

## **2674, 2676, 2678 and 2704 Yonge Street – Zoning By-law Amendment and Rental Housing Demolition Applications – Preliminary Report**

Date: October 13, 2020

To: North York Community Council

From: Acting Director, Community Planning, North York District

Ward: Ward 8 - Eglinton-Lawrence

**Planning Application Number:** *20 194146 NNY 08 OZ*

**Rental Housing Demolition Application Number:** *20 194151 NNY 08 RH*

**Current Use(s) on Site:** 3-storey rental apartment building with 31 rental dwelling units and retail uses on the ground floor (southern portion), and an undeveloped lot resulting from a recently demolished funeral home (northern portion).

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment and Rental Housing Demolition applications for 2674, 2676, 2678 and 2704 Yonge Street.

The site currently consists of a northern and southern portion, which are distinct. The southern portion, located at 2674, 2676 and 2678 Yonge Street, contains a 3-storey rental apartment building comprised of 31 rental dwelling units on the second and third floors, and retail uses on the ground floor. The northern portion of the site, located at 2704 Yonge Street, was previously occupied by a funeral home, which was recently demolished.

The applicants propose to demolish the existing 3-storey rental apartment building and redevelop the lands with a new 9-storey mixed-use building comprised of 127 dwelling units, of which 31 units would be replacement rental units. The tenure of the remaining 96 dwelling units in the proposed building has not been identified by the applicant. Retail uses are proposed to be located on the ground floor.

Staff are currently reviewing the applications. The applications have 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

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The City Planning Division recommends that:

1. Staff schedule an online community consultation meeting regarding the application located at 2676, 2674, 2678, and 2704 Yonge Street, 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

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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

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### Site Description

The site is located along Yonge Street at the southwest corner of Yonge Street and Alexandra Boulevard and is comprised of the lands municipally known as 2674, 2676, 2678 and 2704 Yonge Street. The site is approximately rectangular in shape and 2,392 square metres in size, and has a frontage of 50 metres to the east along Yonge Street and 48 metres to the north along Alexandra Boulevard. The average lot depth is 44.8 metres, ranging from 48.2 metres at the north property line along Alexandra Boulevard to 41.5 metres at the south property line adjacent to Snider Parkette.

The lands at 2674, 2676, and 2678 Yonge Street at the south end of the site contain an existing 3-storey rental apartment building comprised of 31 rental dwelling units, of which 23 are 1-bedroom units and eight are 2-bedroom units. Of the units, 18 1-bedroom units and one 2-bedroom unit have affordable rents, while the remaining five 1-bedroom units and seven 2-bedroom units have mid-range rents. All but two of the mid-range 1-bedroom units are currently occupied by tenants.

The lands at 2704 Yonge Street at the north end of the site previously contained a funeral home, which was recently demolished.

The site is designated *Mixed Use Areas* in the Official Plan. Low-rise houses, designated *Neighbourhoods* are located to the west of the site, and Snider Parkette (which is designated *Parks*) is directly south of the site. Yonge Street has a planned right-of-way width in the Official Plan of 27 metres. The site is located along an identified *Avenue* in the Official Plan, and is within the Yonge-Eglinton Secondary Plan area.

Located along Yonge Street, the area has a main street feel to the north and south, but this particular portion of Yonge Street is characterized by a higher proportion of single-use residential buildings. There are a variety of building types nearby, including mid-rise buildings, low-rise walk-up apartments, low-rise mixed-use buildings, and multi-storey house-form buildings. There are also a few stand-alone single-storey retail uses. To the west are low-rise residential uses. To the east is the low-rise residential neighbourhood of Blythwood Road, which is a designated Heritage Conservation District.

### Application Description

The applicant proposes to amend City of Toronto Zoning By-law 569-2013 for the lands at 2674, 2676, 2678 and 2704 Yonge Street to redevelop the site with a new 9-storey building containing 10,403 square metres of residential gross floor area (GFA) and 566 square metres of retail GFA. The residential component of the proposed building contains 127 dwelling units, of which 63 are 1-bedroom units (49.6%), 48 are 2-bedroom units (37.8%), and 16 are 3-bedroom units (12.6%). A total of 31 of the proposed 127 dwelling units are rental replacement units, while the tenure of the remaining 96 dwelling units has not been identified by the applicant. The total GFA of the proposed development is 10,969 square metres, which represents a floor space index (FSI) of 4.59 times the lot area.

The proposal includes two levels of underground parking with 82 vehicular parking spaces (68 resident, 9 visitor and 5 for commercial uses). A total of 116 long-term bicycle parking spaces are proposed, along with 14 short-term bicycle parking spaces. Parking within the underground garage would be accessed from Alexandra Boulevard using an 8.5 metre wide driveway on the west side (rear) of the building. The 8.5 metre measurement includes 2 metres of landscaping. One Type-G loading space is proposed and would also be accessed from the driveway at the rear. A privately-owned, publicly-accessible open space (POPS) is proposed in the form of a public walkway along the south façade of the building (directly north of Snider Parkette), which would lead to a dedicated parkland space (118.3 square metres) at the southwest corner of the site. The proposed amenity space includes 275 square metres of indoor space and 142 square metres of outdoor space.

