



REPORT FOR ACTION

2100-2110 Yonge Street and 8-12 Manor Road West – Official Plan Amendment, Zoning Amendment, and Rental Housing Demolition Applications – Preliminary Report

Date: January 22, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 12 - Toronto-St.Paul's

Planning Application Number: 18 171536 STE 22 OZ

Related Applications: 18 178163 STE 22 RH

Notice of Complete Application Issued: November 2, 2018

Anticipated City Council Meeting Date: May 14, 2018

Listed Heritage Building(s) on Site: Yes

Current Use(s) on Site: Two two-storey brick buildings with retail uses at grade and 8 residential units above (7 rental units and 1 owner-occupied unit). A public laneway is located at the rear of the subject site.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 2100-2110 Yonge Street and 8-12 Manor Road West (see Attachment 2). Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 2100-2110 Yonge Street and 8-12 Manor Road West 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
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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

On July 23, 2018, City Council adopted Official Plan Amendment 405 (Midtown in Focus) which replaced in its entirety the Yonge-Eglinton Secondary Plan. Official Plan Amendment 405 (Midtown in Focus). Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG31.7>

ISSUE BACKGROUND

Proposal Description

This application proposes to permit a 12-storey mixed-use building with 78 dwelling units (inclusive of the replacement rental units), 312 m² of retail at grade, and 30 parking spaces located in a two-level below-ground parking garage. The proposal requires the purchase of the public laneway at the rear of the subject site from the City to facilitate the development.

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.

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) (PPS), and to conform with the Growth Plan for the Greater Golden Horseshoe (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

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 Staff Report for Action - Preliminary Report - 2100-2110 Yonge Street and 8-12 Manor Road West

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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 site is located on lands shown as *Avenues* on Map 2 of the Official Plan and *Mixed Use Areas* on Map 17 of the Official Plan (See Attachment 4).

The site is also located within the Yonge-Eglinton Secondary Plan.

Zoning By-laws

Zoning By-law No. 438-86, as amended, zones the subject site MCR T3.0 C2.0 R2.5, with a maximum height of 16.0 metres. Zoning By-law No. 569-2013 zones the site CR 3.0 (c2.0; r2.5) SS2 (x2430), with a height limit of 16.0 metres.

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 Building Performance Standards
- Growing Up: Planning for Children in New Vertical Communities

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.

Rental Housing Demolition and Conversion By-law

The applicant has submitted an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units, as the lands subject to the application contain six or more residential units, of which at least one is rental. As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111.

COMMENTS

Reasons for the Application

The applicant has submitted an Official Plan Amendment to introduce a Site and Area Specific Policy, enabling the development as proposed. The applicant has submitted a Zoning By-law Amendment to obtain relief from the development criteria described in both Zoning By-law 438-86 and Zoning By-law 569-2013 including those related to height, density, setbacks, and parking requirements.

ISSUES TO BE RESOLVED

The 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:

Provincial Policies and Plans Consistency/Conformity

The PPS states in Policy 1.5.1 that healthy, active communities should be promoted by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.

Policy 1.7.1 states that long-term economic prosperity should be supported by maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets and encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources.

Policy 1.8 of the PPS states that Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing these, and other, 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 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 take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

One of the Growth Plan's primary objectives is to achieve "complete communities", described in part by Policy 2.2.1.4 as places that:

- provide a diverse range and mix of housing options;

- ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards;
- mitigate and adapt to climate change impacts, build resilience, reduce greenhouse gas emissions, and contribute towards the achievement of low-carbon communities; and
- integrate green infrastructure and low impact development.

Section 2.2.2.4, speaking to managing growth within Delineated Built-up Areas such as Toronto, states that intensification will be managed in part by identifying the appropriate type and scale of development and transition of built form to adjacent areas through official plan policies and designations and other supporting documents such as design guidelines.

Given the explicit link between Provincial Policy and the Official Plan, conformity with the PPS and the Growth Plan (2017) will be largely determined by conformity with the Official Plan.

Official Plan Conformity

Planning staff are continuing to review the application for conformity to the Official Plan. Improvements are sought to bring the application into conformity with the Yonge-Eglinton Secondary Plan and into greater alignment with OPA 405 (Midtown in Focus).

Built Form, Planned and Built Context

Planning staff are reviewing the application for conformity to the Official Plan policies speaking to built form and an application's planned and built context including Sections 2.2.3 (Avenues), 3.1.2 (Built Form), 3.1.5 (Heritage Conservation), 4.5 (Mixed Use Areas), and the Yonge-Eglinton Secondary Plan. Planning staff are also assessing the application in the context of OPA 405 (Midtown in Focus) which updates the Yonge-Eglinton Secondary Plan, including:

- Reducing the overall height of the building to meet the height requirements of OPA 405;
- Incorporating additional setbacks to enhance the prominence of the listed heritage resource and improve the presence of the building on the street; and
- Ensuring the alignment of building elements with the approved development to the north at 2112-2114 Yonge Street.

