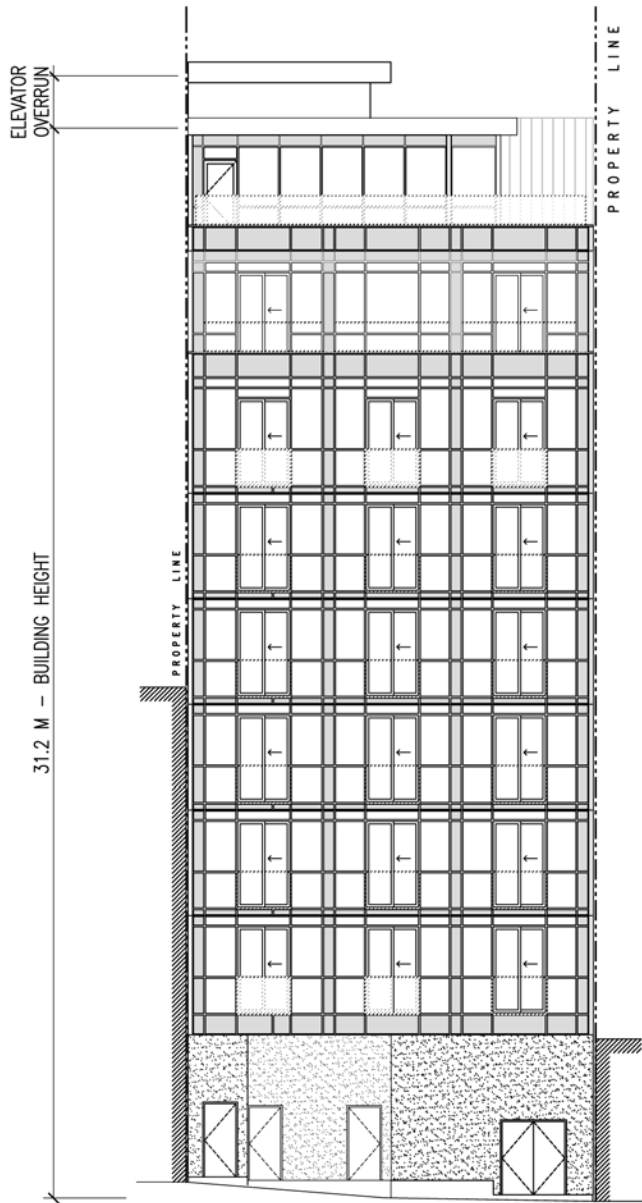
1982 -1984 Yonge Street

Applicant's Submitted Drawing

Not to Scale
06/15/2018

File # 16_270106_STE 22 0Z

Attachment 5: West Elevation



WEST ELEVATION - LANEWAY

West Elevation

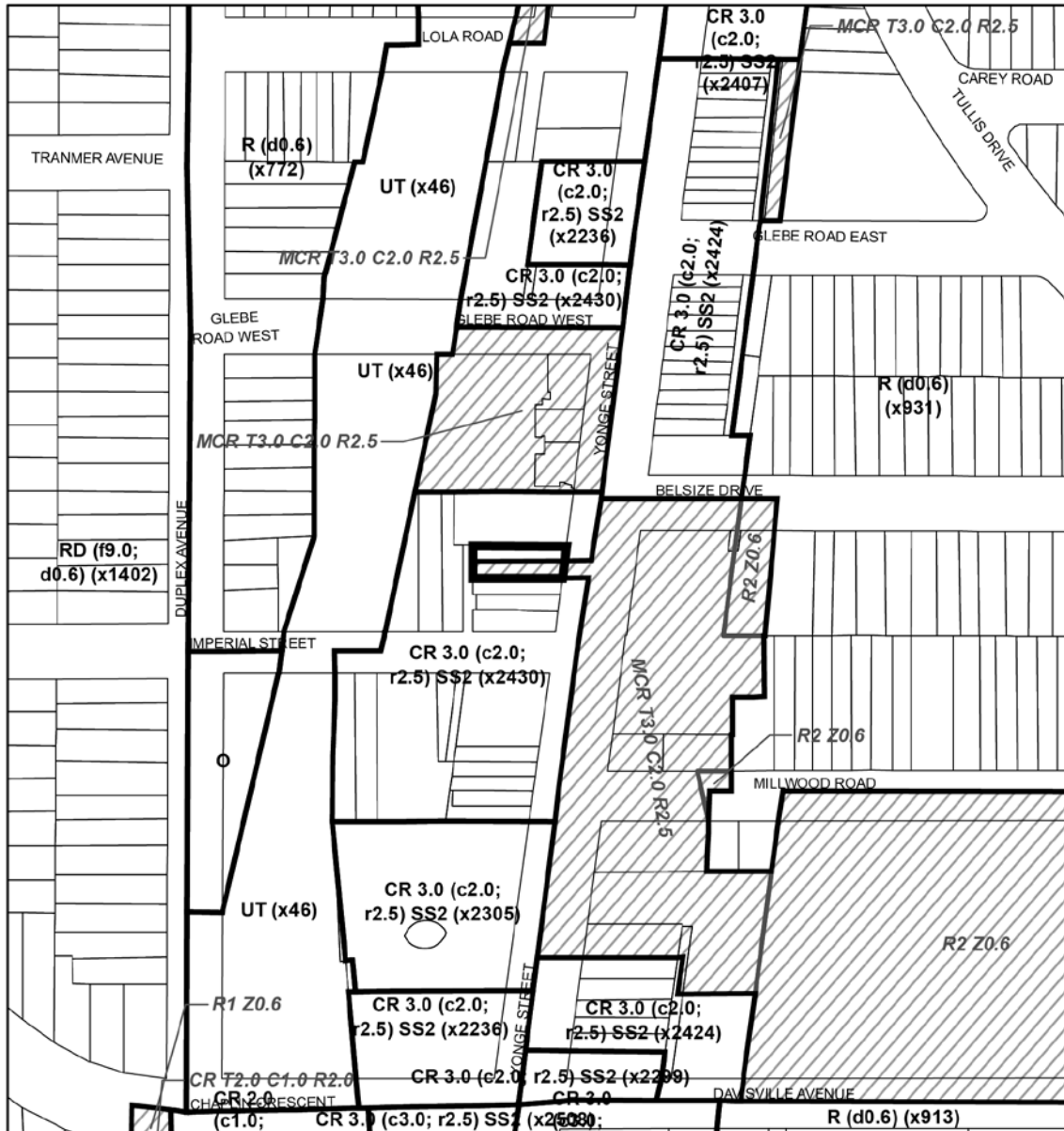
