

1485-1525 Yonge Street, 1-31 Heath Street East, and 30-36 Alvin Avenue – Official Plan Amendment and Zoning Amendment Application – Preliminary Report

Date: May 24, 2019

To: Toronto and East York Community Council

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

Ward: Ward 12 - St. Paul's

Planning Application Number: 19 134851 STE 12 OZ

Related Applications: 19 134877 STE 12 RH

Current Uses on Site: a Toronto Parking Authority (TPA) surface parking lot, a series of one to four-storey commercial buildings, a three-storey residential apartment building, and a series of two to three-storey residential houses. The subway tunnel (Line 1) runs under the western portion of the site.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 1485-1525 Yonge Street, 1-31 Heath Street East, and 30-36 Alvin Avenue. Staff are currently reviewing the application for a mixed-use development including three residential towers. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 1485-1525 Yonge Street, 1-31 Heath Street East, and 30-36 Alvin 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.

ISSUE BACKGROUND

Proposal Description

A new mixed-use development consisting of three residential towers, with heights of 59, 39 and 34 storeys, and with base building heights ranging from 4 to 9 storeys is proposed for the site. A courtyard Privately Owned Publicly-Accessible Space (POPS), approximately 1,450 square metres in size is proposed in the centre of the site, with walkways from Yonge Street, Heath Street East, and Alvin Avenue. A 446 square metre park is proposed along the Heath Street East frontage. A total of 1,357 residential units, 27,712 square metres of non-residential space, and 677 vehicle parking spaces (462 resident spaces, and 213 commercial parking spaces) are proposed. The floor space index (FSI) for the development is 10.18 times the area of the lot.

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 Attachments 1 and 2 of this report, for a three dimensional representation of the project in context.

Decision History

On July 21, 2009 the Local Planning Appeal Tribunal (LPAT, formerly the Ontario Municipal Board) approved an Official Plan and Zoning By-law amendment on 1481, 1491, and 1501 Yonge Street, 25-29 Heath Street East, and 30 Alvin Avenue for a 736 square metre public park and a mixed-use development consisting of three buildings 37, 16, and 15 storeys (129 metres, 60 metres, and 59 metres, including mechanical penthouse) in height, two blocks of townhouses.

Provincial Policy Statement

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"). The PPS 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 (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 establishment 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 that better connect 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 Greater Golden Horseshoe 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. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

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 site is located on lands shown as *Avenues* on Map 2, and *Mixed Use Areas*, *Apartment Neighbourhoods*, *Neighbourhoods*, and *Parks* on Map 17 of the Official Plan. The application is also located within the Yonge-St. Clair Secondary Plan.

Zoning By-laws

The portion of the site consisting of 1481, 1491, and 1501 Yonge Street, 25-29 Heath Street East, and 30 Alvin Avenue is subject to site specific By-law 810-2008, which amended Zoning By-law 438-86. These properties are not subject to Zoning By-law 569-2013. The site specific zoning permits a mixed-use development consisting of three buildings with heights of 37, 16, and 15 storeys, and two blocks of townhouses. The maximum permitted total gross floor area is 59,000 square metres, with a maximum residential gross floor area of 58,000 square metres, and a maximum non-residential gross floor area of 3,520 square metres, for a maximum permitted density of 6.28 times the area of the lot.

The properties at 1495-1499 Yonge Street are zoned CR T4.25 C2.0 R3.0 under Zoning By-law 438-86, and CR4.25 (c2.0; r3.0) SS2 (x2539) under Zoning By-law 569-2013. The properties at 1519-1535 Yonge Street are zoned CR T4.25 C2.0 R3.0 under Zoning By-law 438-86, and CR4.25 (c2.0; r3.0) SS2 (x2250) under Zoning By-law 569-2013. These zones permit a range of residential and commercial uses. The maximum permitted height is 30 metres, and the maximum permitted density is 4.25 times the area of the lot.

