

2490-2514 Yonge Street, 10-12 Castlefield Avenue, and portions of 20 Castlefield Avenue and 567 Duplex Avenue – Official Plan Amendment and Zoning Amendment Applications – Preliminary Report

Date: August 28, 2019

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 8 - Eglinton-Lawrence

Planning Application Number: 18 186858 NNY 16 OZ

Notice of Complete Application Issued: July 30, 2018

Listed Heritage Building on Site: Yes

Current Use(s) on Site: Three storey mixed-use buildings containing retail at grade with office uses above, and an event space known as the former Capitol Theatre.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 2490-2514 Yonge Street, 10-12 Castlefield Avenue, and portions of 20 Castlefield Avenue and 567 Duplex Avenue, currently under review by City Staff. The application has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application, in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 2490-2514 Yonge Street, 10-12 Castlefield Avenue, and portions of 20 Castlefield Avenue and 567 Duplex Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

A pre-application meeting was held on February 21, 2018. An application for a 21-storey mixed-use building was submitted on June 29, 2018 and deemed a complete application. Staff did not submit a Preliminary Report to Community Council or hold a Community Consultation Meeting on the June 2018 submission due to the Council recess for the municipal election in 2018. Since the original application in June 2018, and following discussions with Planning staff, the applicant has revised their proposal significantly reducing the height of the proposed building, as well as the lot area of the subject site.

A portion of the subject site consists of lands currently operated by Toronto Parking Authority (TPA) for a 163 space surface parking lot. A report regarding the proposed sale of 20 Castlefield Avenue and 565 Duplex Avenue was before City Council on June 26, 2018. The staff report with Confidential Attachment was adopted by City Council.

The report can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CC43.20>

ISSUE BACKGROUND

Application Description

This application proposes to amend the Official Plan and Zoning By-law for the properties at 2490-2514 Yonge Street, 10-12 Castlefield Avenue, and portions of 20 Castlefield Avenue and 567 Duplex Avenue to permit a 14-storey mixed use building containing 172 dwelling units and retail uses at grade along Yonge Street. The Capitol Theatre façade, vestibule and theatre volume, as well as the existing canopy structure, are proposed to be incorporated into the development. A total of 184 vehicular and 184 bicycle parking spaces are proposed, that would be accessed from a driveway off of Castlefield Avenue. The proposal has an overall gross floor area of 19,053 square metres, of which, 1,372 square metres are proposed to be dedicated to non-residential uses at grade, with the remaining 17,681 square metres of gross floor area dedicated to residential uses. An overall floor space index (FSI) of 6.33 is proposed.

The proposal includes a proposed land exchange with the City, where approximately 650 square metres of TPA lands with frontage on Castlefield Avenue would be acquired by the applicant to be incorporated in the proposed development proposal in exchange for an identical area of land with frontage on Duplex Avenue to be conveyed to the City (Attachment 4).

The proposal statistics are as follows:

Site Statistics

Lot Area	3,009.3 square metres
Residential Gross Floor Area	17,681 square metres
Non-Residential Gross Floor Area	1,371.8 square metres
Total Gross Floor Area	19,052.8 square metres
Floor Space Index	6.33
Overall Building Height	50.40 metres (14 storeys)

Residential Unit Breakdown

Studio	0 (0%)
1-Bedroom	17 (10%)
1-Bedroom + Den	17 (10%)
2-Bedroom	69 (40%)
2-Bedroom + Den	50 (29%)
3-Bedroom	0 (0%)
3-Bedroom + Den	19 (11%)
Total Number of Units Proposed	172 (100%)

Amenity Space Breakdown

Indoor Amenity Space Location	
2nd Floor	347.4 square metres
10th Floor	83.4 square metres
Total Indoor Amenity Space Provided	430.8 square metres
Outdoor Amenity Space Location	
10th Floor	258.1 square metres

Indoor Amenity Space Location	
Total Outdoor Amenity Space Provided	258.1 square metres

Vehicular Parking Breakdown

Residential	149
Non-residential	35
Total Parking Provided	184

Bicycle Parking Breakdown

Residential Long-term spaces	155
Residential Short-term spaces	18
Total Residential Bicycle spaces	173
Non-Residential Long-term spaces	3
Non-Residential Short-term spaces	8
Total Non-Residential Bicycle spaces	11
Total Number of Bicycle Spaces	184

Building Setbacks and Step-backs

west property limit	3.0 metres to 5.0 metres
east property limit	0 metres to 24.6 metres
north property limit	0 metres to 12.5 metres
south property limit	0 metres to 10.8 metres

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1 of this report, for a three dimensional representation of the project in context and Attachment 5 for the proposed Site Plan.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2019) establishes policies that require implementation through a Municipal Comprehensive Review (a "MCR"), which is a requirement pursuant to Section 26 of *The Planning Act* that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishing of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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 (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) 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 (2019). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2019).

Planning for Major Transit Station Areas

The Growth Plan (2019) contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs achieve appropriate densities.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The subject site is located on lands shown as *Avenues* on Map 2 of the Official Plan. *Avenues* are considered important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents. The Plan recognizes that the *Avenues* will be transformed incrementally, that each is different, and that there is no one size fits all approach to reurbanizing them. Reurbanization of the *Avenues* is subject to the policies of the Official Plan, including in particular the neighbourhood protection policies.

The subject site has a split designation, with the portion of the site fronting onto Yonge Street being designated *Mixed Use Areas*, and the *western* portion of the site along Castlefield Avenue being designated *Neighbourhoods* on Map 17- Land Use Plan. Official Plan Amendment 405 (OPA 405), as adopted by City Council in July 2018, and approved with modifications by the Province on June 5, 2019, designated a portion of the lands abutting the *Mixed Use Areas* designation from *Neighbourhoods* to *Mixed Use Areas* to facilitate sufficient depth for mid-rise development. A broad range of commercial, residential and institutional uses in single use or mixed-use buildings, as

well as parks and open spaces and utilities are permitted within *Mixed Use Areas*. The Official Plan recognizes that *Mixed Use Areas* achieve a number of planning objectives by combining a broad array of uses. The Plan notes that not all *Mixed Use Areas* will experience the same scale or intensity of development. Development in the *Mixed Use Areas* along the *Avenues* will generally be at a much lower scale than in the *Downtown* and most often at a lower scale than in the *Centres*.

Section 4.5.2 includes criteria for development in *Mixed Use Areas* to ensure, among other things, that the location and massing for new buildings achieves transitions between areas of different development intensity and scale, adequately limits shadow impacts on adjacent Neighbourhoods, and frames the edges of streets and parks with good proportion and maintains sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

Neighbourhoods are considered physically stable areas made of lower scale residential uses. The Official Plan provides that development in *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood including among other criteria the pattern of streets, block and lanes, parks and public building sites, heights, massing and scale of nearby residential properties, the prevailing pattern of rear and side yard setbacks and the conservation of heritage buildings, structures and landscapes. Special infill criteria guide the integration of new development on those properties within *Neighbourhoods* which differ from the prevailing patterns in terms of lot size, configuration and orientation.