Applicant's Submitted Drawing

Not to Scale
06/15/2018

1982 -1984 Yonge Street

File # 16_270106_STE 22 0Z

Attachment 6: Zoning



Zoning By-Law No. 569-2013

1982-1984 Yonge Street

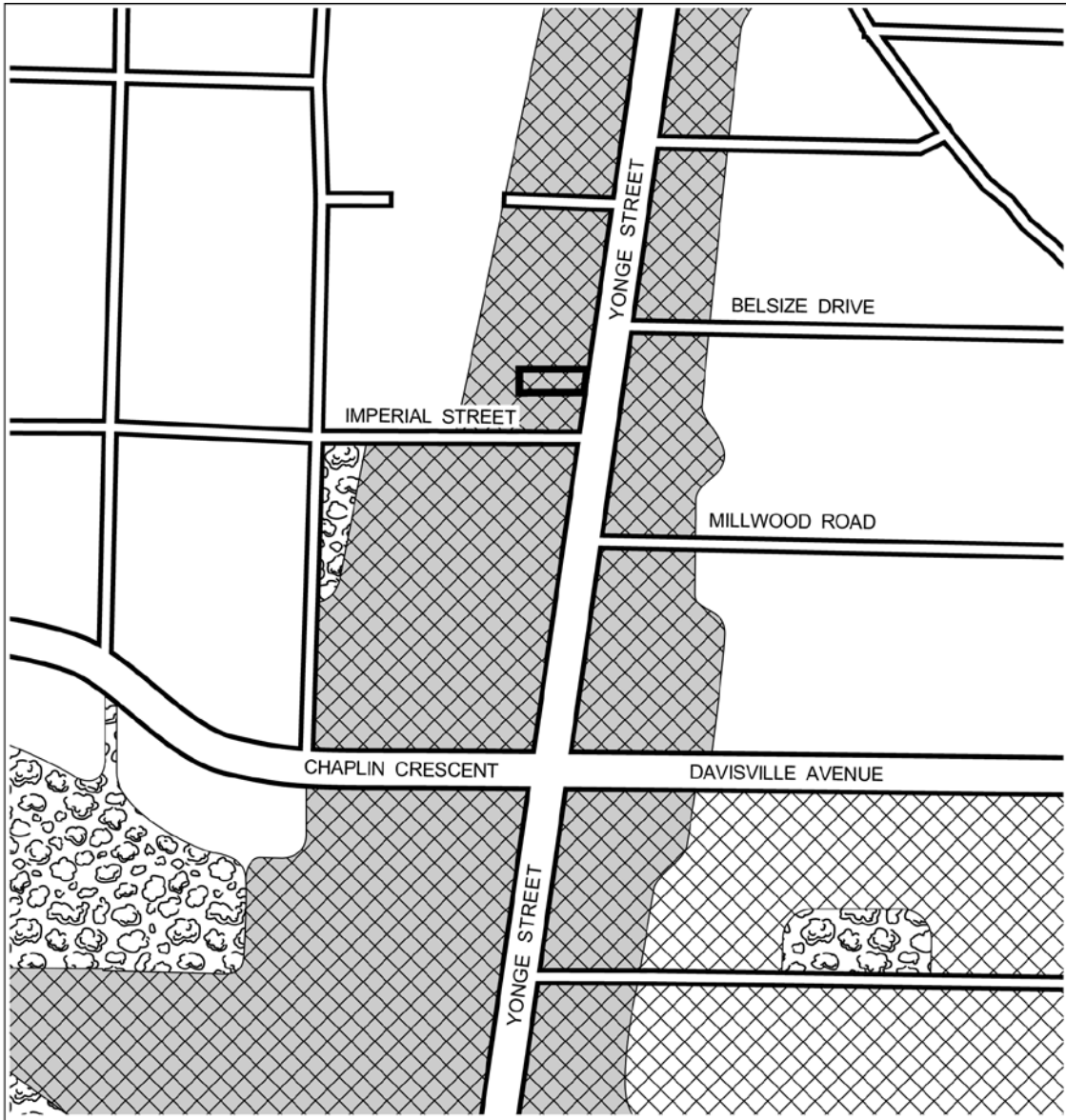
File # 16 270106 STE 22 0Z

- Location of Application
- R** Residential
- RD** Residential Detached
- CR** Commercial Residential
- O** Open Space
- UT** Utility and Transportation

- See Former City of Toronto By-Law No. 438-86
- R1** Residential District
- R2** Residential District
- MCR** Mixed-Use District