Category	September 16, 2020 Submission	
Site Area	2,392 square metres	
Building Setbacks from Property Line	North	0 metre
	South	3 metres
	East (Yonge Street)	0.845 metres
	West	Generally 9.5 metres, narrowing to 8.5 metres near Alexandra Boulevard, and narrowing to 1.87 metres near the parkland dedication

Building Stepbacks along Yonge Street Above the 6th Floor Above the 8th Floor	3.255 metres 3.2 metres
Rear Building Stepbacks Above the 3rd Floor Above the 4th, 5th and 6th Floors Above the 9th Floor	1.2 metres 3.0 metres 6.0 metres <i>Note; a portion of the south side of the building does not step back until above the 6th floor, where it steps back 10.2 metres</i>
Gross Floor Area (GFA) Residential Non-Residential (Retail) TOTAL	10,403 m <sup>2</sup> 566 m <sup>2</sup> 10,969 m <sup>2</sup>
Floor Space Index (FSI)	4.59 times the lot area
Building Height	30.78 metres (includes a wrapped mechanical penthouse, but excluding the elevator overrun)
Proposed Net New Residential Units Studio 1 Bedroom 2 Bedroom 3 Bedroom Total	0 (0%) 40 (41.5%) 40 (41.5%) 16 (17%) 96 <i>Note that an additional 31 existing residential units are proposed to be replaced on site, bringing the total unit count to 127</i>
Amenity Area Indoor Outdoor Total	275.1 square metres 142.7 square metres 417.8 square metres
Proposed Vehicular Parking (residential: visitor; retail)	82 spaces (68: 9; 5)
Loading Spaces	1 Type 'G'
Bicycle Parking (long-term residential: short term)	130 spaces (116:14)
Proposed Parkland Dedication	118.3 square metres

Detailed project information is available on the City's online Application Information Centre at [www.toronto.ca/aic](http://www.toronto.ca/aic).

See Attachments 1-6 of this report, for the , three dimensional representation of the project in context, location map, site plan, Official Plan Map, Yonge-Eglinton Secondary Plan Map, and application data sheet, respectively.

## **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 (2020) 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 (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) 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 (2020) 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 (2020), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of employment areas, and others. The Growth Plan (2020) may be found here: <https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

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 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 (2020) 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 (2020) 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 (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

### **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. The Official Plan is available online here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The application is located on lands shown as *Avenues* on Map 2 of the Official Plan and *Mixed Use Areas* on Map 17. See Attachment 4 which is an excerpt of Map 17.

On September 21, 2020, Official Plan Amendments 479 (Public Realm) and 480 (Built Form) came into force. There are new or revised policies regarding building types (including midrise buildings), building design and massing, parks, POPs (privately owned, publicly accessible spaces), and trees and natural areas, among other policies. The proposal will be evaluated against these policies.

### **Yonge Eglinton Secondary Plan**

The application is located within the Yonge-Eglinton Secondary Plan. The Yonge-Eglinton Secondary Plan sets out a long-term vision for Midtown that emphasizes the importance of complete communities and the diversity of Midtown's Character Areas. The Yonge-Eglinton Official Plan Amendment (OPA 405) came into force on June 5, 2019.

City Planning staff will review the application against the policies of the Secondary Plan, a number of which are noted below. The Secondary Plan is intended to be read and interpreted as a comprehensive whole.

Section 1.3 of the Secondary Plan sets out the development objectives for the various Character Areas based on land use and the desired long-term vision for each Character Area. The site is within the Midtown Villages and the Yonge Street North Character Area. Midtown Villages are described as historic main streets that provide vital retail and service destinations for residents, workers and visitors. These areas are to accommodate a mix of uses in well-proportioned buildings that appropriately conserve heritage resources and reinforce the local character of main streets. The Secondary Plan identified distinguishing features of the Yonge Street North Character Area including widened sidewalks and series of public squares along Yonge Street. Section 2.5 of the Secondary Plan speaks to land uses in Midtown.

The subject site is designated *Mixed Use Areas "C"* per Map 21-4 of the Plan. *Mixed Use Areas "C"* include commercial main streets with continuous at-grade narrow-frontage retail, service and institutional uses with office, other commercial and residential uses above. A mix of residential, retail and service, office, institutional, entertainment, cultural uses and parks and open spaces are permitted in this area.

Section 2.6 of the Secondary Plan provides direction on Priority Retail Streets, which are shown on Map 21-5 of the Plan. The site is located on a portion of Yonge Street that is identified as a Priority Retail Street. The Secondary Plan outlines a number of criteria for development on Priority Retail Streets, including detailed building requirements to support retail uses and restrict residential uses at grade.

Parks and Public Realm policy is outlined in Section 3 of the Secondary Plan. Primary public realm objectives of the Secondary Plan are to maintain and enhance the green, landscaped character of the area, improve and expand the network of parks, open spaces and create a high-quality public realm and streetscapes to ensure the continued vitality and quality of life in the area. Development will reduce the impact of vehicular, loading and servicing activities on the public realm. To advance these objectives, the Secondary Plan identifies a series of Public Realm Moves, shown on Map 21-6 of the Plan.