The application is also located within the Yonge Eglinton Secondary Plan. The Yonge-Eglinton Secondary Plan provides a locally focussed policy framework for guiding growth and change in the Secondary Plan area. The general policies of Section 2 establish objectives in relation to land use, the nature and scale of development, transportation, urban form and public realm, community services, and parks and open spaces. It is a primary objective of the Secondary Plan to maintain and reinforce the stability of *Neighbourhoods* and to minimize conflicts among uses in *Mixed Use Areas*, *Neighbourhoods*, *Apartment Neighbourhoods* and *Parks and Open Space Areas* in terms of land use, scale and vehicular movement. Section 2.5 provides that the development of mixed use buildings in *Mixed Use Areas* will be encouraged to increase active pedestrian circulation at street level, and to increase housing opportunities for families and other households.

The Yonge-Eglinton Secondary Plan also identifies that in order to ensure that the form of buildings promotes a compatible physical and land use relationship between development within the various land use designations and between sites in abutting land use designations, and that all new buildings within Yonge-Eglinton Secondary Plan area form a positive visual relationship to the street, it is an objective of the Secondary Plan to:

- maintain the existing scale of developments within stable *Neighbourhoods* and protect such areas from overshadowing from buildings located in abutting *Mixed Use Areas* and *Apartment Neighbourhoods*;

- secure a transition in height and scale from developments in *Mixed Use Areas* and *Apartment Neighbourhoods* to *Neighbourhoods* and, in particular, to those sites which abut a *Neighbourhood*;
- require that development on those portions of land which project into adjacent *Neighbourhoods* will be designed in a manner so as to be of a height and scale consistent with the abutting residential uses;
- ensure that development of the greatest height, density and scale are situated within *Mixed Use Area 'A'*, and that developments of a lesser scale that are contextually appropriate and compatible with adjacent areas will occur in *Mixed Use Areas' B', 'C' and 'D'*; and
- direct higher density residential development proposals within *the Apartment Neighbourhoods* to sites with nearby subway station access.

The subject site is not located within *Mixed Use Areas A through D* (Attachment 7).

The Yonge-Eglinton Secondary Plan also indicates those lands which are subject to the Yonge-Eglinton Centre and which satisfy the Urban Growth Centre requirements of the Province's Growth Plan (Attachment 7). The Secondary Plan provides direction respecting heights, densities and scale of development in different areas of the Yonge-Eglinton Centre, with the highest heights, densities and scale of development planned at the four quadrants of the intersection of Yonge Street and Eglinton Avenue. The subject site is not located within the Yonge-Eglinton Centre.

In July 2018, City Council approved the Yonge-Eglinton Official Plan Amendment (OPA 405) as a result of the Midtown In Focus Planning Study. On June 5, 2019, the Minister of Municipal Affairs and Housing issued his decision on OPA 405. The Official Plan Amendment, as modified, is now in force. Policy 10.9 of the Plan states that "This plan does not apply to any applications for official plan amendment, zoning by-law amendment, draft plan of subdivision, or condominium approval, site plan approval, consent or minor variance which were complete prior to the approval of this Plan and which are not withdrawn. In-force site specific official plan and/or zoning by-law amendments shall be deemed to conform with this Plan". Notwithstanding this policy, City staff are determining the applicability of OPA 405 for complete applications submitted prior to June 5, 2019 in consideration of the existing Official Plan policies.

Zoning By-laws

The Subject Site is zoned MCR T3.0, C2.0, R2.5 and R1S Z0.6 in the Former City of Toronto Zoning Bylaw 438-86 (Attachment 8). The MCR zoning category permits a wide range of residential, retail and commercial uses. A maximum overall density of 3 times the lot area is permitted, with a maximum building height of 16.0 metres. The western portion of the site is zoned Residential (R1S) and permits a range of residential uses in a variety of forms. The maximum density permitted is 0.6 times the lot area with a maximum permitted height of 9.0 metres.

The Subject Site is zoned CR 3.0 (c2.0; r2.5) SS2 (x2227), CR 3.0 (c2.0; r2.5) SS2 (x2432) and the western portion of the site is zoned R (f7.5; u2; d0.6) (x949) in the City of Toronto Zoning By-law 569-2013 (Attachment 9). The portion designated *Mixed Use*

Areas is zoned C2.0 and R2.5, indicating a permitted Floor Space Index of 2 times the site area for commercial and 2.5x the site for residential uses (to a total maximum of 3 times the site area for all these uses combined). Additionally, the lot is labeled SS2, meaning it is subject to Development Standard Set 2, and x2432 and x2227, indicating it is subject to exceptions 2432 and 2227.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guideline(s) will be used in the evaluation of this application:

- Mid-Rise Guidelines and Mid-Rise Building Performance Standards Addendum
- Draft Growing Up: Planning for Children in New Vertical Communities
- Bird-Friendly Guidelines
- Percent for Public Art

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted to date.

COMMENTS

Reasons for the Application

An amendment to the Official Plan is required to redesignate the portion of the site that is *Neighbourhoods* to *Mixed Use Areas*.

Amendments to Zoning By-law Nos. 438-86 and 569-2013 are required to permit the proposed height and density on the lands and to develop appropriate development standards for the proposal.

ISSUES TO BE RESOLVED

The revised application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Official Plan Conformity

Staff will review the proposal with regards to the appropriateness of the proposed redesignation of a portion of the lands designated *Neighbourhoods* to *Mixed Use Areas*

and to ensure conformity with the policies of the Official Plan and the Yonge Eglinton Secondary Plan.

Built Form, Density and Massing

Staff are reviewing the proposed built form, density and massing of the 14-storey mixed use building against the *Planning Act*, the PPS and Growth Plan, the Official Plan, the Yonge-Eglinton Secondary Plan, and the appropriate City Design Guidelines.

For sites located on *Avenues* and designated *Mixed Use Areas*, the Mid-Rise Building Performance Standards give guidance in regard to building height, massing and transition to achieve Official Plan Policies including Land Use and Built Form Policies. The proposal will be reviewed against the Mid-rise Guidelines. Also, the applicant has submitted an Avenue Segment Study in support of this application.

The current policy frameworks for the area contemplate that the greatest development intensity be within the Yonge-Eglinton Centre's *Mixed Use Areas Zone A* or Growth Centre. The scale of development should be decreasing in height, density and scale as one moves away from the Centre. The applicant proposes a density of 6.33 times the lot area, which will be reviewed in context of the Official Plan policies, as well as the recent approvals for developments in the immediate area. Staff will review the proposal within the existing and planned context of the area, as well as review any potential impacts of the proposal on the lower scaled *Neighbourhood*, and the built form relationships between the proposal and the surrounding area.