The properties at 7 Heath Street East and 36 Alvin Avenue are zoned R2 Z0.6 under Zoning By-law 438-86, and R (d0.6) (x922) under Zoning By-law 569-2013. These zones permit dwelling units in a range of buildings including apartment building, fourplex, triplex, duplex, townhouse, semi-detached dwelling, and detached dwelling. The maximum permitted height is 13.0 metres, and the maximum permitted density is 0.6 times the area of the lot.

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 guidelines will be used in the evaluation of this application:

- Tall Building Design Guidelines; and
- Growing Up: Planning for Children in New Vertical Communities 2017.

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 submitted an application on April 3, 2019, 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 application proposes to amend the Official Plan to redesignate portions of the site from *Apartment Neighbourhoods*, *Neighbourhoods*, and *Parks* to *Mixed Use Areas*.

The application proposes to amend Zoning By-law 438-86 and Zoning By-law 569-2013 for the site to vary performance standards including: building height, density and setbacks. Additional amendments to the Zoning By-law may be identified as part of the application review.

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

Staff will continue to evaluate this planning application to establish the application's consistency with the PPS (2014) and conformity with the Growth Plan (2019).

- Given the explicit link between Provincial Policy and the Official Plan, conformity with the PPS (2014) and Growth Plan (2019) will be largely determined by conformity with the Official Plan.

Official Plan Conformity

Staff will continue to evaluate this planning application to determine the application's conformity to the Official Plan including the Yonge-St. Clair Secondary Plan.

Built Form, Planned and Built Context

Staff will continue to assess the suitability of the proposed height, massing, and other built form issues based on Section 2 q) and r) of the *Planning Act*, the PPS (2014), the

Growth Plan (2019), the City's Official Plan policies, the Yonge-St. Clair Secondary Plan, and the City's Design Guidelines including the Tall Building Design Guidelines.

Staff will continue to assess:

- the appropriateness of the proposed building heights for the planned context;
- the appropriateness of the proposed base buildings heights, including the impacts on the adjacent public realm;
- the transition in built form to adjacent low-rise *Neighbourhoods*;
- the size of the tower floor plates, which exceed the maximum 750 square metre of the Tall Building Guidelines;
- the appropriateness of the tower step-backs and streetwall heights along Yonge Street, Heath Street East, and Alvin Avenue;
- the shadow impacts resulting from the proposal on surrounding *Neighbourhoods*, Heritage buildings, and the public realm;
- the appropriateness of the proposal in the context of the ongoing Yonge-St. Clair Ave Planning Framework study;
- the wind impacts of the development and the appropriate mitigation measures.
- the size and configuration of mid-block pedestrian connections;
- the provision of sufficient indoor and outdoor amenity; and

Additional built form issues may be identified through the review of the application including further review from City divisions and agencies and the public consultation process.

Land Use

Staff will assess the suitability of the proposed land use based on the Growth Plan (2019) and the City's Official Plan policies.

Staff will continue to assess:

- the mix of uses, in particular the proportion of non-residential uses, in the context of the site's connection to St. Clair subway station.

Transportation

Staff will evaluate the transportation impacts of the proposed development and will continue to assess:

- the number of vehicle parking spaces and bicycle parking spaces;
- the replacement of the existing on-site Toronto Parking Authority (TPA) vehicle parking spaces;
- the proposed vehicular and loading access off Heath Street East; and
- the need for improvements to the Yonge Street and Heath Street East intersection.

Parkland Dedication

In total, the parkland dedication requirement is 1,699 square metres. The applicant proposes a 446 square metre stratified public park on Heath Street East. The park is proposed to be encumbered by the parking garage and the subway tunnel below. Staff are assessing the proposed parkland dedication and have identified the following issues:

- the size, location, and configuration of the required on-site parkland dedication; and
- the appropriateness and conditions related to any strata parkland conveyance.

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 Tree Preservation Plan which are currently under review by Urban Forestry.

Staff will continue to assess:

- the appropriateness of the applicants proposal to remove a total of 49 trees (40 City-owned trees and 9 private trees), and to injure 5 trees (3 City-owned trees and 2 boundary private/City-owned trees) to accommodate the development. A total of 54 trees are proposed to be planted (13 City-owned street trees and 41 private trees).