The site is located within an area targeted for the Yonge Street Squares Extension Public Realm Move. The Yonge Street Squares Extension is intended to provide a series of distinctive landscaped, publicly-accessible squares. The Secondary Plan requires development adjacent to this portion of Yonge Street to accommodate wide sidewalks and pedestrian clearways, which will be increased in key locations to realize a square. The location of these squares is conceptually shown on Map 21-6, and includes the portion of Yonge Street upon which the site fronts. These landscaped squares are to be secured as part of development and City-initiated civic improvements.

The Midtown Mobility Network described in Section 4 and shown on Map 21-9 of the Secondary Plan is intended to be a well-connected and integrated network of streets, laneways, mid-block connections and multi-use trails that will provide a variety of safe and sustainable travel choices.

The site is located on a Major Street (Yonge Street) on Map 21-9, which provide important direct and continuous transportation routes across the area and connect to the surrounding city. Major Streets are to be prioritized for special urban design treatments to reflect their prominence as key public realm spaces, provide generous sidewalks to safely accommodate high volume of pedestrian and cyclist activity, and be designed to accommodate street trees. The area immediately south of the site, including Yonge Street generally between Blythwood Road and Lytton Boulevard, is identified as a proposed street alignment. Realignment of streets are to be pursued as opportunities arise, including through development processes.

Section 5.1 of the Secondary Plan includes area-wide built form principles and specific requirements to ensure these principles are advanced through new development. The proposal will be evaluated against these policies.

Policy 5.4.3 sets out anticipated height ranges for Character Areas and states that specific heights will be determined through rezoning or a City initiated zoning by-law amendment. The site is located within a portion of the Yonge Street North Character Area where a height of 8 storeys is anticipated. However, the Secondary Plan also notes that additional storeys may be considered for mid-rise development sites where certain criteria related to transition and shadow impacts are met to the satisfaction of the City.

Within Section 7, the Secondary Plan highlights the need for a full range of housing types to meet the needs of all household sizes and income levels and contribute to diverse, inclusive and liveable communities. The Secondary Plan requires developments with over 80 residential units to include a minimum of 15 per cent as two-bedroom units, a minimum of 10 per cent as three-bedroom units, and an additional 15 per cent as a combination of either two or three-bedroom units.

The Secondary Plan directs the provision of community service facilities in Midtown to be guided and informed by the Midtown Community Services and Facilities Strategy, which is available online here:

<https://www.toronto.ca/legdocs/mmis/2018/pg/bgrd/backgroundfile-115670.pdf>

Staff will continue to review the proposal against the policies of the Yonge Eglinton Secondary Plan.

### **Zoning By-laws**

The site is zoned MCR T3.0 C0.5 R3.0 (Mixed-Use District) in former City of Toronto Zoning By-law 438-86 and CR 3.0 (c0.5; r3.0) Standard Set 2 (x2234) (Commercial-Residential) in city-wide Zoning By-law 569-2013. These zones permit a range of commercial and residential uses, including office and retail uses among other commercial uses, dwelling units within an apartment building and mixed use buildings. The site has a maximum permitted height of 18.0 metres and a permitted floor space index of 3.0.

The City's Zoning By-law 569-2013 is available online 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:

- The Performance Standards for Mid-Rise Buildings;
- Midtown Parks and Public Realm Plan;
- Growing Up: Planning for Children in New Vertical Communities;
- Bird Friendly Guidelines;
- The Pet Friendly Design Guidelines; and
- POPS guidelines.



The City's Design Guidelines are available online 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**

Section 111 of the *City of Toronto Act, 2006* authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. The By-law prohibits the demolition or conversion of rental housing in buildings containing six or more residential units, of which at least one unit is a rental unit, without obtaining a permit from the City and requires a decision by either City Council or, where delegated, the Chief Planner and Executive Director, City Planning Division.

Council may refuse an application or approve an application with conditions that must be satisfied before a demolition permit is issued. These conditions implement the City's rental housing protection policies in the Official Plan. However, unlike *Planning Act* applications, decisions made by City Council under Chapter 667 are not appealable to the Local Planning Appeal Tribunal (LPAT).

Section 33 of the *Planning Act* also authorizes Council to regulate the demolition of residential properties. Section 33 is implemented through Chapter 363 of the Toronto Municipal Code, the Building Construction and Demolition By-law.

Where an application for a rezoning triggers an application under Chapter 667 for rental housing demolition, City Council typically considers both applications at the same time.

The proposal for 2674-2704 Yonge Street requires Council approval under both Chapters 363 and 667 of the Toronto Municipal Code because it involves the demolition of at least six dwelling units and at least one rental unit. On September 16, 2020, an application for a Section 111 permit was submitted pursuant to Chapter 667 of the City of Toronto Municipal Code to demolish the existing 31 rental dwelling units. 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**

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### **Reasons for the Application**

The application to amend the Zoning By-law is required to vary performance standards including building height and floor space index. Through the review of the application, staff may identify additional areas of non-compliance with the Zoning Bylaws.

A Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* is required to demolish the 31 existing rental housing units.

## 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**

Planning Staff will evaluate this planning application for consistency with the PPS (2020) and conformity with the Growth Plan (2020).