Heritage Impact & Conservation Strategy

Section 2 of the *Planning Act* requires that municipal councils in carrying out their responsibilities under the *Act* shall have regard to matters of provincial interest such as are listed in the section, including (d) the conservation of features of significant architectural, cultural or historical interest.

The Provincial Policy Statement 2014 ("PPS, 2014") requires developments to conserve important heritage resources (2.6.1) including those adjacent to proposed development (2.6.3).

Section 3.1.5 of the Official Plan provides policy direction on the conservation of heritage properties in the City's Heritage Register and on development adjacent to heritage properties. Policy 5 states that proposed alterations or development on or adjacent to a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained. Policy 26 requires new construction on, or adjacent to a property on the Heritage Register be designed to conserve the cultural heritage values, attributes and character of the property and to mitigate the visual and physical impact on it, including considerations such as scale, massing, materials, height, building orientation and location relative to the heritage property. Policy 27 encourages the conservation of buildings and structures on the Heritage Register.

The proposed development site includes properties on the city's heritage register (see Attachment 3). On November 8, 2016, the property at 2490 Yonge Street, former Capitol Theatre, and a portion of the property at 2506 Yonge Street (including the entrance address 2510 Yonge Street) were included on the City of Toronto's Heritage Register by City Council:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.NY17.27>

The subject site is adjacent to 2512R Yonge Street, Orange Hall, located directly behind 2512 Yonge Street with the former Consumer's Gas Showroom located at the north end of the block at 2532 Yonge Street, and Designated under Part IV of the Ontario Heritage Act in 1976. The site is in close proximity to several properties included on the City of Toronto's Heritage Register by City Council as part of Midtown in Focus- Phase 1 Study, which can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG22.5>

As part of the applicant's submission, a Heritage Impact Assessment (HIA) prepared by heritage consultants GBCA Architects, along with architectural drawings prepared by Turner Fleischer Architects Inc. will be reviewed by Heritage Preservation Services.

Housing

A Housing Issues Report is required for Official Plan Amendments and Zoning By-law Amendments that seek to demolish existing rental properties, intensify existing rental sites, convert existing rental housing to condominiums or that propose residential development in excess of five hectares. Staff have requested that the applicant submit a Rental Housing Demolition and Conversion Declaration of Use and Screening form to determine whether the City's by-law controlling the demolition and conversion of rental housing applies to the subject lands.

Family Friendly Units

The Growing Up Guidelines are intended to ensure that new developments in the City increase liveability for larger households, including families with children, at the neighbourhood, building, and unit scale. The provision of a full range of housing across the City and within neighbourhoods is important to achieving the diversity required to meet current and future needs of residents, and to provide economic competitiveness and social cohesion. Staff will review the proposal to ensure it aligns with the Guidelines.

Amenity Space

Section 3.1.2.6 of the Official Plan states that every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents. Also, By-laws 569-2013 and 438-86 require that a minimum of 2 square metres per dwelling unit of indoor and outdoor amenity space be provided. The applicant is proposing 258 square metres of outdoor amenity space, and 431 square metres of indoor amenity space as

part of this proposal. Staff will review the amount and location of the proposed amenity space.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law).

The applicant submitted an Arborist Report as part of their application. The report is under review by the City's Urban Forestry Division. The report provides arborist recommendations for the existing trees documented within and adjacent to the subject site that will be impacted by the proposed development. The trees identified in the report are regulated under Chapter 813 of the City of Toronto Municipal Code. Urban Forestry has a standard replacement ratio of 3:1 for removed private trees. Replanting requirements will be determined once the removal and injury plan has been finalized. Staff will review the Arborist Report as part of this application.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

A Community Services and Facilities report was submitted by the applicant as part of their original submission. Staff will evaluate the impact of the proposal on community services and facilities, including assessment of existing capacity to support the proposed population. Staff will determine whether any capital improvements or expansion of facilities are required to be addressed as part of this application.

Infrastructure/Servicing Capacity

Staff are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, etc.) to accommodate the proposed development.

Engineering and Construction Services are reviewing the Servicing Report that was provided by the applicant with the submission, the purpose of which is to evaluate the effects of a proposed change in land use or development on the City's municipal servicing infrastructure and watercourses, and identify and provide the rationale for any

new infrastructure and upgrades to existing infrastructure, necessary to provide for adequate servicing to the proposed change in land use or development.

A Transportation Impact Study was also submitted by the applicant as part of the proposal. The TIS will be reviewed to evaluate the proposal on the transportation system, as well as to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured in the Zoning By-law, on site plan drawings and through a Site Plan Agreements.

The applicant is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features will be secured through Zoning By-law standards and on plans secured through the Site Plan Control Application.

Section 37 Community Benefits

The Official Plan contains policies pertaining to the provision of community benefits in exchange for an increase in height and/or density pursuant to Section 37 of the Planning Act. As the application is seeking a significant increase in height and density, a Section 37 contribution would be warranted if this application were approved.

Incorporation of City Owned Lands into the Development Site

A portion of the site consists of lands owned by the City of Toronto and operated by the Toronto Parking Authority as a surface parking lot. A land exchange between the applicant and the City will be required to facilitate the proposal. The City-owned lands, and any proposed land exchange, will be subject to future reports from the appropriate Divisions and will require City Council approval.

Other Matters

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

CONTACT

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Staff Report for Action - Preliminary Report - 2490-2514 Yonge Street, 10-12 Castlefield Avenue, and portions of 20 Castlefield Avenue and 567 Duplex Avenue

E-mail: Marian.Prejel@toronto.ca

SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context (Looking North West)

Attachment 2: 3D Model of Proposal in Context (Looking South)

