

6080 Yonge Street and 11 Homewood Avenue – Official Plan Amendment, Zoning Amendment Applications – Preliminary Report

Date: August 24, 2020

To: North York Community Council

From: Acting Director, Community Planning, North York District

Wards: Ward 18 - Willowdale

Planning Application Number: 20 158233 NNY 18 OZ

Notice of Complete Application Issued: July 19, 2020

Current Use(s) on Site: 6080 Yonge Street is currently occupied by a one-storey commercial plaza with a surface parking lot and 11 Homewood Avenue is currently occupied by a one-storey detached dwelling.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 6080 Yonge Street and 11 Homewood Avenue. 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 6080 Yonge Street and 11 Homewood 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 City Planning Division confirms that there are no financial implications resulting from the recommendations included in the report in the current budget year or in future years.

ISSUE BACKGROUND

Application Description

This application proposes to amend the Official Plan and Zoning By-law for the property at 6080 Yonge Street and 11 Homewood Avenue to permit a 20-storey (72.6 metres, inclusive of the mechanical penthouse) mixed-use building with 808 square metres of ground floor retail and 262 residential units (19,879 square metres of residential Gross Floor Area). The proposed Gross Floor Area (GFA) equates to a Floor Space Index (FSI) of 6.0 times the lot area. A summary of the application's statistics can be found below:

Site Frontage	Yonge St: 43.2 metres Homewood Ave: 66.3 metres
Site Area	3,375 square metres
Proposed Gross Floor Area (GFA)	Residential: 19,879 square metres Commercial: 808 square metres
Proposed Floor Space Index (FSI)	6.0 (City of Toronto By-law 569-2013)
Proposed Number of Residential Units	262 units
Proposed Height	20-storeys (72.6 metres)
Proposed Building Setbacks	North: 3.0 metres to 4.5 metres South: 0 metre to 7.4 metres East: 4.5 metres West: 11.5 metres
Proposed Parking Supply	Retail: 8 spaces Resident: 225 spaces Visitor: 39 spaces Total: 272 spaces
Proposed Bicycle Parking Supply	Long-Term: 179 spaces Short-Term: 19 spaces
Proposed Indoor Amenity Area	422.5 square metres
Proposed Outdoor Amenity Area	521.4 square metres

The proposed building is comprised of an 'L' shape with the 20-storey tower located at the northeast corner of the site and is setback 9.5 metres from the Yonge Street property line. The tower would step down to a seven-storey and three-storey base-building, to the west, along Homewood Avenue and to a seven-storey base-building, to the south, along Yonge Street. A proposed five-storey base-building directly fronts Yonge Street and abuts the 20-storey tower and seven-storey base-building located to the south of the tower. The interior of the site would contain a one and two-storey base-building which would contain servicing elements, including the loading space, garbage room, long-term bicycle parking, and pet washing station and lounge.

The retail component of the proposed building primarily fronts Yonge Street with a portion wrapping the corner and fronting Homewood Avenue. The residential lobby entrance would front onto Homewood Avenue and be located west of the retail portion that wraps the corner. The ground floor of the three and seven-storey base-buildings on

Homewood Avenue would contain seven townhouse units, six of which would directly front onto Homewood Avenue. The seventh townhouse unit would front onto the proposed driveway that would be located adjacent to the western property line.

Vehicular access to the site is proposed via a 7.0 metre wide driveway off Homewood Avenue, along the western limit of the site and continues towards the southern limit of the site where the driveway would terminate. The proposed driveway would provide access to a Type 'G' loading space and ramp to the underground garage which would contain four levels of parking.

The development proposes 943.9 square metres of amenity area, which would include 521.4 square metres of outdoor amenity area and 422.5 square metres of indoor amenity area and equate to 3.6 square metres of amenity area per residential unit. A portion of the outdoor amenity area would be located at-grade, along the southern limit of the site and is currently proposed to be used as a dog run. The remaining outdoor amenity area is proposed on the roof of the one-storey base-building located within the interior of the site and on the roof of the five-storey base-building which would front onto Yonge Street. A portion of the indoor amenity area would be located on the ground floor and is proposed to be used as a pet washing station and lounge. The remaining indoor amenity area would be located on floors two and six and is currently proposed to be used as a guest suite, fitness studio, and library. The plan for a portion of the proposed amenity area on the second floor does not indicate how it will be programmed.

