

**City-initiated Yonge-St. Clair Secondary Plan Review –  
Status Update**

<b>Date:</b>	June 26, 2018
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 22 – St. Paul's
<b>Reference Number:</b>	18 122399 SPS 00 OZ

**SUMMARY**

Planning staff have been requested by City Council to review the built form policies within the Yonge-St. Clair Secondary Plan, specifically as they relate to *Mixed Use Areas* 'A' and 'B', generally located at the intersection of Yonge Street and St. Clair Avenue.

This report provides a status update on the above-noted direction from City Council and outlines the study purpose and community consultation process.

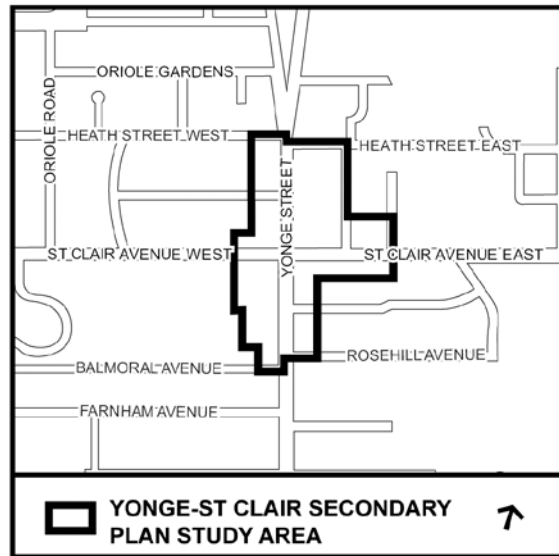
**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. The Acting Director, Community Planning, Toronto and East York District report back in Q2 2019 to Toronto and East York Community Council with a Planning Framework for the Yonge-St. Clair Secondary Plan Study Area.

**Financial Impact**

The recommendations in this report have no financial impact.



## DECISION HISTORY

At its meeting on July 4, 5 and 6, 2017, City Council adopted the following motion from the Ward Councillor:

1. City Council request the Chief Planner and Executive Director, City Planning to report to Toronto and East York Community Council in the first quarter of 2018 with respect to a work program for the review of built form policies within *Mixed Use Areas A and B* of the Yonge St. Clair Secondary Plan Area.
2. City Council request the Chief Planner and Executive Director, City Planning to include the Yonge St. Clair Secondary Plan Review as a new study for consideration in the Division's Study Work Program to be reported to Planning and Growth Management Committee in September 2017.
3. City Council direct Planning staff to advise planning applicants, consistent with the intent of Policy 5.2.1.2 of the Official Plan, which provides that City Council will not adopt zoning by-law amendments in the Yonge St. Clair Secondary Plan Area that permit development at a scale, intensity or character that necessitates reconsideration of the Secondary Plan policies prior to adoption of the City-initiated Secondary Plan amendments under the Yonge St. Clair Secondary Plan Review.

A link to the motion and Community Council's decision is available here:  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE25.120>

## ISSUE BACKGROUND

### Study Area

The study area includes properties within the *Mixed Use Areas 'A' and 'B'* in the Yonge St. Clair Secondary Plan around the Yonge/St. Clair intersection and some additional lands to the east including properties on the west side of Alvin Avenue and the north side of St. Clair Avenue West as shown in Attachment No. 2.

### Study Purpose

The Yonge-St. Clair area is at a node of two *Avenues*, and the intersection the Yonge-University-Spadina subway line and the dedicated St. Clair Avenue streetcar right-of-way. As described in the Secondary Plan for the area (Policy 2.1), the urban structure consists of:

- b) a node of *Mixed Use Area* development at the intersection of Yonge Street and St. Clair Avenue, shown as *Mixed Use Area 'A'* on Map 6-3, at a **higher density and scale**.
- c) *Apartment Neighbourhoods* and *Mixed Use Areas* at a **medium density and scale** extending from the node west along St. Clair Avenue West to Avenue Road and east along St. Clair Avenue East to David Balfour Park; and

- e) **lower density and scale** “main street type” development extending from the node north and south along Yonge Street.

Recent applications have proposed tall buildings in the areas just outside of *Mixed Use Area 'A'* and generally within *Mixed Use Area 'B'*, north and south along Yonge Street, where the Official Plan calls for lower density and scale in the form of mid-rise buildings.

The purpose of the study is to develop a Planning Framework which identifies appropriate locations for tall buildings and provides the public realm and built form objectives for those tall buildings.

## **Development Applications**

### **Approved Application: 30 Alvin Avenue (File No. 06 199698 STE 22 OZ)**

A development was approved, but has not yet been constructed, to permit the following: a 16-storey (53.5-metre) residential building terraced from and oriented to Heath Street; a 37-storey (129-metre) residential building central to the block; a 15-storey (53.5-metre) mixed-use building fronting onto Yonge Street; two groups of townhouses fronting onto Alvin Avenue; and a mid-block linear park and open space linking Yonge Street to Alvin Avenue.