Attachment 3: Location Map

Attachment 4: Areas of Land Exchange

Attachment 5: Site Plan

Attachment 6: Official Plan Map

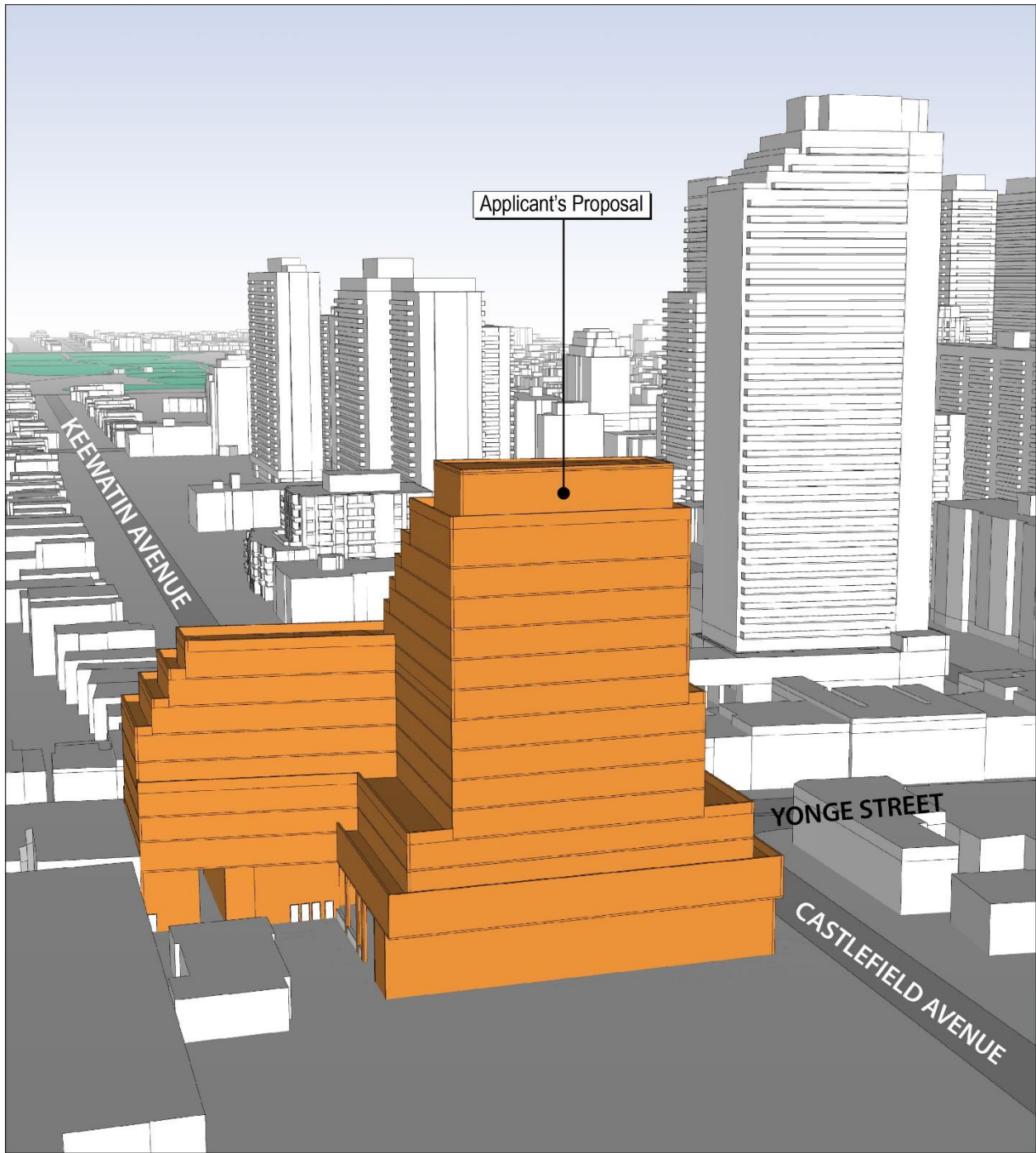
Attachment 7: Yonge-Eglinton Secondary Plan Map

Attachment 8: Zoning Map 438-86

Attachment 9: Zoning Map 569-2013

Attachment 10: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context (Looking East)

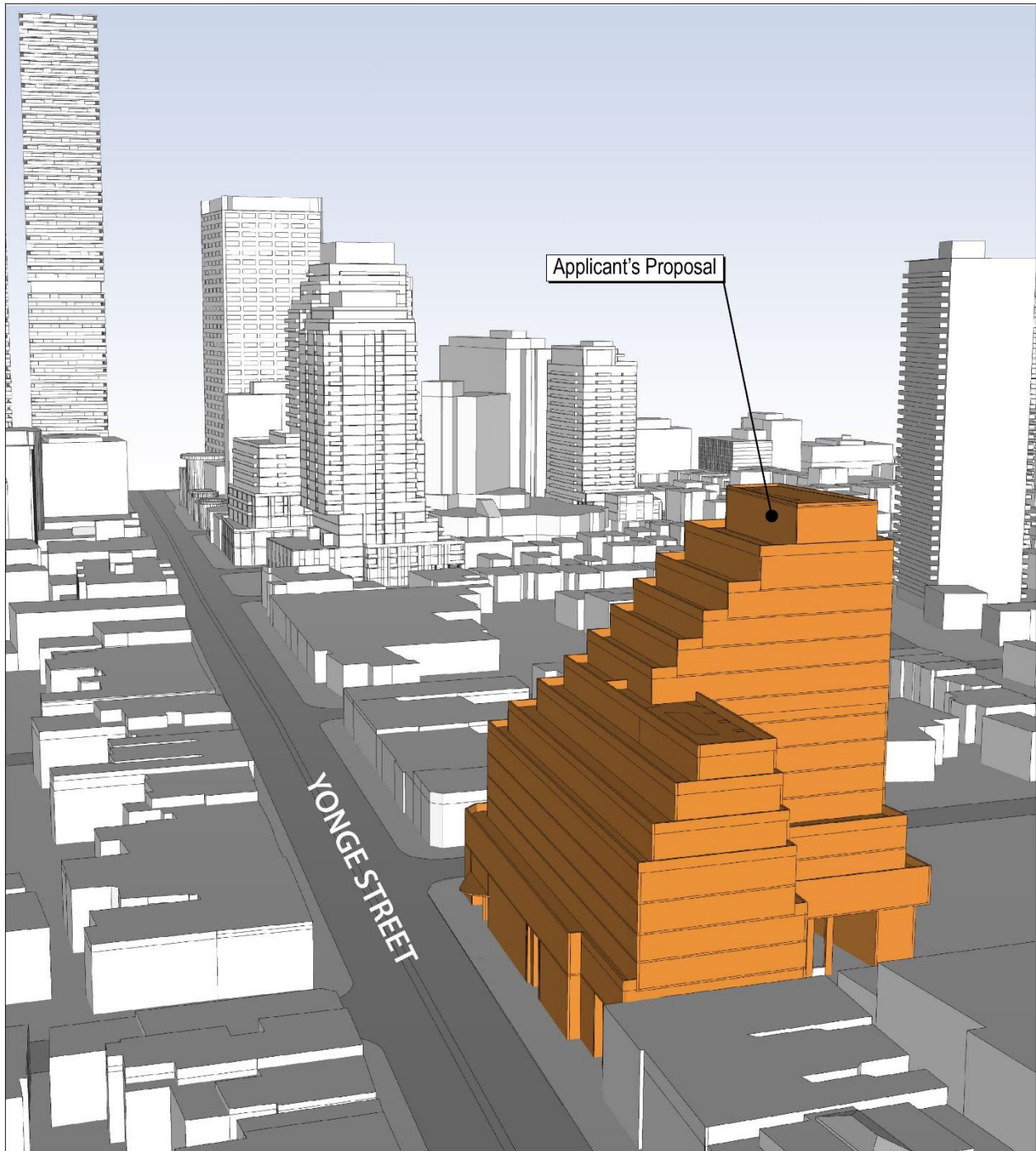


View of Applicant's Proposal Looking East



08/08/2019

Attachment 2: 3D Model of Proposal in Context (Looking South)