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 1a and 1b of this report, for a three dimensional representation of the project in context and Attachment 3 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 (2020) (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.

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*. 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 current application is partially located on lands shown as an *Avenue* 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 employment opportunities. Development on *Avenues* are subject to the policies of the Official Plan, which includes neighbourhood protection policies. This segment of Yonge Street has a planned right-of-way width of 33 metres.

Map 16 of the Official Plan designates the eastern portion of the site as *Mixed Use Areas* and designates the western portion as *Neighbourhoods*, see Attachment 4 of this report for the Official Plan Land Use Map. *Mixed Use Areas* permit and are expected to absorb most of the anticipated increases in retail, office, and service employment in Toronto, as well as much of the new housing. *Neighbourhoods* are considered physically stable areas made of residential uses in lower scale buildings, such as detached houses, semi-detached houses, and walk-up apartments that are no higher than four-storeys. *Neighbourhoods* are expected to remain stable with gradual and sensitive changes occurring over time.

Yonge Street North Planning Study

The City initiated the Yonge Street North Planning Study in June of 2011 and the subject site is located within the study area. On November 13, 2013, City Council referred the study back to staff for further review and requested City Planning consult with residents on a Draft Implementation Plan for the area of Yonge Street North. A Draft Implementation Plan was released for consultation with the community in 2014. The Secondary Plan and the Draft Implementation Plan currently have no legislative status. Staff held a community consultation meeting on May 22, 2019 to re-launch the study given the gap in time since the previous consultation, and obtain feedback from the community on the work undertaken for the study. The Draft Implementation Plan considered alternative densities for sites within the study area, including the subject site which have not been reported to City Council for consideration. Staff are working on the study and will be presenting a final report and draft Official Plan Policies to City Council. A date for this report has not been scheduled as public consultations on the study have been delayed by the state of emergency.

Zoning By-laws

The Yonge Street and Homewood Avenue properties which comprise the subject site have several zoning designations in both the former City of North York Zoning By-law 7625 and the City of Toronto Zoning By-law 569-2013. The 6080 Yonge Street property is zoned General Commercial Zone (C1), Exception 5 in the former City of North York Zoning By-law 7625 which permits a range of commercial and institutional issues as well as residential uses which are permitted in the R5 and RM5 zones, including apartment house dwellings provided that they meet the requirements of that zone. In addition to the uses permitted in the C1 zone, Exception 5 permits a motor vehicle

dealership and motor vehicle body repair shop as an accessory to a motor vehicle dealership.

The property at 9 Homewood Avenue which directly abuts 6080 Yonge Street and forms part of the site is zoned One-Family Detached Dwelling Fourth Density Zone (R4) and is exempt from certain provisions of the R4 zone through Site Specific By-law 30905. The Site Specific By-law permits a parking station associated with the commercial use of the abutting lands to the east.

The property at 11 Homewood Avenue is zoned One-Family Detached Dwelling Fourth Density Zone (R4) in the former City of North York Zoning By-law 7625 which only permits detached dwellings and some institutional uses.

The property at 6080 Yonge Street is zoned Commercial Residential: CR 1.0(c1.0; r1.0) SS3 (x87) in the City of Toronto Zoning By-law 569-2013 which permits a maximum residential and/or commercial FSI of 1.0 times the lot area. Exception 87 permits a vehicle dealership in addition to the uses permitted in the Commercial Residential zone.

The property at 9 Homewood Avenue is zoned Residential Detached: RD (f15.0; a550) (x71) in the City of Toronto Zoning By-law 569-2013 which permits a parking station on the site subject to certain criteria which includes the provision of opaque fencing, a minimum 1.8 metre side yard setback, and no vehicles are permitted to park within 2.0 metres of the north, south, and west lot lines of the site.

The property at 11 Homewood Avenue is zoned Residential Detached: RD (f15.0; a550) (x5) in the City of Toronto Zoning By-law 569-2013 which only permits detached dwellings and some institutional uses. Exception 5 requires minimum side yard setbacks of 1.8 metres.