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 Extracted: 05/24/2017

Attachment 7: Official Plan



Official Plan

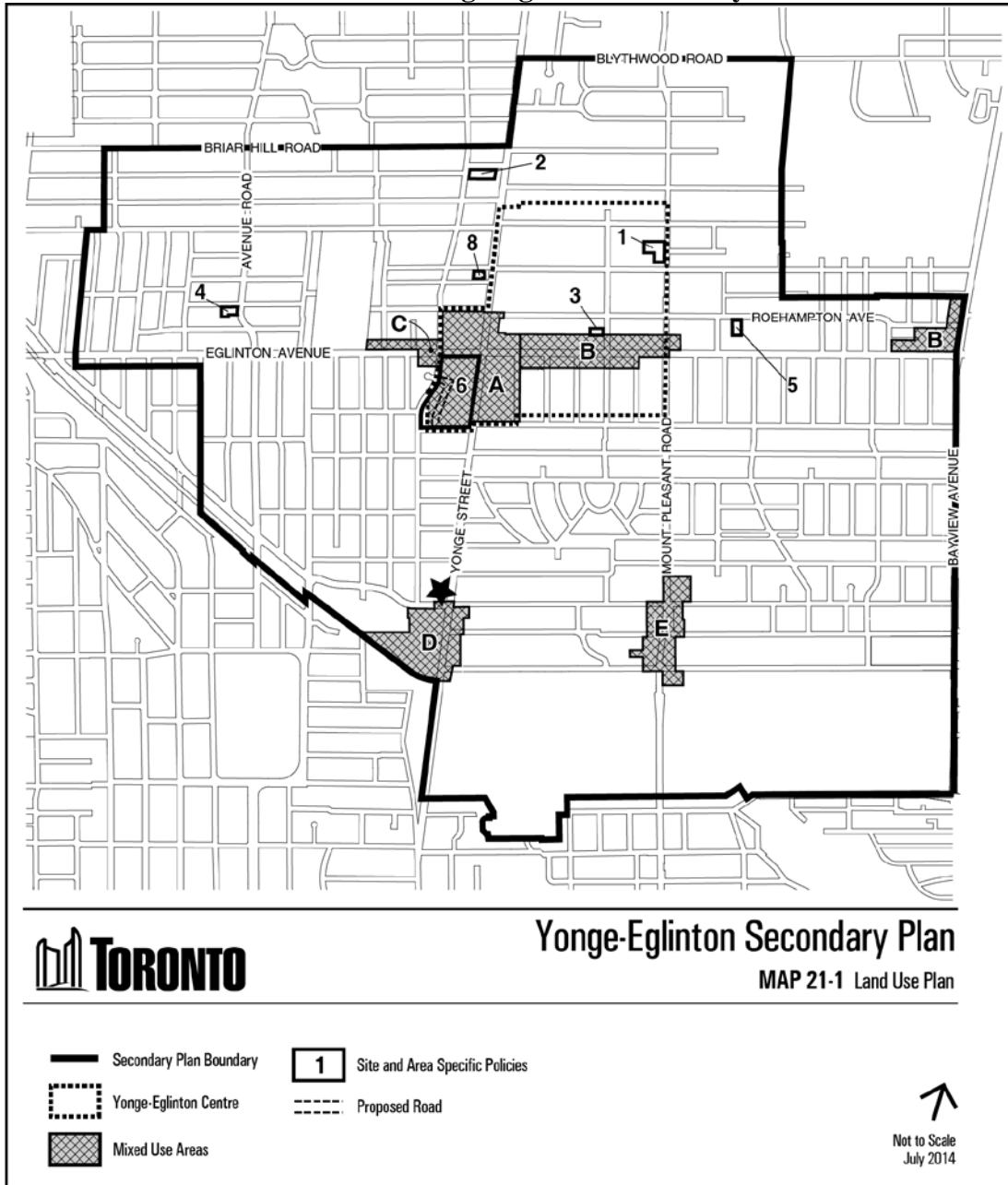
1982-1984 Yonge Street

File # 16 270106_STE_22 0Z

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

↑
Not to Scale
04/20/2017

Attachment 8: Yonge-Eglinton Secondary Plan



Location of Subject Site

★ Subject Site - 1982-1984 Yonge Street

1982 - 1984 Yonge Street

File # 16_270106_STE 22 02

04/20/2017

Attachment 9: Application Data Sheet

Municipal Address: 1982-1984 YONGE ST **Date Received:** December 22, 2016

Application Number: 16 270106 STE 22 OZ

Application Type: Rezoning

Project Description: a 9-storey mixed-use building with 30 residential rental units

Applicant	Agent	Architect	Owner
Hunter & Associates Ltd.			1438229 ONTARIO LIMITED

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR 3.0 (c2.0; r2.5) SS2 (x2430)	Heritage Designation: N
Height Limit (m):	16	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 395 Frontage (m): 12 Depth (m): 34

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			302	302
Residential GFA (sq m):			2,260	2,260
Non-Residential GFA (sq m):			564	564
Total GFA (sq m):			2,824	2,824
Height - Storeys:			9	9
Height - Metres:			31	31

Lot Coverage Ratio (%): 76.48 Floor Space Index: 7.15

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	2,260	
Retail GFA:	231	
Office GFA:	333	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			30	30
Other:				
Total Units:			30	30

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		1	25	4	
Total Units:		1	25	4	

Parking and Loading

Parking Spaces: 2 Bicycle Parking Spaces: 37 Loading Docks: 1

CONTACT:

David Driedger, Senior Planner
416-392-7613
David.Driedger@toronto.ca

Attachment 10: Draft Zoning By-law Amendment (By-law 438-86)

***** To be provided on or before the July 4, 2018
Toronto & East York Community Council Meeting *****

Attachment 10: Draft Zoning By-law Amendment (By-law 569-2013)

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