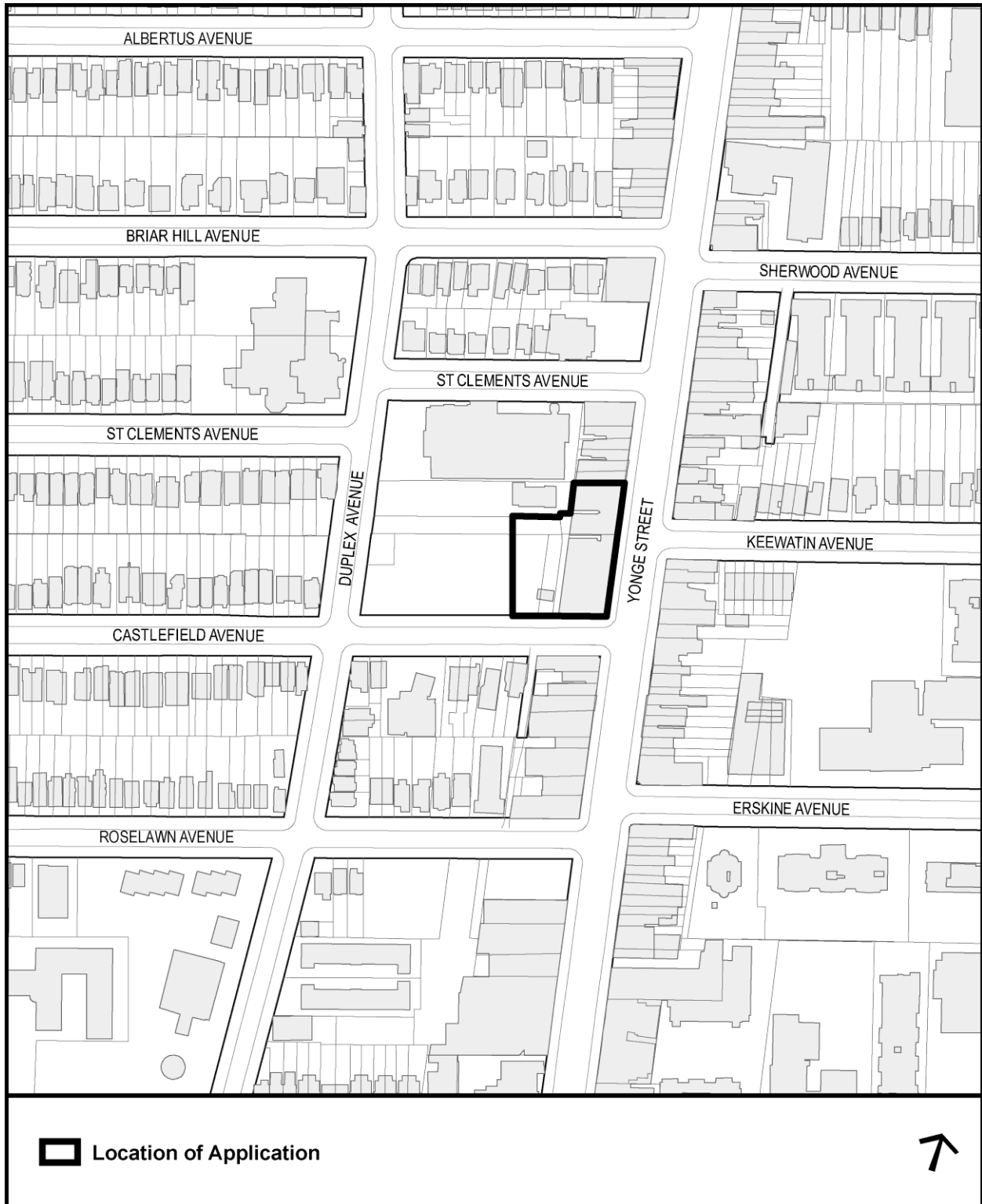


View of Applicant's Proposal Looking South

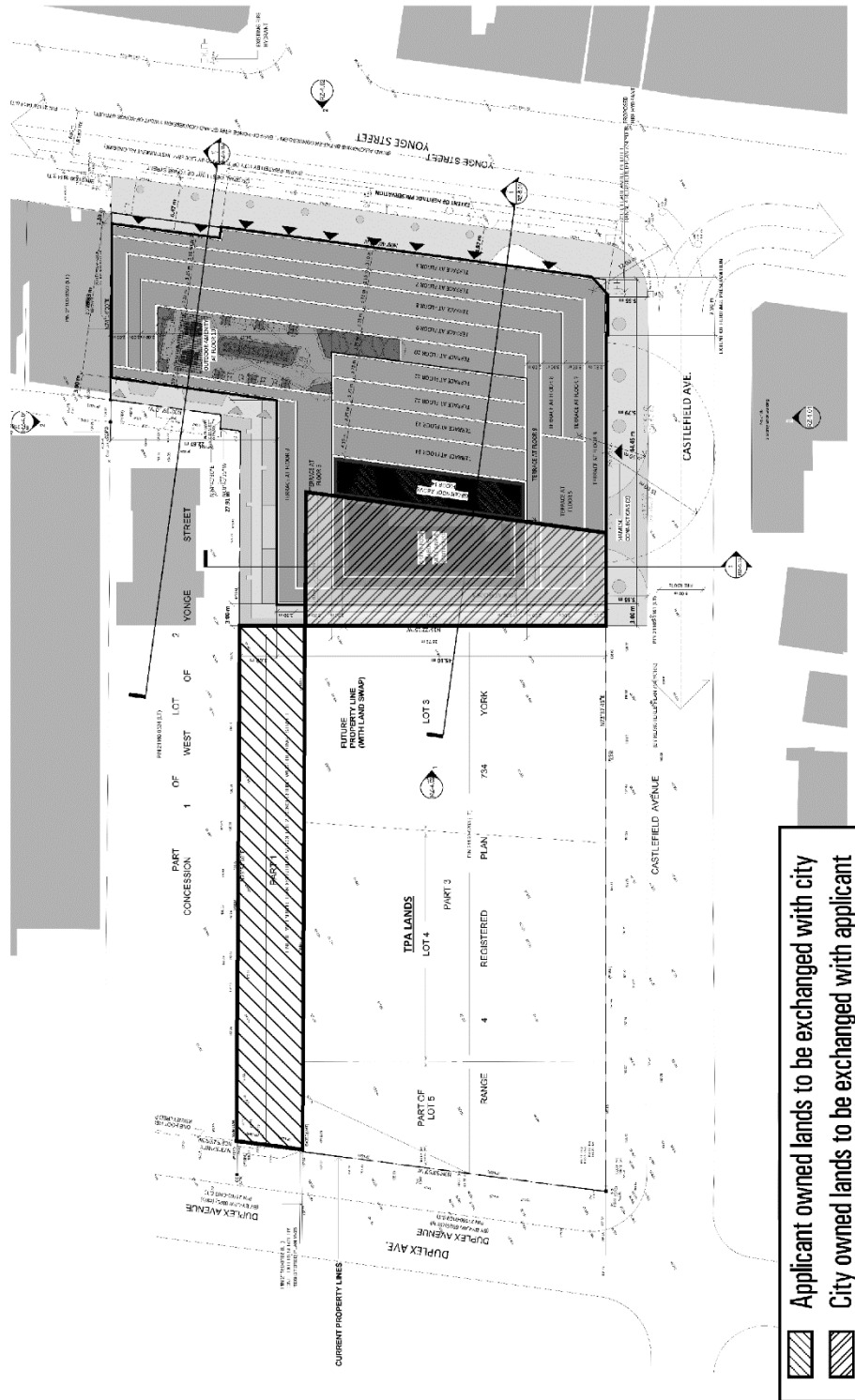


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Attachment 3: Location Map



Attachment 4: Areas of Land Exchange



Site Plan 2490-2514 Yonge Street, 10-12 Castlefield Avenues and portions of