The City of Toronto'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:

- Tall Building Guidelines;
- Bird Friendly Guidelines;
- Accessible Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities; and
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

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 yet been submitted.

COMMENTS

Reasons for the Application

The application to amend the Official Plan is required for the portion of the proposed building located within the *Neighbourhoods* designation, which includes the site driveway, a portion of the base-building, and the underground parking. The application to amend the Zoning By-laws is required to allow the height and density proposed as well as to amend certain performance standards.

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:

Official Plan Conformity

Staff are reviewing the application to determine conformity with the Official Plan. The key sections of the Official Plan that will be used to evaluate the proposal include, but are not limited to: Section 2.2.3 Avenues: Reurbanizing Arterial Corridors, Section 2.3.1 Healthy Neighbourhoods, Section 3.1.1 The Public Realm, Section 3.1.2 The Built Form, Section 3.1.3 Built Form- Tall Buildings, Section 3.2.1 Housing, Section 4.1 *Neighbourhoods*, Section 4.5 *Mixed Use Areas*, and Section 5.1.1 Height and/or Density Incentives.

Staff will be assessing the appropriateness of the proposed Official Plan amendment, as it relates to the proposed site driveway, underground parking, and a one-storey, seven-storey and three-storey base-building within lands designated *Neighbourhoods*. Staff will also be assessing the proposed transition between the land designated *Mixed Use Areas* and the land designated *Neighbourhoods*. Appropriate transition in scale can be achieved through various design methods that include angular planes, stepping heights, appropriate location and orientation of the building, and the use of setbacks and stepbacks of building mass. While the proposed building does incorporate the stepping of heights within the limits of the subject site, it appears the proposed seven-storey base-building fronting Homewood Avenue falls within the *Neighbourhoods* designation. The applicant has identified this portion of the site as *Mixed Use Areas*, however according to staff's initial analysis, staff have identified this portion of the site as *Neighbourhoods*. Staff will continue to work with the applicant to confirm the site's designation and to determine the appropriate building height, particularly within lands designated *Neighbourhoods*.

Built Form, Planned and Built Context

The application proposes a 20-storey tower with a series of base-buildings ranging in height between one and seven-storeys in the form of an 'L' shape along Yonge Street and Homewood Avenue. The proposed building will be evaluated against the Tall Building Guidelines as well as the Public Realm and Built Form policies of the Official Plan.

While *Mixed Use Areas* are expected to absorb most of the anticipated increase in retail, office, and employment in Toronto, not all *Mixed Use Areas* will experience the same scale or intensity of development. For example, development along the *Avenues* will generally be at a lower scale than in the *Downtown* and most often at a lower scale than in the *Centres*. The appropriateness of the proposed tower, massing, and associated density will be evaluated by staff given the site's location along an *Avenue* and adjacency to stable *Neighbourhoods*.

The development criteria for development within *Mixed Use Areas* requires that new buildings be located and massed to fit within its existing and/or planned context and provide a transition between areas of different development intensity and scale, particularly towards lower scale *Neighbourhoods*. Ensuring tall buildings fit within the existing or planned context and provide an appropriate transition is further described in Section 1.3 of the Tall Building Guidelines, which includes applying an angular plane to transition down to lower-scale areas. The architectural plans provided by the applicant do not illustrate the angular plane which should be measured from the boundary of the *Mixed Use Areas* designation. Staff require the angular plane be illustrated to further assess the proposed transition and possible shadow, overlook, and privacy impacts on lands designated *Neighbourhoods*.

In addition to the above, staff will also review the following built form and public realm components of the proposed development:

- The design of the proposed base building, mid tower, and tower top will be reviewed against Section 3.1.3 Built Form- Tall Buildings of the Official Plan and the Tall Buildings Guidelines.
- The proposed ground floor covers a significant portion of the subject site, leaving only a small outdoor amenity area and site driveway, aside from the building setbacks, without any building massing. Staff recommend the applicant explore opening up the portions of the ground floor to break up the building massing.
- According to the planning rationale submitted in support of the application, the tower has a proposed tower floor plate of 770 square metres, whereas the Tall Building Guidelines encourages the tower floor plate be limited to 750 square metres or less per floor. Staff will be review the appropriateness of the proposed tower floor plate and how it relates to the bulk and massing of the building.
- It appears some of the proposed balconies wrap the building and are partially screened by an architectural element. Wrapping of balconies can sometimes result in the appearance of a larger building envelope. The proposed configuration of the balconies and the architectural element will be assessed to ensure they are carefully planned and integrated within the building.
- As a corner site, staff will review the proposed treatment of the corner.