Public Realm and Streetscape

Planning staff are reviewing the application for conformity to the Official Plan policies speaking to the public realm and streetscape including Sections 2.2 (Structuring Growth in the City), 2.2.3 (Avenues), 3.1.1 (Public Realm), 4.5 (Mixed Use Areas), and the Yonge-Eglinton Secondary Plan. Planning staff are also assessing the application in the context of OPA 405 (Midtown in Focus) which updates the Yonge-Eglinton Secondary Plan, including:

- Providing greater attention to the design of the rear servicing area of the proposed development, taking into consideration its prominence should a park be developed overtop the TTC subway trench; and
- Making streetscape improvements to Yonge Street and Manor Road West.

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 has submitted an Arborist Report and proposes to remove six City-owned street trees. Eight street trees are proposed to be planted, two on Yonge Street and six on Manor Road West.

Forestry staff have reviewed the Arborist Report and have requested additional detail including a composite utility plan to verify the proposed new trees can be accommodated as proposed. Further details will also be provided at the site plan control stage of the application.

Housing

A Housing Issues Report is required for applications that seek to demolish existing rental properties. The applicant proposes to demolish the existing rental units in the existing buildings and replace them in the new building. A Housing Issues Report has been submitted by the applicant and staff are reviewing the Rental Housing Demolition Application.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. Whether a property has archaeological resource potential can be confirmed at the searchable database TO maps. An archaeological assessment may also be required if a property is identified on the City of Toronto's Inventory of Heritage Properties as part of the Heritage Impact Assessment process.

The applicant has submitted a Stage 1 and 2 Archaeological Assessment that determined there was no further archaeological concern in the majority of the of the study area, with the exception of the lane at the west side of the property. Heritage Preservation Services staff have concurred with the assessment and have requested further information at the site plan control stage of the application.

Heritage Impact & Conservation

The existing commercial building at 2100 Yonge Street and 8-12 Manor Road West was listed on the City's Heritage Register on October 2, 2017. Accordingly, the applicant submitted a Heritage Impact Assessment. Heritage Preservation Services are seeking

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further refinements to the built form of the proposed development to enhance the prominence of the heritage resource.

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.

Council adopted OPA 405 and endorsed the Midtown Community Services and Facilities Strategy for the area. Among other matters, OPA 405 states that new and expanded community services and facilities will be provided in a timely manner to support and be concurrent with growth, development applications will address the requirements for community services and facilities by providing new, expanded or retrofitted space for a specific community facility on-site, new, expanded or retrofitted space off-site within an appropriate distance, and/or a contribution towards a specific community service facility that meets identified needs including space for community-based, non-profit agencies eligible for the City's "Community Space Tenancy" policy.

Implementation of these policies are supported by the key needs and priorities identified in the Midtown Community Services and Facilities Strategy.

A Community Services and Facilities Study (CSFS) was submitted. The CSFS was reviewed by Strategic Initiatives, Policy and Analysis staff. Based on the CS&F policies of the Council-adopted OPA 405 (Midtown in Focus) and identified priorities of the Midtown CS&F Strategy (2018), the following CS&F contributions are recommended for consideration in review of this application:

- Secure financial contributions towards improvements to Northern District Library; and/or
- Secure financial contributions towards the construction of the Davisville community recreation centre and pool.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital

facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

OPA 405 (Midtown in Focus) identifies in Policy 9.4.1 that the provision of specified facilities, services and matters in exchange for the increased heights and/or densities for residential development will be required for mid-rise building sites with a residential Floor Space Index (FSI) that exceed 4.0 times the area of the site. The proposed development has an FSI of 7.47.

Further discussion with the Ward Councillor, City staff, residents, and the applicant will be required to determine the extent and nature of the required Section 37 benefits should the proposal proceed to approval in some form.

Infrastructure/Servicing Capacity

The applicant's submitted Functional Servicing & Stormwater Management Report and Urban Transportations Considerations report have been reviewed by Engineering and Construction Services (ECS) staff. Revisions and additional detail has been requested of the applicant to satisfy ECS staff. Further information is also required at the site plan control stage of the application.

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 on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant has submitted the required Toronto Green Standards Checklist for Mid to High Rise Residential and all New Non-Residential Development. The checklist is being reviewed for conformity with Tier 1 requirements.