 Applicant's Submitted Drawing 20 Castlefield Avenue and 567 Duplex Avenue

Not to Scale
 08/28/2019

File # 18 186858 NNY 16 0Z

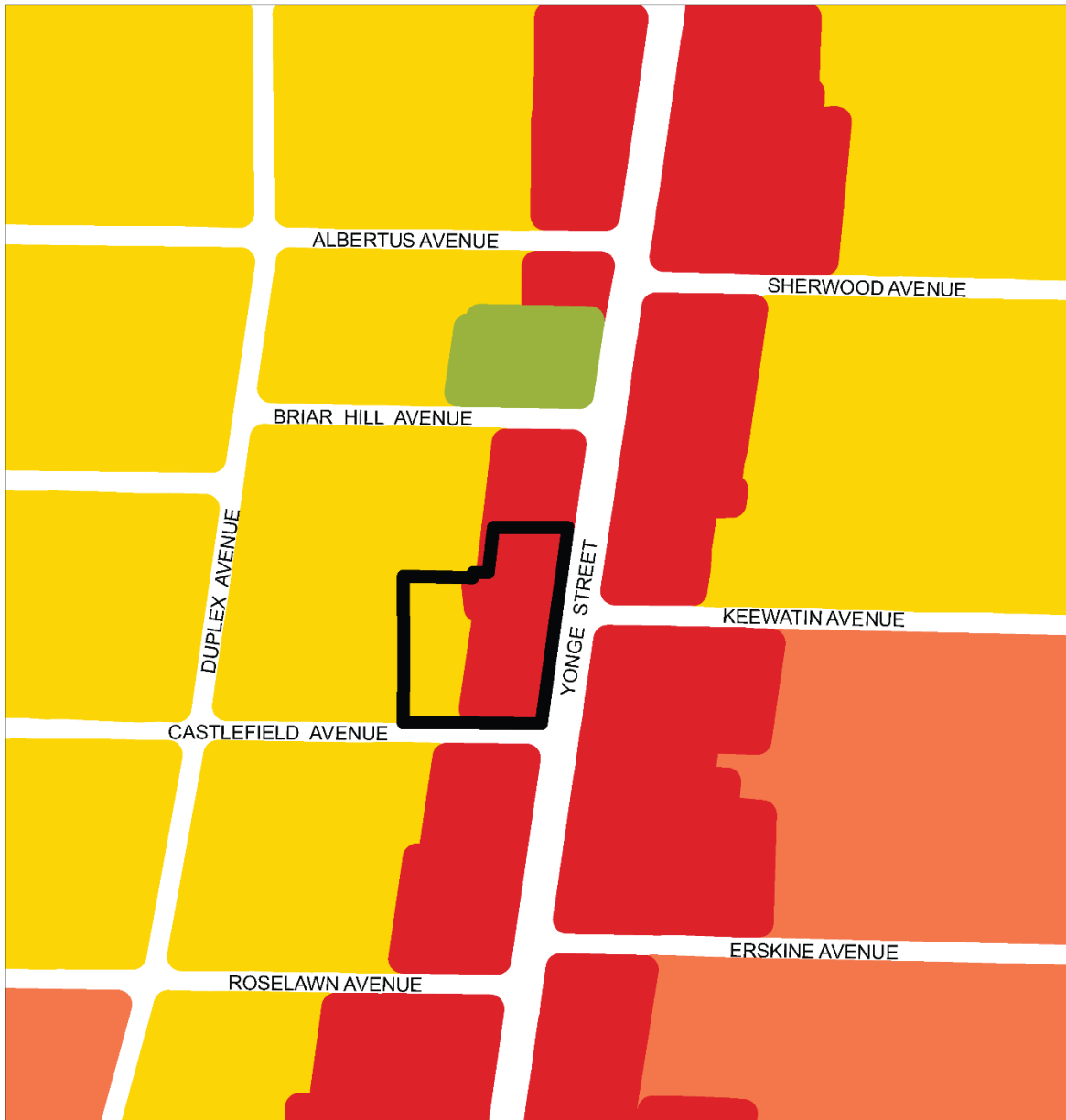


Site Plan
Applicant's Submitted Drawing
Not to Scale
07/29/2019

2490-2514 Yonge Street, 10-12 Castlefield Avenues and portions of
 20 Castlefield Avenue and 567 Duplex Avenue