Housing

A Housing Issues Report is required for Official Plan and Zoning By-law Amendment applications 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. A Housing Issues Report has been submitted.

- Staff continue to evaluate the appropriateness of the rental housing replacement proposal, including size, unit design and associated amenities for the proposed replacement housing; and
- Staff will also evaluate the suitability of the tenant relocation and assistance strategy for the affected tenants.

Heritage Impact & Conservation

The applicant has submitted a Heritage Impact Assessment (HIA) in order to assess if any of the existing buildings located on-site have heritage value.

- City staff have determined that the HIA is incomplete and that further analysis is required, including a cultural heritage evaluation.

Community Services and Facilities

A Community Services and Facilities study was submitted with the application.

Staff will continue to assess:

- the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support the proposed future population.

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.

- 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 community benefits should the application be approved in some form.

Infrastructure/Service Capacity

The applicant has submitted the following studies and reports which are being reviewed by Engineering and Construction Services staff: a Functional Servicing & Stormwater Management Report; Hydrogeological Report; Phase 1 and 2 Environmental Site Assessment; and Transportation Impact Study.

- Staff will continue to review the application to determine if there is sufficient infrastructure capacity (roads, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed 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 and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

The applicant has submitted the required Toronto Green Standards Checklist for High Rise Residential Development.

Staff will continue to assess:

- the TGS Checklist submitted by the applicant for compliance with Tier 1 performance measures and full compliance will be required prior to approval of the requested applications, and encourage compliance with Tier 2 or greater of the TGS;

Other Matters

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

CONTACT

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

SIGNATURE

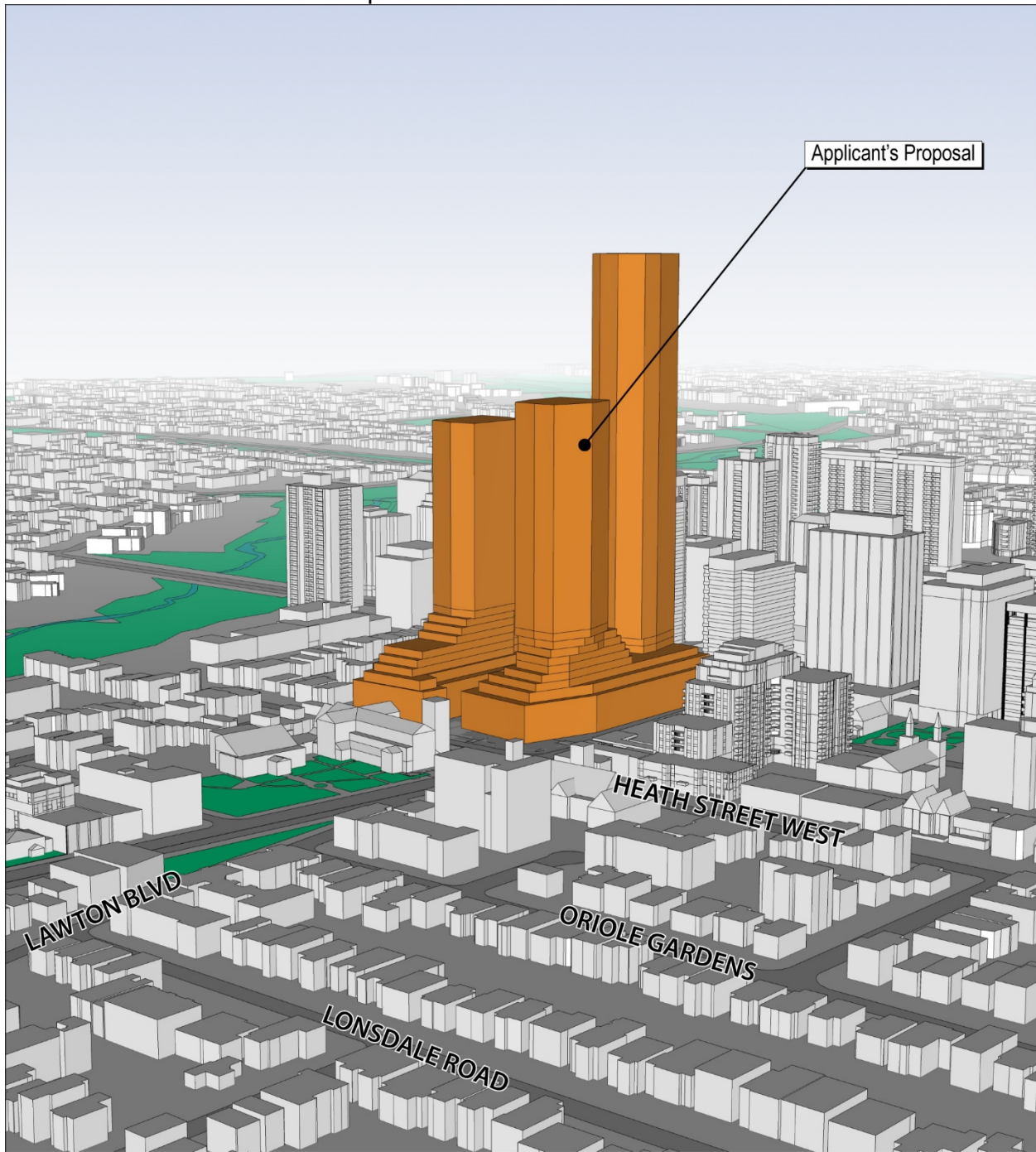
Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Drawings