### **Approved Application: 1417-1431 Yonge Street (File No. 14 268423 STE 22 OZ)**

A development was approved, but has not yet been constructed, to permit a 34-storey building (128-metre) consisting of a two-storey retail podium, 220 residential units, and a parking garage accessed via the rear public lane.

### **Current Application: Southeast Corner of Yonge and St. Clair - Official Plan Amendment (File No. 17 133659 STE 22 OZ)**

This application proposes to amend the Official Plan for the block bound by Yonge Street, St. Clair Avenue East, Pleasant Boulevard and Tamblyn Lane (properties include 1 St. Clair Avenue East and 1407-1431 Yonge Street). The OPA proposes to amend the Yonge-St. Clair Secondary Plan to permit two tall buildings within the block with a minimum tower separation of 20 metres.

### **Current Application: 1365-1375 Yonge Street (File No. 18 151554 STE 22 OZ)**

This application proposes to amend the Official Plan and Zoning By-law to permit a 17-storey (69-metre) mixed-use building consisting of 621.2 square metres of at-grade retail space, a 310-unit retirement home (21,321.5 square metres residential gross floor area), and 93 parking spaces within a 2-level underground garage.

There have been other pre-application discussions regarding other properties within the study area.

## **Work Program**

City staff, the Ward Councillor, landowners and local stakeholders will engage in a community consultation process to establish a Planning Framework for the study area. The consultation process is anticipated to occur as follows:

1. Q3 2018 - First Local Advisory Committee Meeting
2. Q4 2018 - Community Meeting/Workshop
3. Q1 2019 - Second Local Advisory Committee Meeting
4. Q2 2019 - Planning Framework (Final Report)

As part of the Final Report, staff will seek further instruction from City Council on the need for an amendment to Yonge-St. Clair Secondary Plan policies.

## **Next Steps**

Staff will initiate a Local Advisory Committee with local stakeholders and schedule a community consultation meeting in consultation with the Ward Councillor.

## **CONTACT**

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## **SIGNATURE**

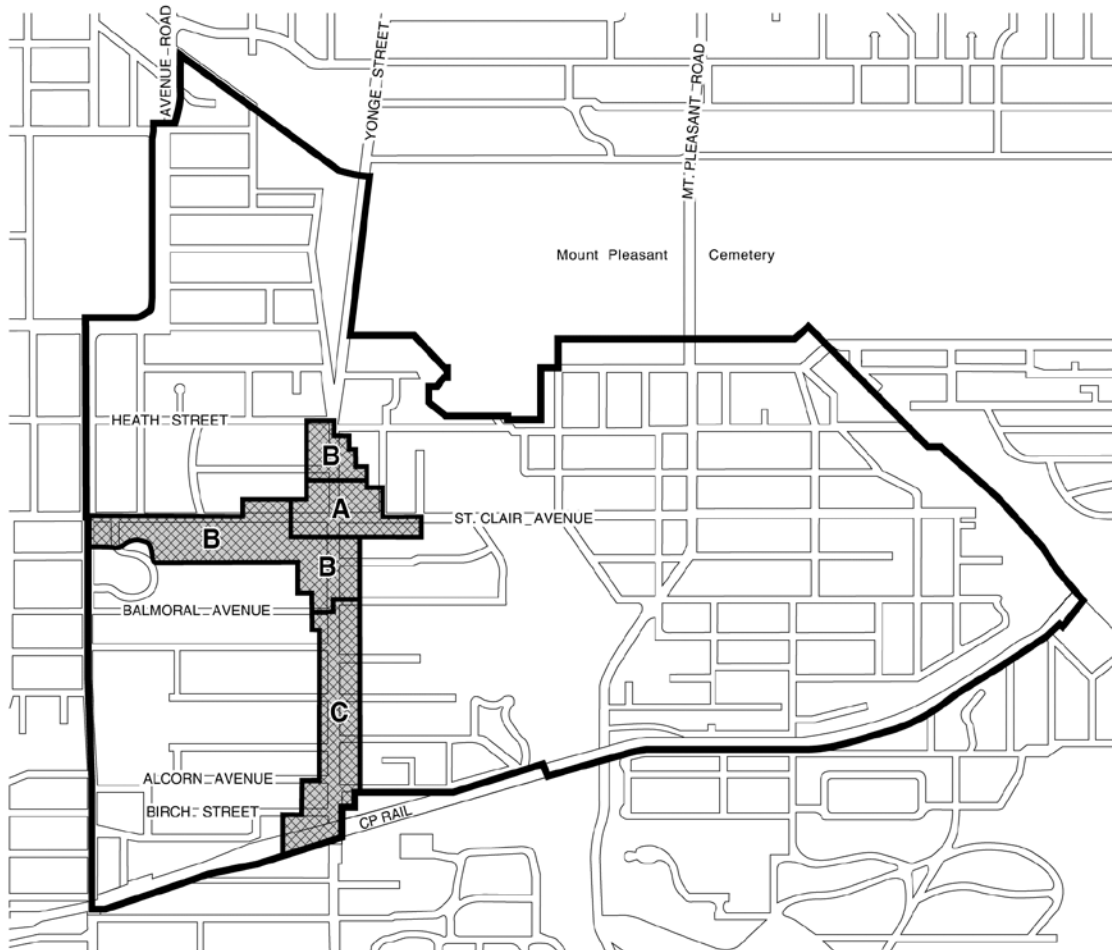
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Lynda H. Macdonald  
Acting Director, Community Planning  
Toronto and East York District