### **Official Plan Conformity**

Planning Staff will evaluate the application to determine its conformity with the Official Plan. This includes conformity with policies for *Mixed Use Areas* designated lands and Built Form and Public Realm policies. For example, Staff will evaluate whether the proposal conforms with policy 4.5.2 c) regarding transition between areas of different development intensity and scale, particularly to lower scale *Neighbourhoods*. Staff will evaluate whether the proposal's massing and transition (such as the transition down in height and scale via an angular plane) sufficiently addresses this policy. Similarly, policy 4.5.2 e) directs the massing of new buildings to frame the edges of streets and parks with good proportion. Staff will evaluate whether the massing and edges of the building frames the park at good proportion, including a portion of the rear of the property that does not step back until after the 6th storey. This evaluation is preliminary, and is ongoing as more analysis is undertaken.

### **Conformity with the Yonge-Eglinton Secondary Plan**

Planning Staff will evaluate the application to determine its conformity with the Yonge-Eglinton Secondary Plan. This includes conformity with the land use designation (*Mixed Use Areas "C"*), which discusses narrow-frontage retail, and the Priority Retail Streets policies, including 2.6.1 b) which directs frequent entrances, and store frontages generally five to ten metres in width to reflect historic main streets and fine-grain street rhythm. The proposal appears to show one retail frontage of approximately 50 metres in width, with a possibility two entrances that could divide that width into two parts. Staff will also consider the relationship of the proposal to the abutting park against policy 3.3.24 a) and b) which directs a setback to allow the building and any exterior features or amenities to be maintained without encroachment on the park, and to provide an appropriate interface between public and private land. The proposal includes a 3 metre setback from the public park, and Staff question whether that width is sufficient to achieve the intent of the policy. The proposal will also be evaluated against the public realm policies of the Plan including 3.2.4 the Yonge Street Square Extension policies, which describe wider including setbacks and streetscape improvements. The proposal includes a setback less than 1 metre in width. The permitted building types and urban design standards of the plan, including policy 5.3.19 a) regarding setbacks for midrise buildings, and policies regarding building heights, including policy 5.4.10 regarding requirements to permit additional height for midrise buildings (such as limited shadow impact, adherence to angular planes, and setbacks) will also be used to evaluate the proposal. This evaluation is preliminary, and is ongoing as more analysis is undertaken.

## **Public Realm and Built Form**

At a high-level, the proposal is for a midrise building on a site that is identified for midrise intensification. However, the suitability of the proposed site organization, public realm and built form, including building placement and setbacks, stepbacks, height and massing will be evaluated based on the planning framework for the area, including Provincial policies and plans, the City's Official Plan policies, and the Yonge-Eglinton Secondary Plan. Some of these items have been identified in the previous section (e.g. stepbacks and heights in policies 5.3.19 and 5.4.10 in the Yonge-Eglinton Secondary Plan). The built form will also be reviewed against the Midrise Performance Standards, including front and rear angular planes, as well as other performance standards. Further, the proposal will be reviewed against the in-force zoning by-law, including the angular plane provisions of the by-law.

The suitability of the parkland dedication including its location, size and configuration needs to be evaluated, as well as the proposed building setback to the park. The parkland dedication, as proposed, is at the rear of the building along the laneway, and Staff question whether this is an optimal location for the parkland dedication. In addition, the proposed built form abutting the park does not include a stepback until above the 6th storey, which may not provide an appropriate interface with the park. Similarly, the proposed midblock POPS width (narrow at 3 metres wide) and configuration as a long strip of land, as well as the location, size and configuration of the indoor and outdoor amenity space requires evaluation. The interface and impact of the building on the abutting parkette, including the landscape treatment, public-private interface, and connection along the proposed laneway also need to be evaluated. For example, Staff would like to see active uses facing onto the park, and it is not clear if the proposed amenity space at this location would be satisfactory. The public realm will be reviewed against the public realm policies of the Yonge-Eglinton Secondary Plan (such as policy 3.1.4 regarding priority retail streets, policy 3.1.9 regarding growing large trees, and the policies of Section 3.3. regarding parks and park expansions), and the Midtown Parks and Public Realm Plan, specifically policy 3.2.4 Yonge Street Squares Extension policies. It is not clear how the proposal has met the intent of the Yonge Street Squares Extension.

In addition to architectural and landscape drawings, the applicant has also submitted a sun/shadow study and a pedestrian level wind study. These drawings and studies are under review.

These are initial considerations for the public realm and built form. Further concerns may be identified.

## **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 identifies 35 trees on site, of which 3 (1 municipally owned) would be removed to permit the development and 17 (11 municipally owned) would require injury. Staff are presently reviewing the arborist report.

## **Rental Housing**

Section 3.2.1 of the Official Plan contains policies pertaining to the provision, maintenance, and replacement of rental housing.

Policy 3.2.1.6 states that new development that would have the effect of removing all or a part of a private building or related group of buildings and would result in the loss of six or more rental units will not be approved unless all of the units have rents that exceed mid-range rents at the time of application, or, where planning approvals other than site plan are sought, at least the same number, size and type of rental units are replaced and maintained with rents similar to those in effect at the time of application. The policy also requires an acceptable tenant relocation and assistance plan, addressing the right to return to one of the replacement units at similar rents and other assistance to mitigate hardship.

The Housing Issues Report submitted with the Rental Housing Demolition application confirms that 19 of the 31 existing rental units on the lands have affordable rents, while the remaining 12 rental units have mid-range rents. Consequently, Policy 3.2.1.6 applies to this application and the applicant is proposing to replace all 31 existing rental units proposed to be demolished within the proposed development.