- The application proposes a 10.0 metre pedestrian clearway measured from the curb face to the wall of the ground floor along Yonge Street, however, balconies from the upper levels partially project into this area. Staff will assess the extent of the projection and any shadow impacts it may have on the public realm.

Growing Up: Planning for Children in New Vertical Communities

On July 28, 2020 City Council adopted the updated Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines and directed City Planning staff to apply the Growing Up Guidelines in the evaluation of new and under review multi-unit residential development proposals with greater than 20 residential units. The objective of the guidelines is to direct how new development can better function for larger households and increase liveability at three scales: the unit, the building, and the neighbourhood.

According to the site statistics, the number of proposed two and three-bedroom units would support the unit mix objectives of the Growing Up Guidelines. The applicant is proposing the following unit mix:

- Studio: 42 units (16.03%);
- One-bedroom: 74 units (28.24%);
- Two-bedroom: 113 units (43.13%); and
- Three-bedroom: 33 units (12.6%).

The applicant has not yet provided detailed unit size information. The Growing Up Guidelines recommend minimum unit sizes for two and three-bedroom units. Staff will be requesting the applicant provide additional information related to the unit sizes for review against the Growing Up Guidelines. Other matters related to the guidelines will also be considered during the review of the subject application.

Archaeological Assessment

As part of the application, the applicant submitted a Stage 1 Archaeological Resource Assessment. As a result of the COVID-19 state of emergency, archival materials through the Toronto and Ontario Archives were not accessible. The Archaeological Assessment indicates that given the widespread and significant disturbances to the entire subject site, it is likely that any archaeological potential that may have been present has likely been removed and therefore concludes that a Stage 2 Archaeological Resource Assessment is not recommended for the subject site. The report indicates the full and compliant Stage 1 Archaeological Resource Assessment will be conducted once archival materials can be retrieved through the Toronto and Ontario Archives. In the meantime, staff are reviewing the report and its conclusions.

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.

Staff have recently completed a review of community services and facilities in the area generally bounded by Steeles Avenue to the north, Bayview Avenue to the east, Highway 401 to the south, and Bathurst Street to the west. The report identifies a number of existing and emerging needs including improvements to local Toronto Public Library branches, replacing/expanding community agency space along the Yonge corridor and monitoring the demand for licensed child care spaces. Through the review of the subject application, staff will provide comments to the applicant on any relevant CS&F considerations and needs in the local area.

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 for development which meet the minimum size thresholds.

Section 5.1.1 allows the City to approve height and/or density greater than permitted by the zoning by-law pursuant to Section 37 of the *Planning Act* for developments which exceed 10,000 square metres and increase the permitted density by at least 1,500 square metres and/or significantly increase the permitted height. The application proposes an FSI of 6.0, whereas, the City of Toronto Zoning By-law 569-2013 permits an FSI of 1.0. The proposed development meets the criteria for eligibility of Section 37 benefits.

Infrastructure and Servicing Capacity

The applicant submitted a Functional Servicing and Stormwater Management Report, a Hydrogeological Assessment, and a Geotechnical Investigation Report. The Functional Servicing Report is intended to evaluate the effects of the development on the City's municipal servicing infrastructure and watercourses and to identify the need for any new infrastructure and upgrades to existing infrastructure necessary to provide for adequate servicing for the proposed development. Staff are reviewing the application to determine if there is sufficient infrastructure capacity to accommodate the proposed development, in addition to the potential cumulative impact of all proposed applications in the area of this 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 standards are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant has indicated that they plan to achieve Tier 1 of the Toronto Green Standard performance measures. Staff are reviewing the submitted checklist and materials for compliance with Tier 1 performance standards of the TGS.