- Attachment 1: 3D Models of Proposal in Context (looking southeast)
- Attachment 2: 3D Models of Proposal in Context (looking northwest)
- Attachment 3: Location Map
- Attachment 4: Site Plan
- Attachment 5: Official Plan Map
- Attachment 6: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context

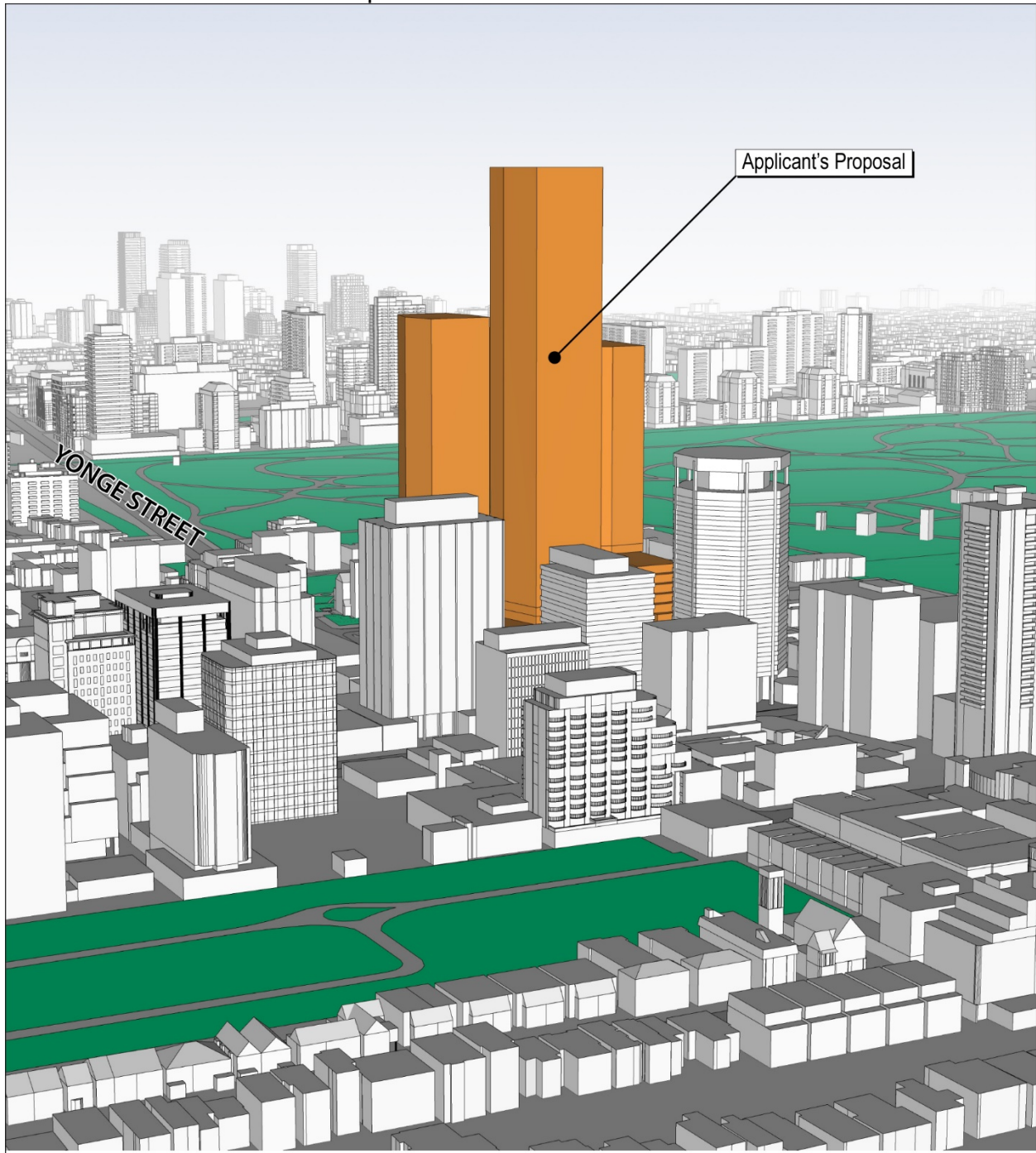


View of Applicant's Proposal Looking Southeast



05/23/2019

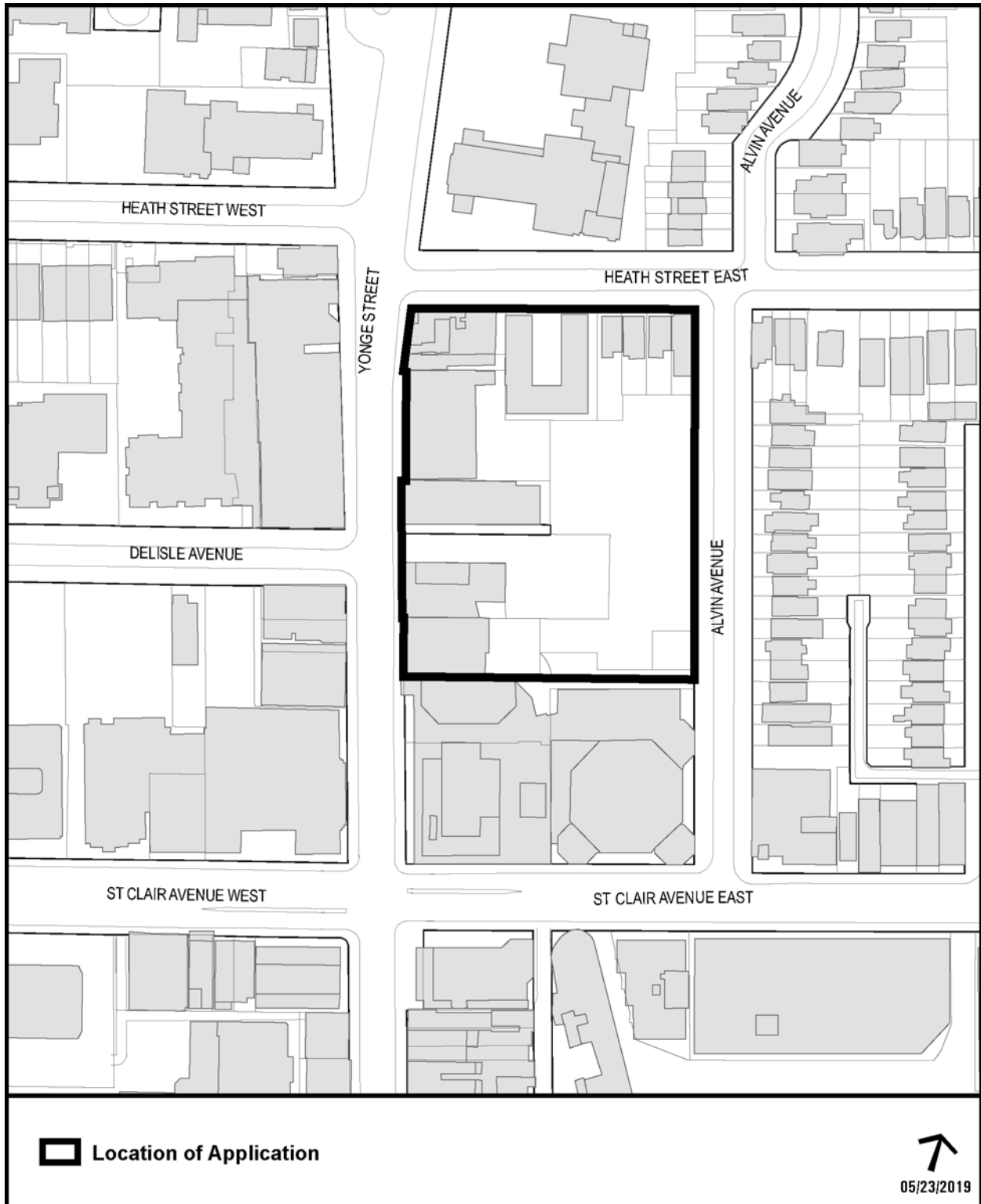
Attachment 2: 3D Model of Proposal in Context