The applicant is proposing to replace the existing 31 rental dwelling units by their respective unit types (23 1-bedroom rental units and eight 2-bedroom units) with slightly larger unit sizes. The proposed location of the 31 replacement rental units is on the second and third floors of the proposed building, with 22 replacement rental units occupying the entire second floor and nine replacement rental units occupying the northeastern portion of the third floor. The applicant has confirmed that tenants will have the right to return to a replacement rental unit and that replacement units will be provided and maintained at rents similar to those in effect at the time the application was made.

As the applications progress, City staff will work with the applicant to develop a more detailed rental replacement proposal and an acceptable tenant relocation and assistance plan to mitigate hardship for tenants.

## **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. An archaeological resource assessment identifies and evaluates the presence of archaeological sites and resources. The site is identified as an area of archaeological potential and a Stage 1 Archaeological Assessment for the subject site has been submitted. City Staff are reviewing the results.

## **Heritage Impact & Conservation**

The applicant has submitted a Heritage Impact Assessment (HIA). Staff are reviewing the assessment and evaluating whether the application will have an impact on cultural heritage resources and whether a conservation strategy will need to be implemented.

## **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.

The applicant has submitted a Community Services and Facilities Study. Staff are reviewing the study and evaluating the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support proposed future population. This evaluation will be based on City policies and guidelines, including those in the Official Plan, Yonge-Eglinton Secondary Plan, and the Midtown Community Services and Facilities Strategy.

## **Growing Up Guidelines**

The City's Growing Up: Planning for Children in New Vertical Communities document includes guidelines to ensure that new vertical communities are designed with families in mind. The document includes guidelines at three scales: the neighbourhood, the building and the unit.

Guideline 2.1 of the Growing Up guidelines states that a building should provide a minimum of 25% large residential units (10% of the units should be 3-bedroom units and 15% of the units should be 2-bedroom units).

Guideline 3.0 states that the ideal unit size for large residential units, based on the sum of the unit elements, is 90 square metres for 2-bedroom units and 106 square metres for 3-bedroom units, with ranges of 87-90 square metres and 100-106 square metres representing a diversity of sizes for such bedroom types while maintaining the integrity of common spaces to ensure their functionality.

The applicant proposes to provide 40 (41.7%) of the 96 net new dwelling units (non-replacement rental units) as 2-bedroom units, and 16 (16.7%) of the net new dwelling units as 3-bedroom units, which satisfies the unit mix objectives of Guideline 2.1 of the Growing Up guidelines.

In addition, 20 (20.8%) of the proposed new 2-bedroom units are 87 square metres or larger in size, and 14 (14.6%) of the proposed new 3-bedroom units are 100 square metres or larger in size, which satisfies the unit size objectives of Guideline 3.0. Staff will continue to evaluate the proposal based on the Growing Up guidelines at all three scales.

### **Affordable Housing**

Affordable Housing and Smart Urban Growth are key Strategic Actions for the City of Toronto. Section 3.2.1 of the City's Official Plan states that a full range of housing, including affordable rental housing, will be provided and maintained to meet the needs of current and future residents. The Growth Plan (2020) also contains policies (2.2.1.4, 2.2.6.1 and 2.2.6.3) to support the development of affordable housing and the provision of a range of housing to accommodate the needs of all household sizes and incomes.

Staff will continue discussions with the applicant, the Ward Councillor, and City staff to determine potential opportunities for the provision of affordable housing.

### **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. The proposal at its current height and density will be subject to Section 37 contributions under the *Planning Act*. 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 submitted a number of technical reports including a Stormwater Management and Functional Servicing Report. The Functional Servicing Report is intended to evaluate the effects of a 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 to 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.

The applicant also submitted a Transportation Impact Study with their application. The purpose is to evaluate the effects of the development on the transportation system, and to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development. Staff are reviewing the Transportation Impact Study.

## **School Boards**

The application was circulated to the both the Toronto Catholic District School Board (TCDSB) and the Toronto District School Board (TDSB). The TCDSB and TDSB will evaluate the impact of the proposed development within the context of local development activity on area schools, including assessment of existing school capacity to support the amount of potential students proposed by 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 measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision. Staff will review the application to ensure compliance with Tier 1 of the TGS. Through an anticipated Site Plan Approval process, Staff will work with the applicant to encourage achievement of a higher Tier.

## **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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Matt Armstrong, Community Planner  
Tel. No. 416-392-3521  
E-mail: marmstr3@toronto.ca

Keir Matthews-Hunter, Housing Planner  
Tel. No. 416-392-5092  
E-mail: Keir.Matthews-Hunter@toronto.ca

## **SIGNATURE**

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Giulio Cescato, Acting Director  
Community Planning, North York District