File # 18 186858 NMY 16 0Z

Attachment 6: Official Plan Map



Official Plan Land Use Map #17

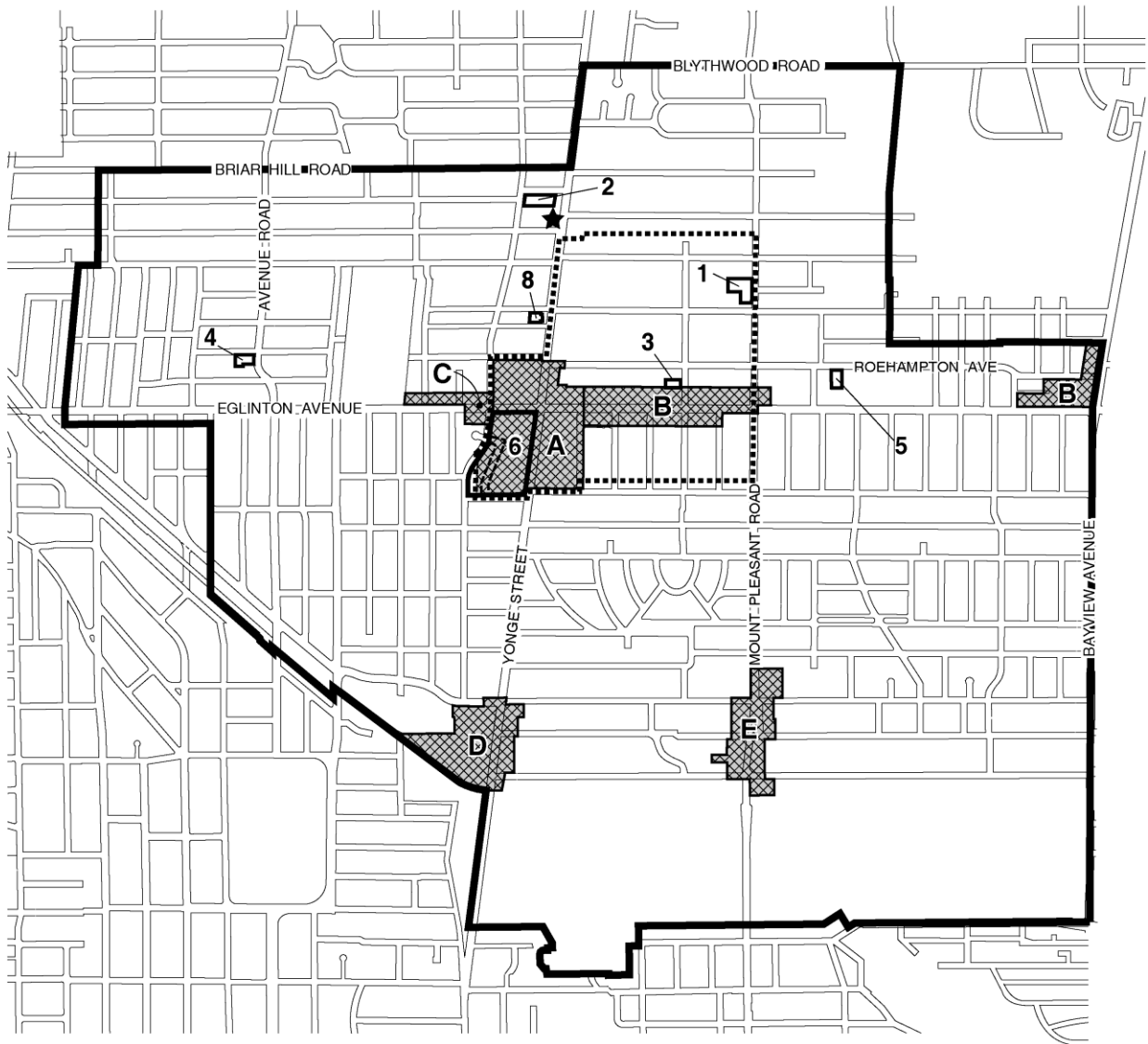
2490-2514 Yonge Street, 10-12 Castlefield Avenues and portions of
20 Castlefield Avenue and 567 Duplex Avenue

File # 18 186585 NNY 16 02

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

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Not to Scale
09/03/2019

Attachment 7: Yonge-Eglinton Secondary Plan Map






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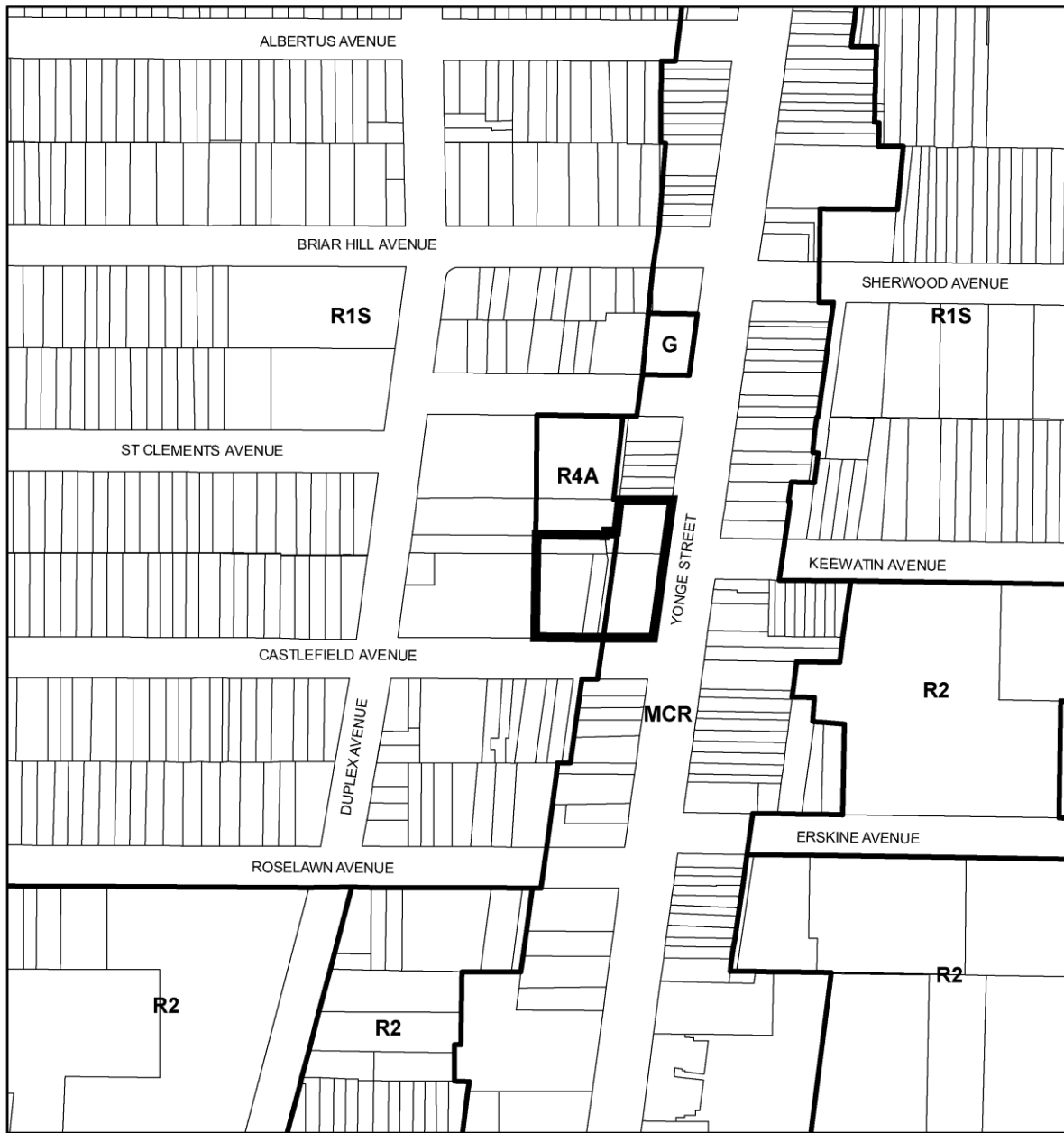
Yonge-Eglinton Secondary Plan