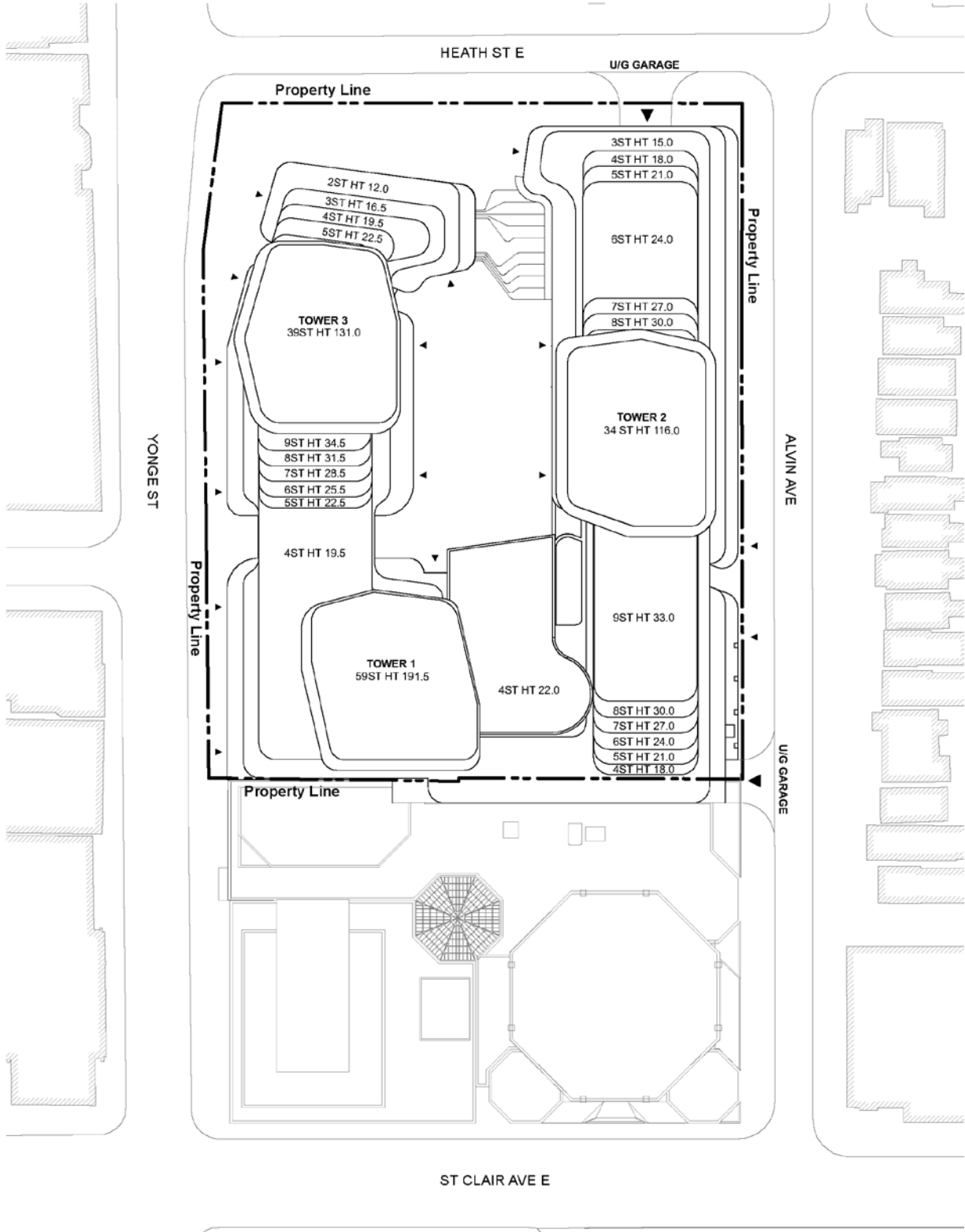
View of Applicant's Proposal Looking Northwest