## **ATTACHMENTS**

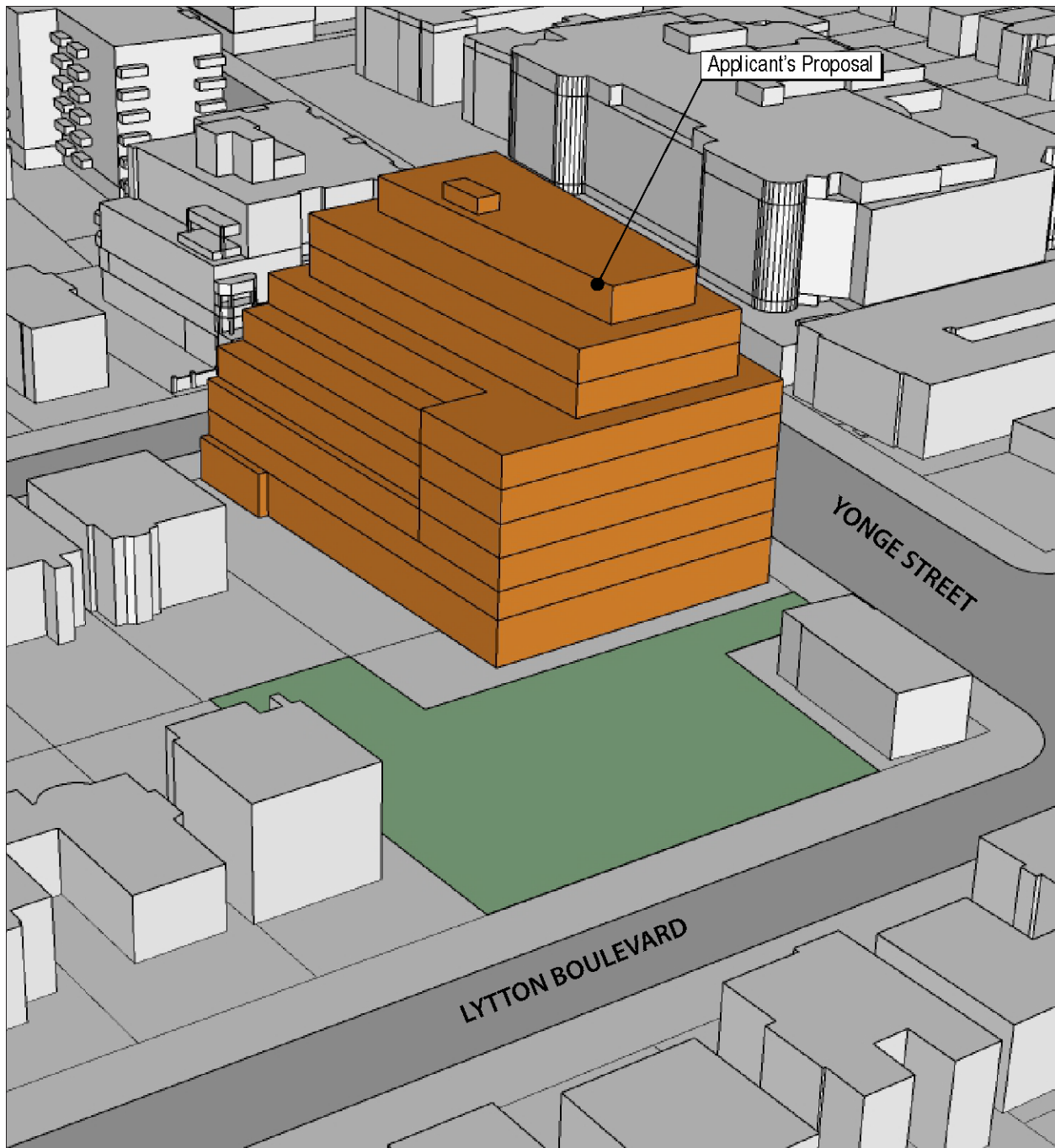
### **City of Toronto Drawings**

Attachment 1: 3D Model of Proposal in Context

Attachment 2: Location Map  
Attachment 3: Site Plan  
Attachment 4: Official Plan Map  
Attachment 5: Yonge-Eglinton Secondary Plan Map  
Attachment 6: Data Sheet