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

CONTACT

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SIGNATURE

Al Rezoski, AICP
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Community Planning, North York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1a: 3D Model of Proposal in Context- Looking Northwest

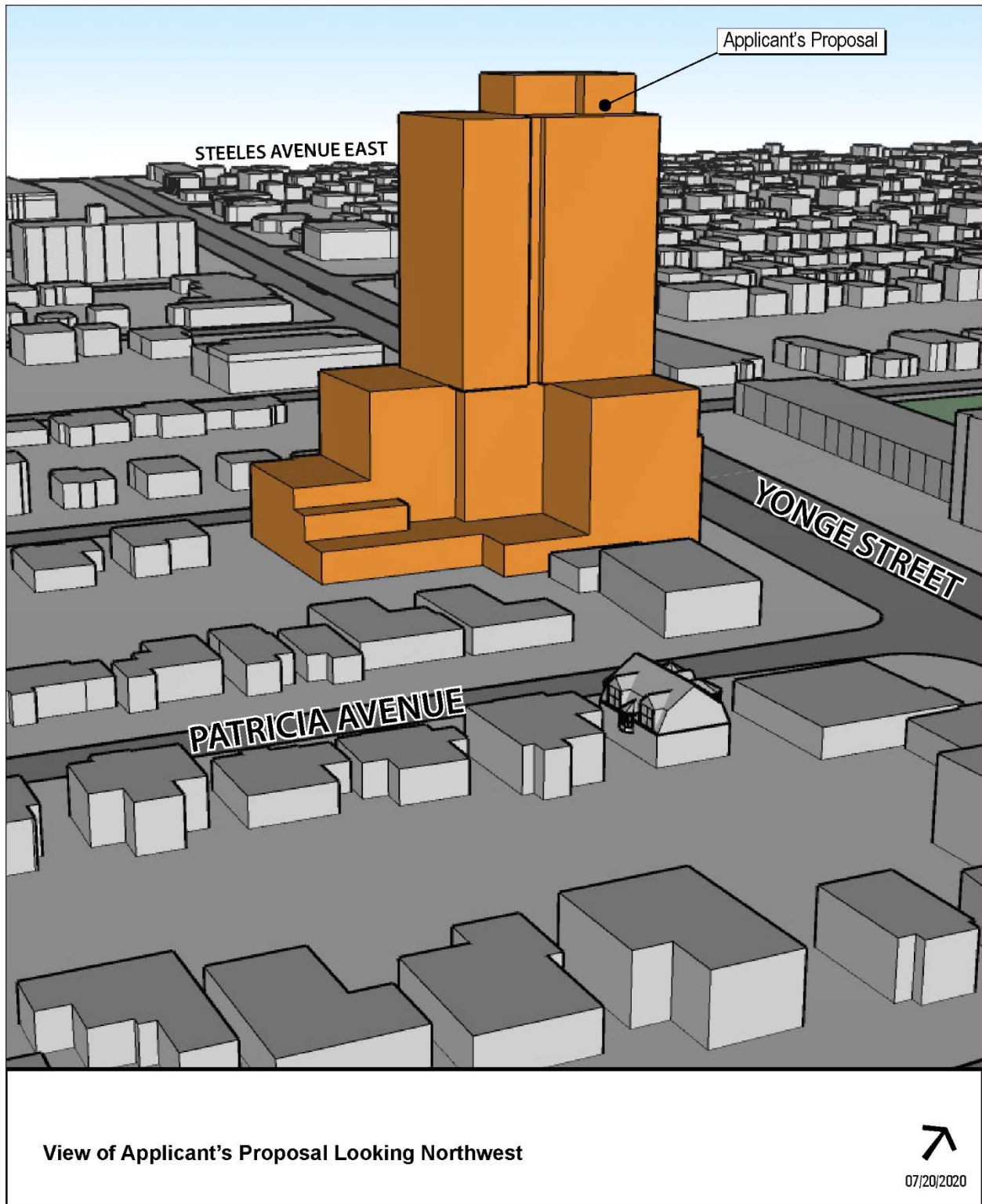
Attachment 1b: 3D Model of Proposal in Context- Looking Southeast