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Attachment 3: Location Map



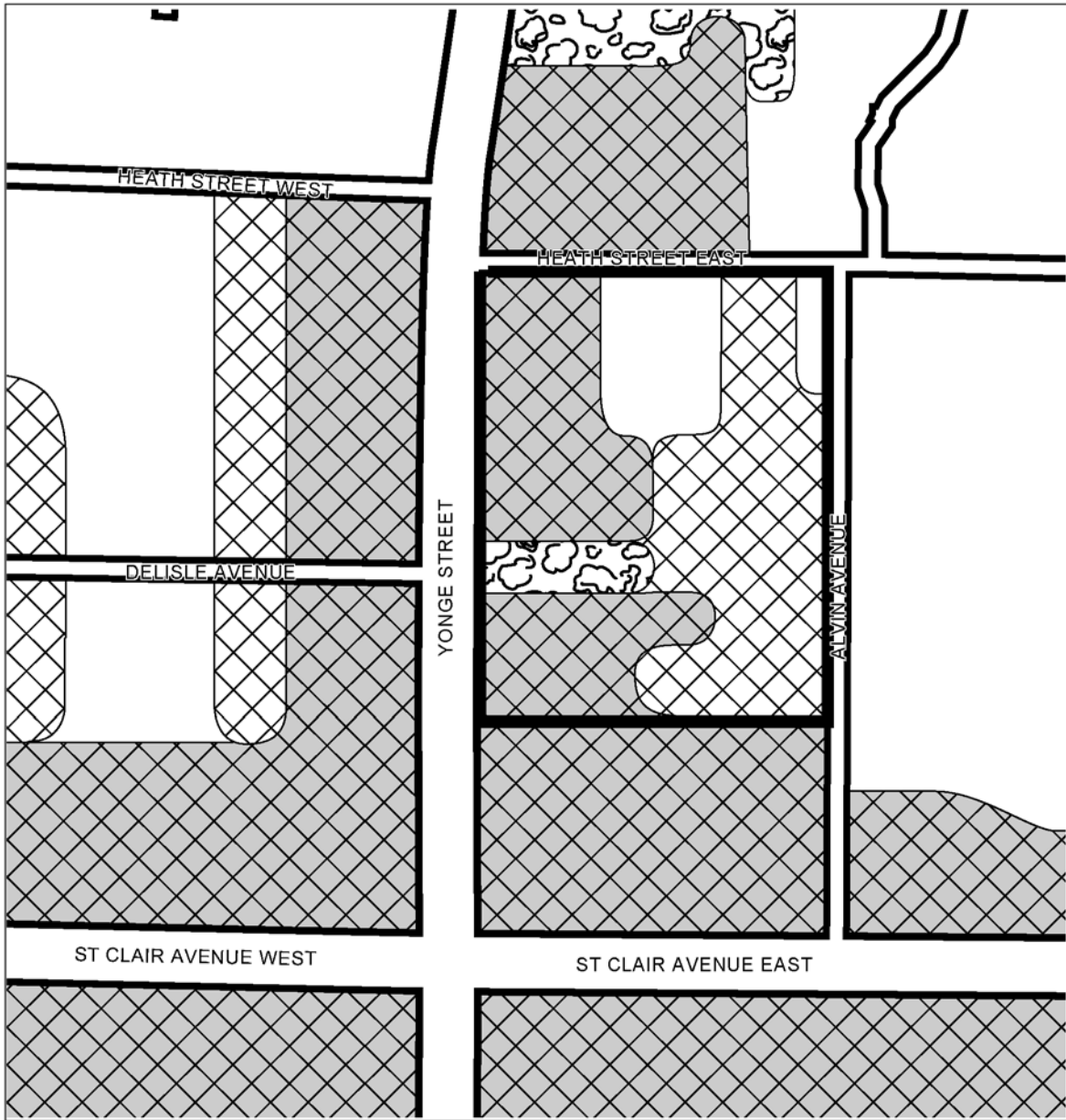
Attachment 4: Site Plan



Site Plan



Attachment 5: Official Plan Map



Official Plan Land Use Map #17

1495-1525 Yonge St, 1-31 Heath St E

30-36 Alvin Ave

File # 19 134851 STE 12 OZ

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



Not to Scale
05/23/2019

Attachment 6: Application Data Sheet

Municipal Address: 1485-1525 Yonge Street, 1-31 Heath Street East, and 30-36 Alvin Avenue
Date Received: April 3, 2019

Application Number: 19 134851 STE 12 OZ

Application Type: OPA & Rezoning

Project Description: A mixed-use development consisting of three residential towers with heights of 37, 16, and 15 storeys and with base buildings ranging in height from 4 to 9 storeys.

Applicant	Agent	Architect	Owner
Heather Grey-Wolf, 45 St. Clair Avenue West, Suite 1202, Toronto ON, M4V1K9	Heather Grey-Wolf, 45 St. Clair Avenue West, Suite 1202, Toronto ON, M4V1K9	Diamond Schmitt Architects, 384 Adelaide Street West, Suite 100, Toronto ON, M5V1R7	Wittington Properties Limited, 22 St. Clair Avenue East, Toronto ON, M4T 2S3

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: Y
Zoning: Heritage Designation: N
Height Limit (m): Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 13,683 Frontage (m): 132 Depth (m): 103

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	4,871	0	9,516	9,516
Residential GFA (sq m):	2,329	0	111,560	111,560
Non-Residential GFA (sq m):	9,183	0	27,712	27,712
Total GFA (sq m):	11,512	0	139,272	139,272
Height - Storeys:	4	0	59	59
Height - Metres:			197	197

Lot Coverage Ratio (%): 69.55 Floor Space Index: 10.18

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	111,560	0
Retail GFA:	24,757	2,955
Office GFA:	0	0
Industrial GFA:	0	0
Institutional/Other GFA:	0	0

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	34	0	0	0
Freehold:	4	0	0	0
Condominium:	0	0	1,357	1,357
Other:	0	0	0	0
Total Units:	38	0	1,357	1,357

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	0	0	0	0	0
Proposed:	0	0	782	415	160
Total Units:	0	0	782	415	160

Parking and Loading

Parking Spaces: 675 Bicycle Parking Spaces: 1,772 Loading Docks: 8

CONTACT:

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