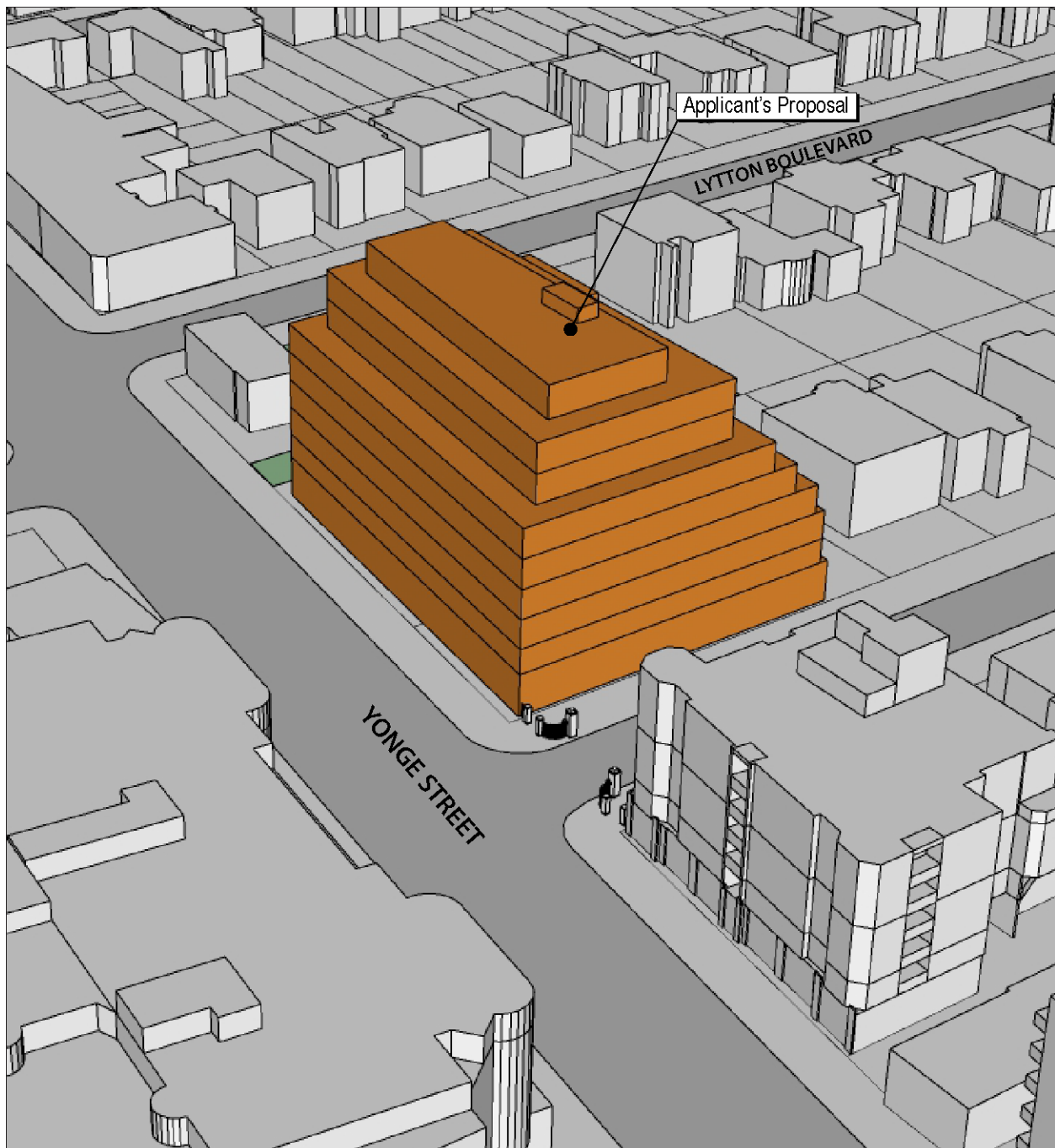
## Attachment 1: 3D Model of Proposal in Context