MAP 21-1 Land Use Plan

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

July 2014

Attachment 8: Zoning Map 438-86



Zoning By-law 438-86

2490-2514 Yonge Street, 10-12 Castlefield Avenues and portions of
 20 Castlefield Avenue and 567 Duplex Avenue
 File # 18 186585 NNY 16 0Z

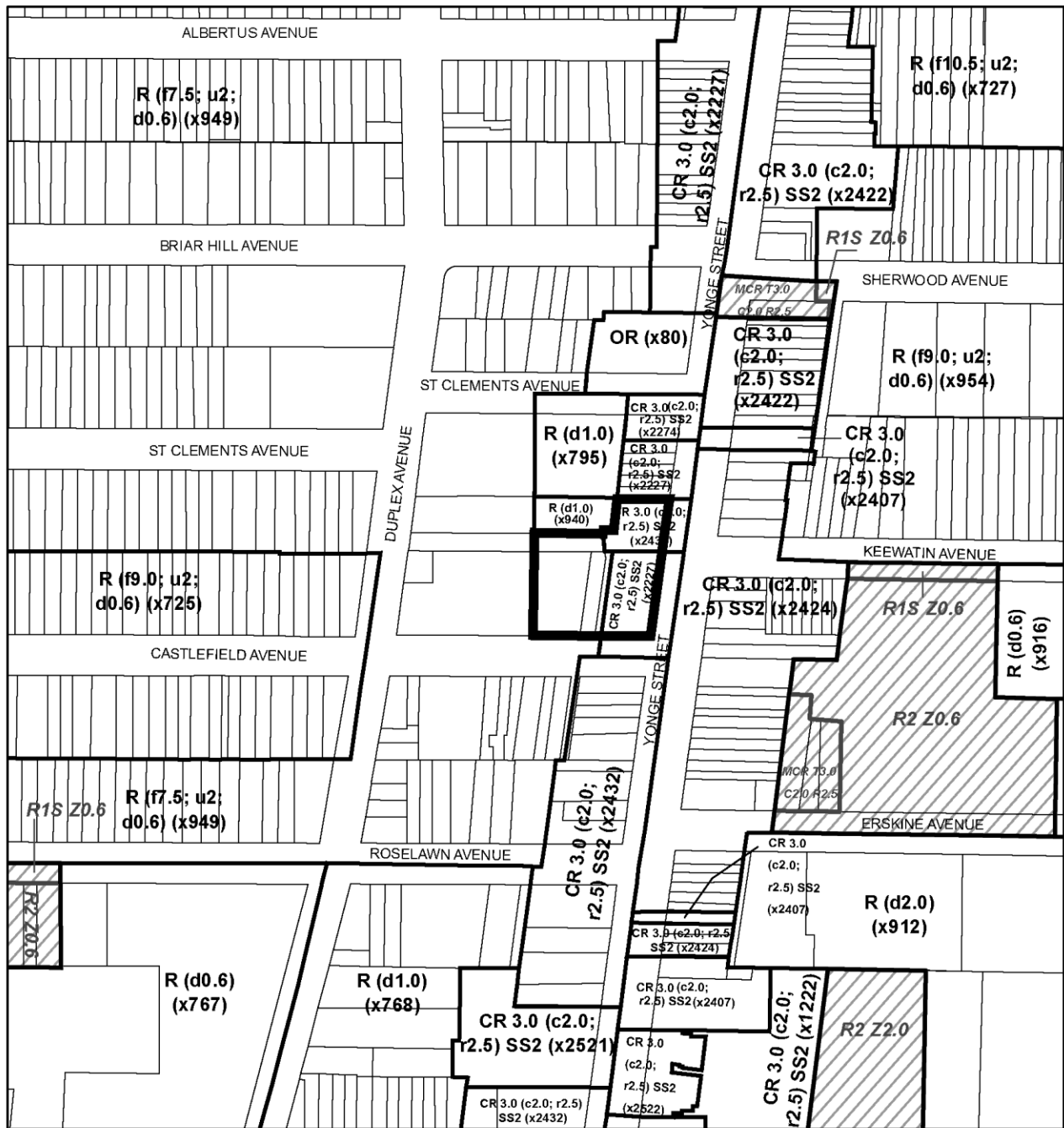
Location of Application

R1S Residential District	R4A Residential District
R2 Residential District	MCR Mixed-Use District
	G Parks District



Not to Scale
 Extracted: 08/29/2019

Attachment 9: Zoning Map 539-2013



Zoning By-law 569-2013

2490-2514 Yonge Street, 10-12 Castlefield Avenues and portions of 20 Castlefield Avenue and 567 Duplex Avenue
File # 18 186585 NNY 16 0Z



Location of Application

R Residential CR Commercial Residential
OR Open Space Recreation



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

R1S Residential District
R2 Residential District
MCR Mixed-Use District



Not to Scale
Extracted: 07/29/2019

Attachment 10: Application Data Sheet

Municipal Address: 2500 YONGE ST Date Received: June 29, 2018

Application Number: 18 186858 NNY 16 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Revised proposal for a 14-storey mixed use building containing 172 dwelling units (17,681 square metres) and retail uses (1,372 square metres) at grade. The proposal includes 3 levels of underground parking containing a total of 184 parking spaces.

Applicant	Agent	Architect	Owner
2500 YONGE STREET LIMITED			2500 YONGE STREET LIMITED

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR 3.0 (c2.0; r2.5) SS2 (x2227)	Heritage Designation:	Y
Height Limit (m):	16 m	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 3,009 Frontage (m): 68 Depth (m): 125

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,723	1,723
Residential GFA (sq m):			17,681	17,681
Non-Residential GFA (sq m):			1,372	1,372
Total GFA (sq m):			19,053	19,053
Height - Storeys:	3		14	14
Height - Metres:			56	56

Lot Coverage Ratio (%): 57.24 Floor Space Index: 6.33

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:	17,586	95
Retail GFA:	1,278	94
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			172	172
Other:				
Total Units:			172	172

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			34	119	19
Total Units:			34	119	19

Parking and Loading

Parking Spaces:	184	Bicycle Parking Spaces:	184	Loading Docks:	1
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CONTACT:

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