Attachment 2: Location Map

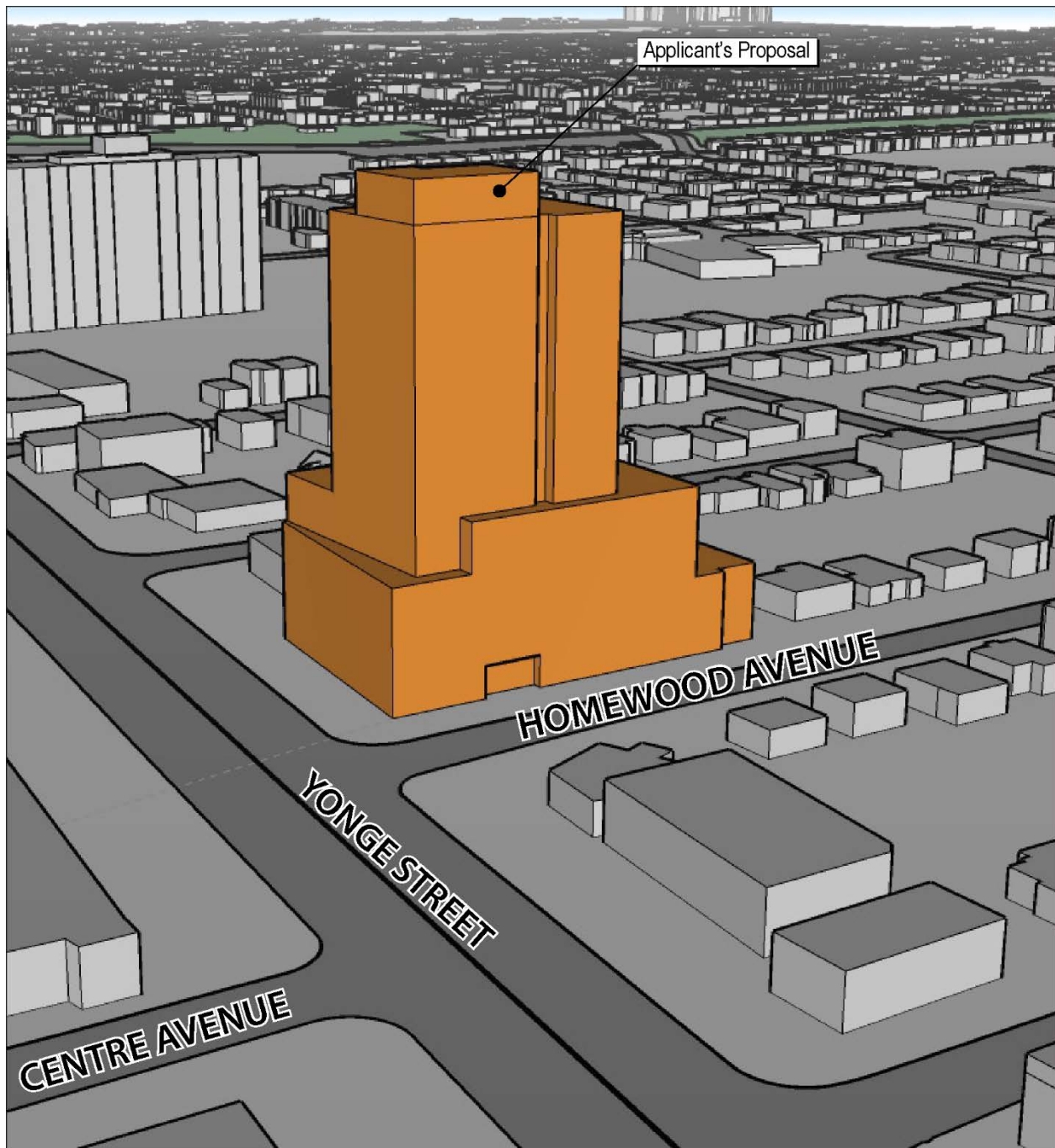
Attachment 3: Site Plan

Attachment 4: Official Plan Land Use Map

Attachment 1a: 3D Model of Proposal in Context- Looking Northwest



Attachment 1b: 3D Model of Proposal in Context- Looking Southeast



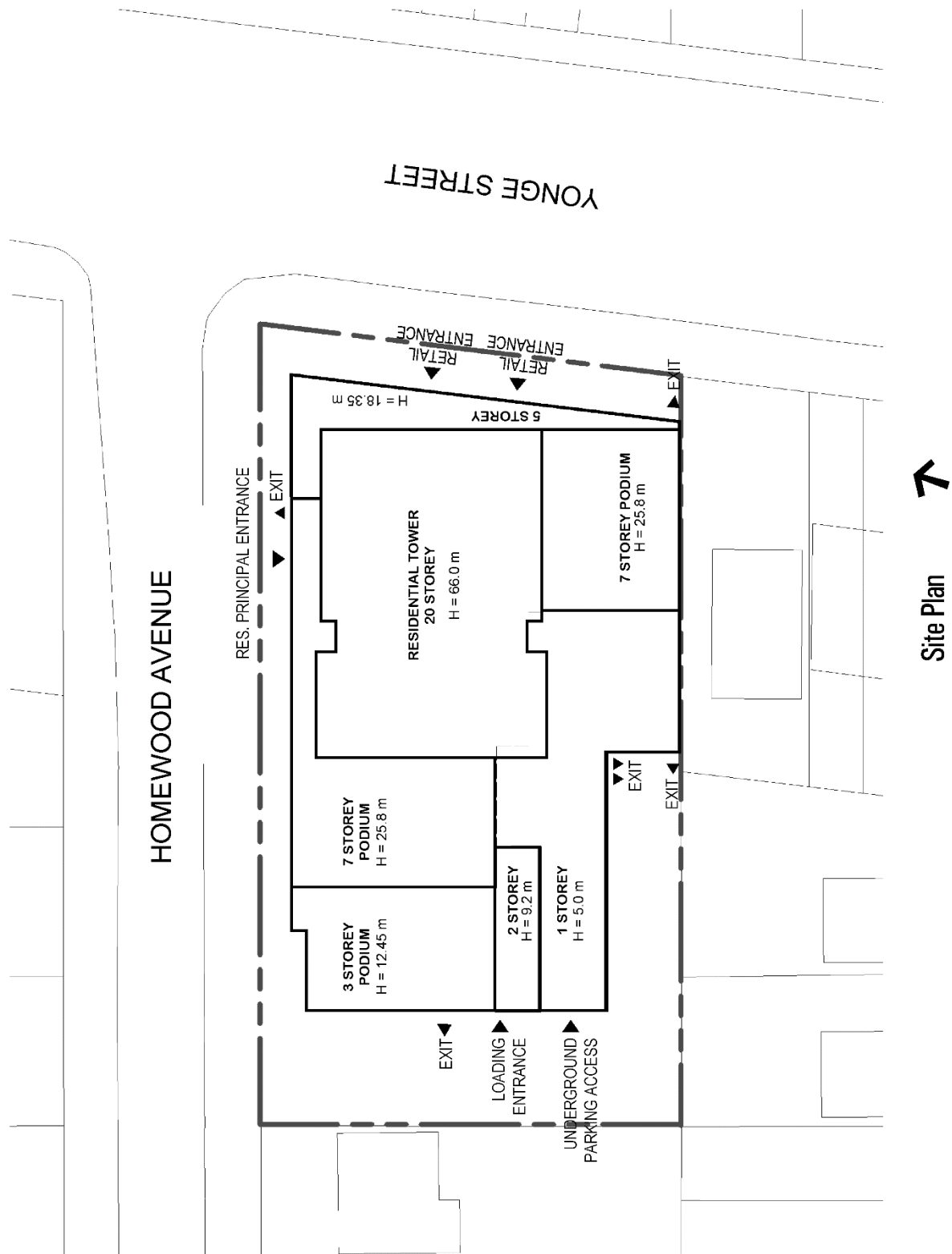
View of Applicant's Proposal Looking Southeast

07/20/2020

Attachment 2: Location Map



Attachment 3: Site Plan



Attachment 4: Official Plan Map



Official Plan Land Use Map #16

6080 Yonge Street & 11 Homewood Avenue

File # 20 158233 NNY 18 02



Location of Application

Neighbourhoods

Mixed Use Areas

Parks & Open Space Areas

Parks



Not to Scale
Extracted: 07/14/2020