Incorporation of City-Owned Lands into the Development Site

The applicant has communicated its intention to purchase the City-owned laneway at the rear of the site to facilitate the development of the subject site as proposed. Discussions are ongoing with regard to the purchase of the laneway.

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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SIGNATURE

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ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: Official Plan Map



3D Massing - 2

Applicant's Submitted Drawing

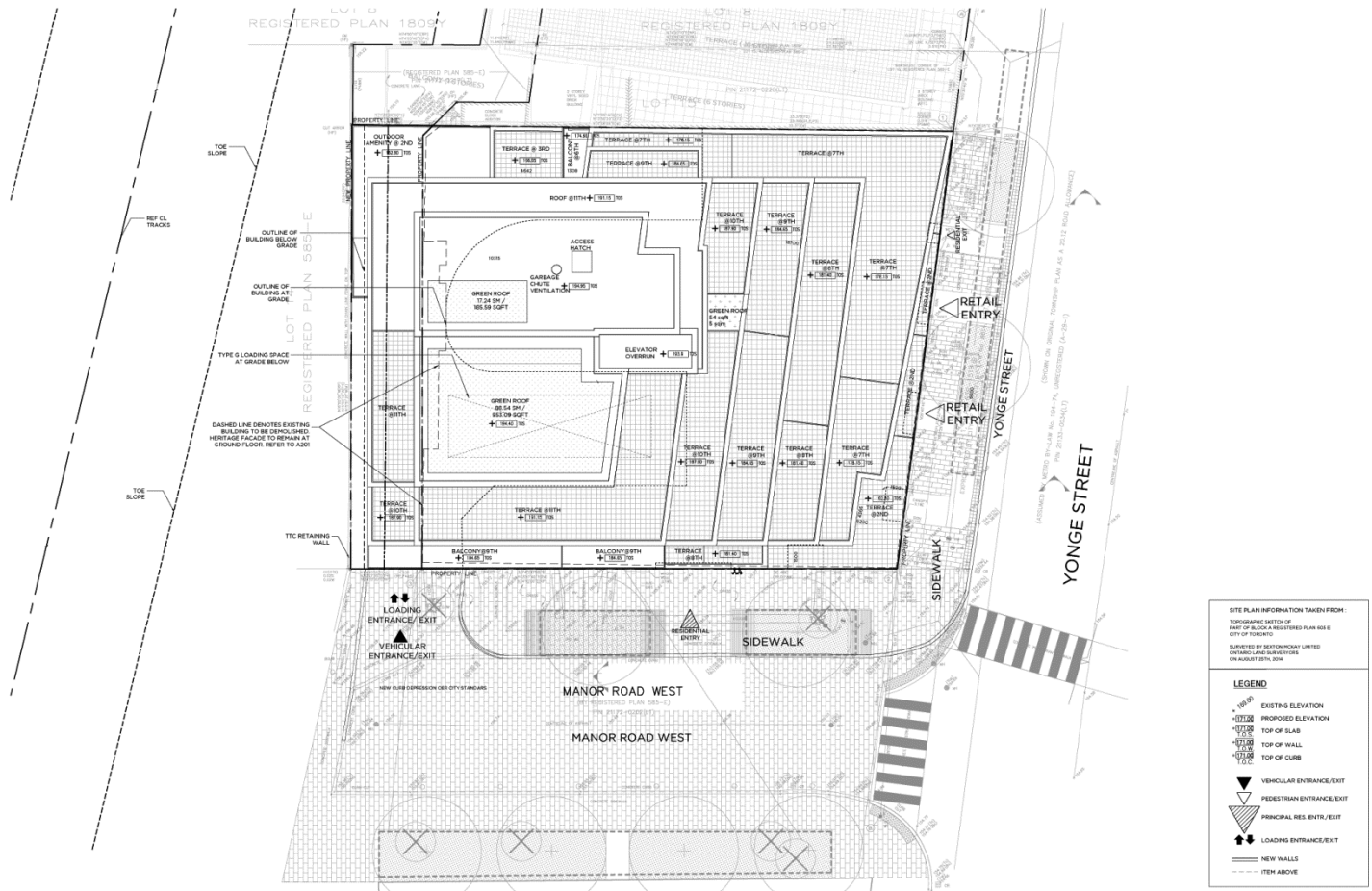
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2100-2110 Yonge Street and 8-12 Manor Road West

File # 18 171536 STE 22 0Z







Toronto
Official Plan Land Use Map

2100-2110 Yonge Street and 8-12 Manor Road West

File # 18 171536 STE 22 0Z

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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
11/30/2018