## **ATTACHMENTS**

Attachment 1: Yonge-St. Clair Secondary Plan Area  
Attachment 2: Study Area  
Attachment 3: Official Plan Map

# Attachment 1: Yonge-St. Clair Secondary Plan Area



Map 6-3 Mixed Use Areas

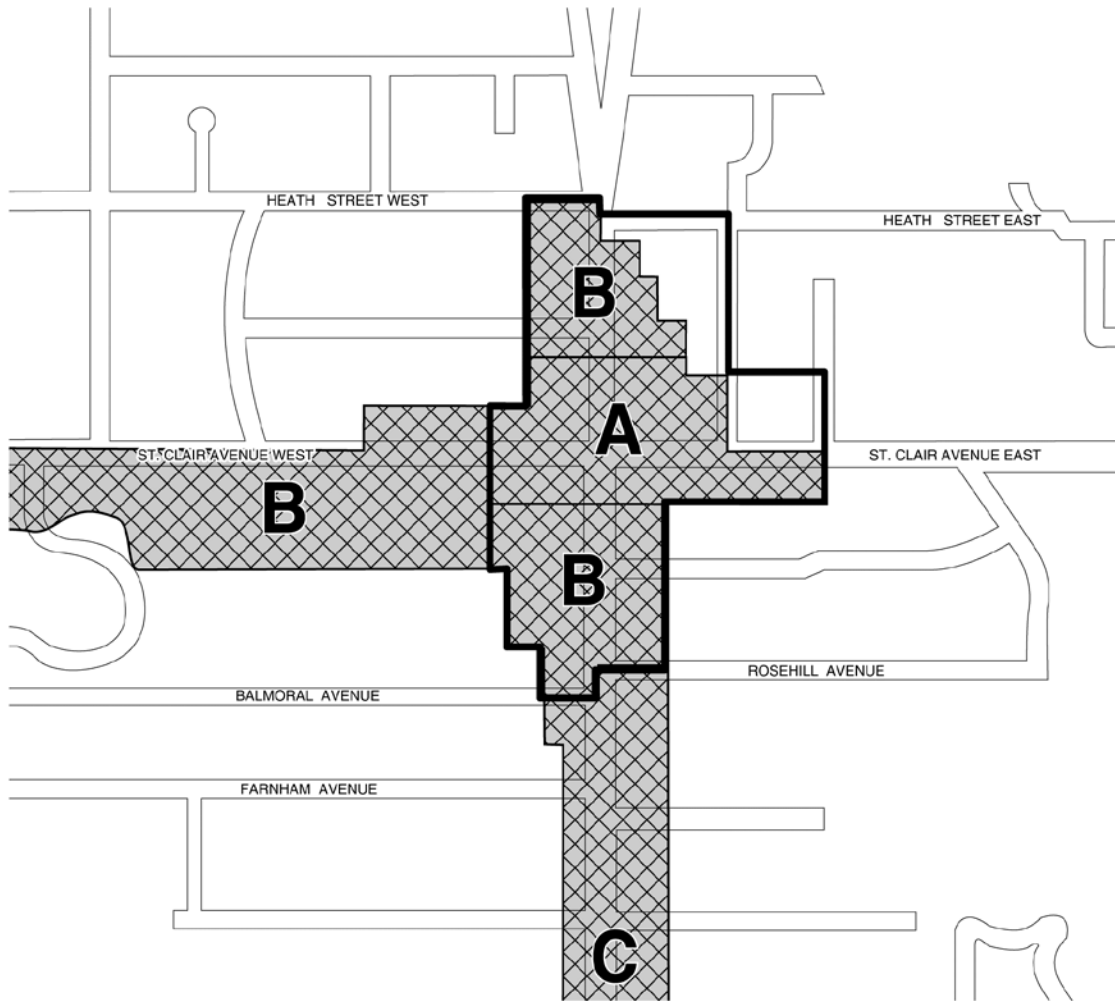
Yonge-St. Clair Secondary Plan

Not to Scale  
June/2006



File # 18 122399 SPS 00 0Z

## Attachment 2: Study Area



— Secondary Plan Boundary

▨ Mixed Use Areas

Map 6-3 Mixed Use Areas

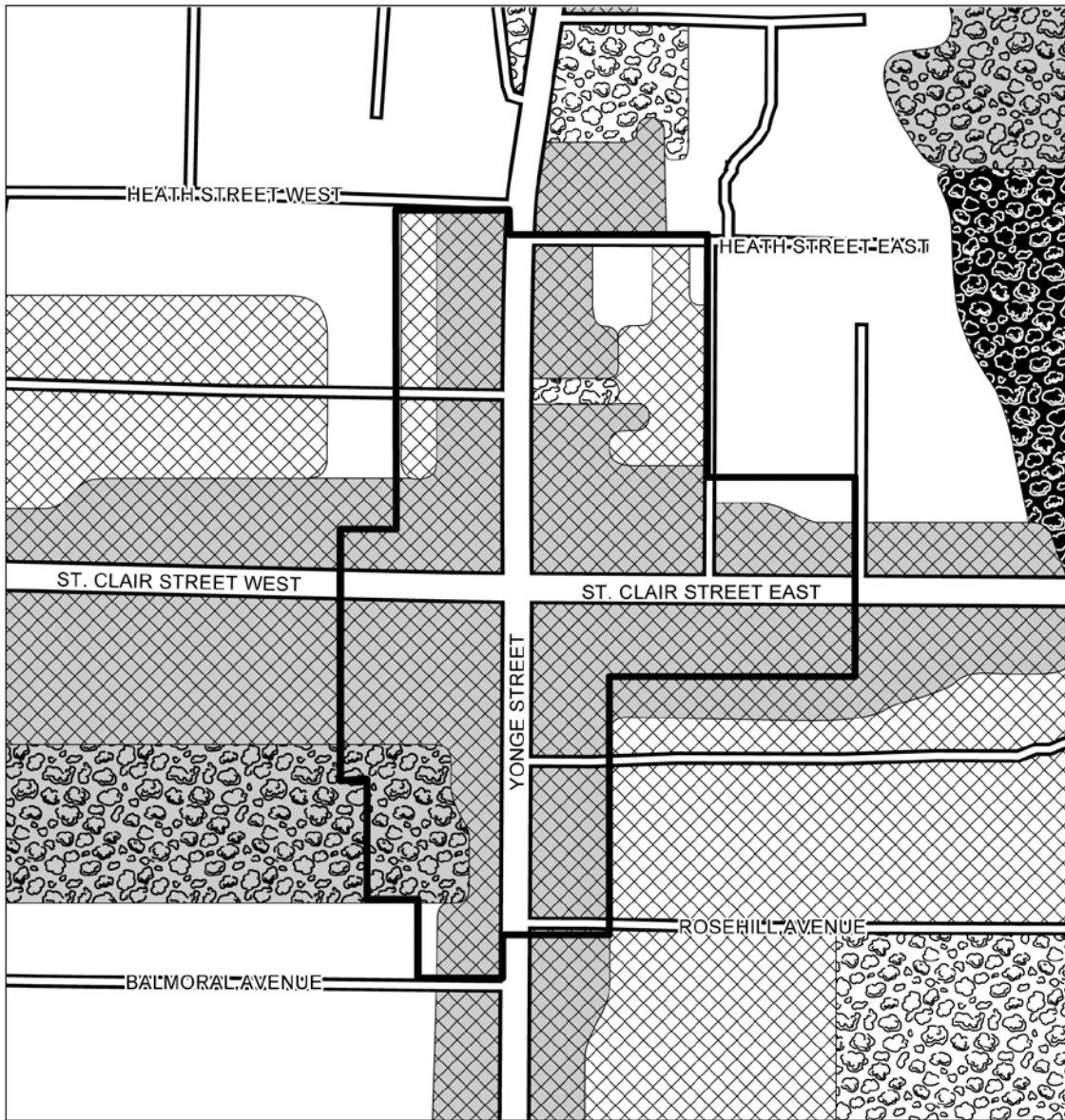
Yonge-St. Clair Secondary Plan

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File # 18 122399 SPS 00 0Z








### Attachment 3: Official Plan Map



### Official Plan Land Use Map

### City Initiated Yonge-St. Clair Secondary Plan Review

File # 18 122399 SPS 00 02

	Location of Application		Parks & Open Space Areas
	Neighbourhoods		Natural Areas
	Apartment Neighbourhoods		Parks
	Mixed Use Areas		Other Open Space Areas



Not to Scale  
05/31/2018