**View of Applicant's Proposal Looking Northeast**



10/02/2020

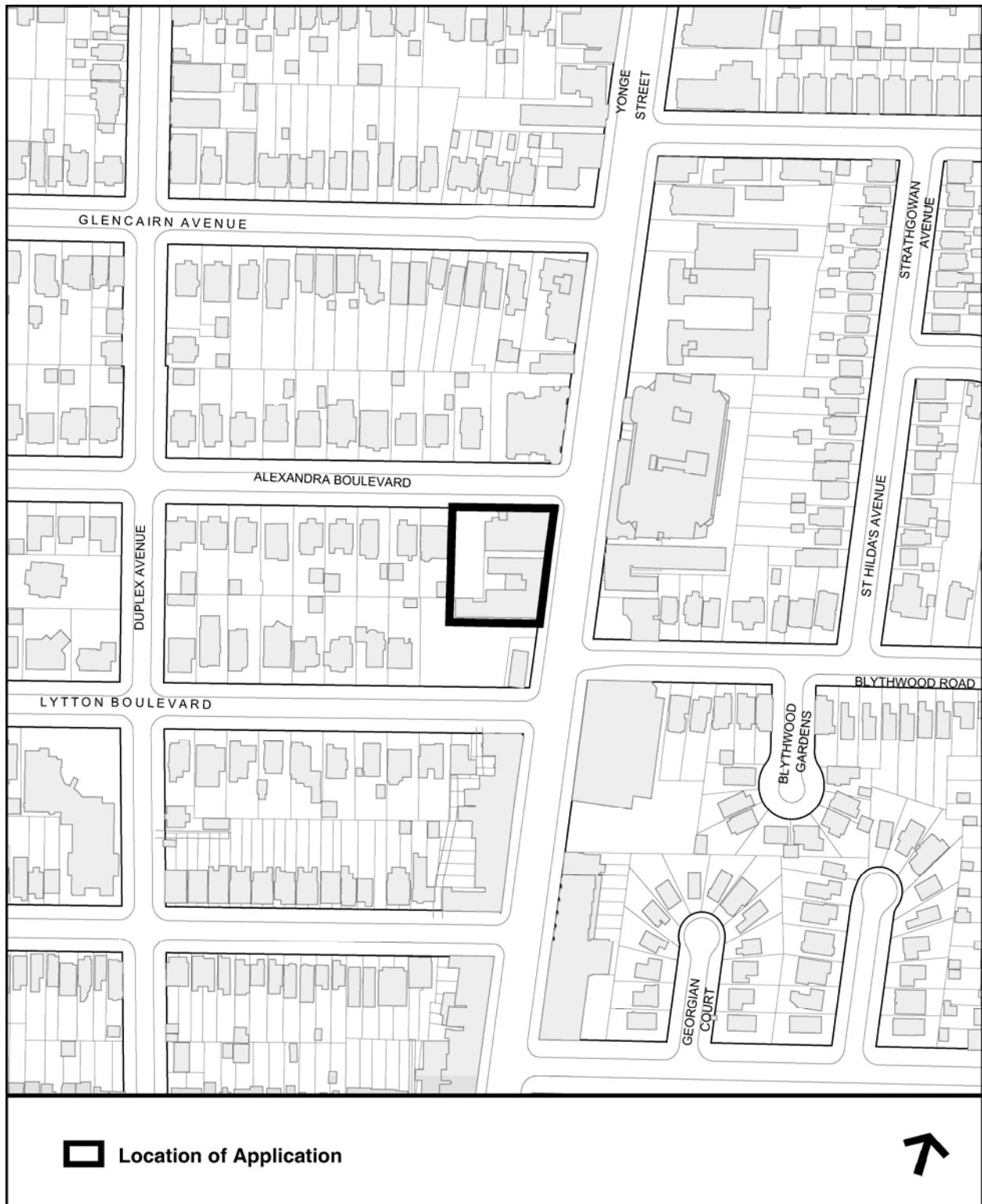


**View of Applicant's Proposal Looking Southwest**

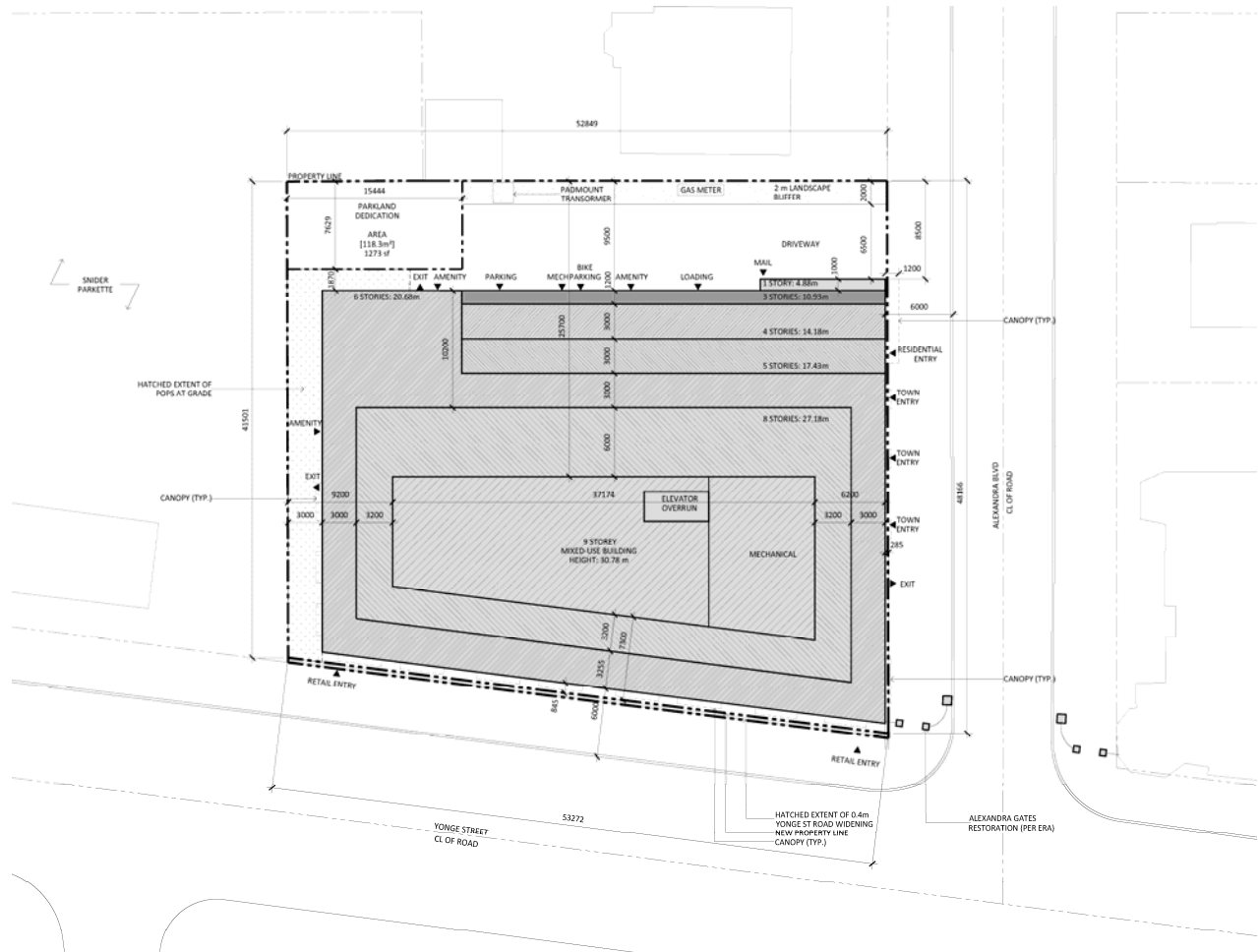


10/02/2020

## Attachment 2: Location Map



## Attachment 3: Site Plan



Site Plan ➔

## Attachment 4: Official Plan Map



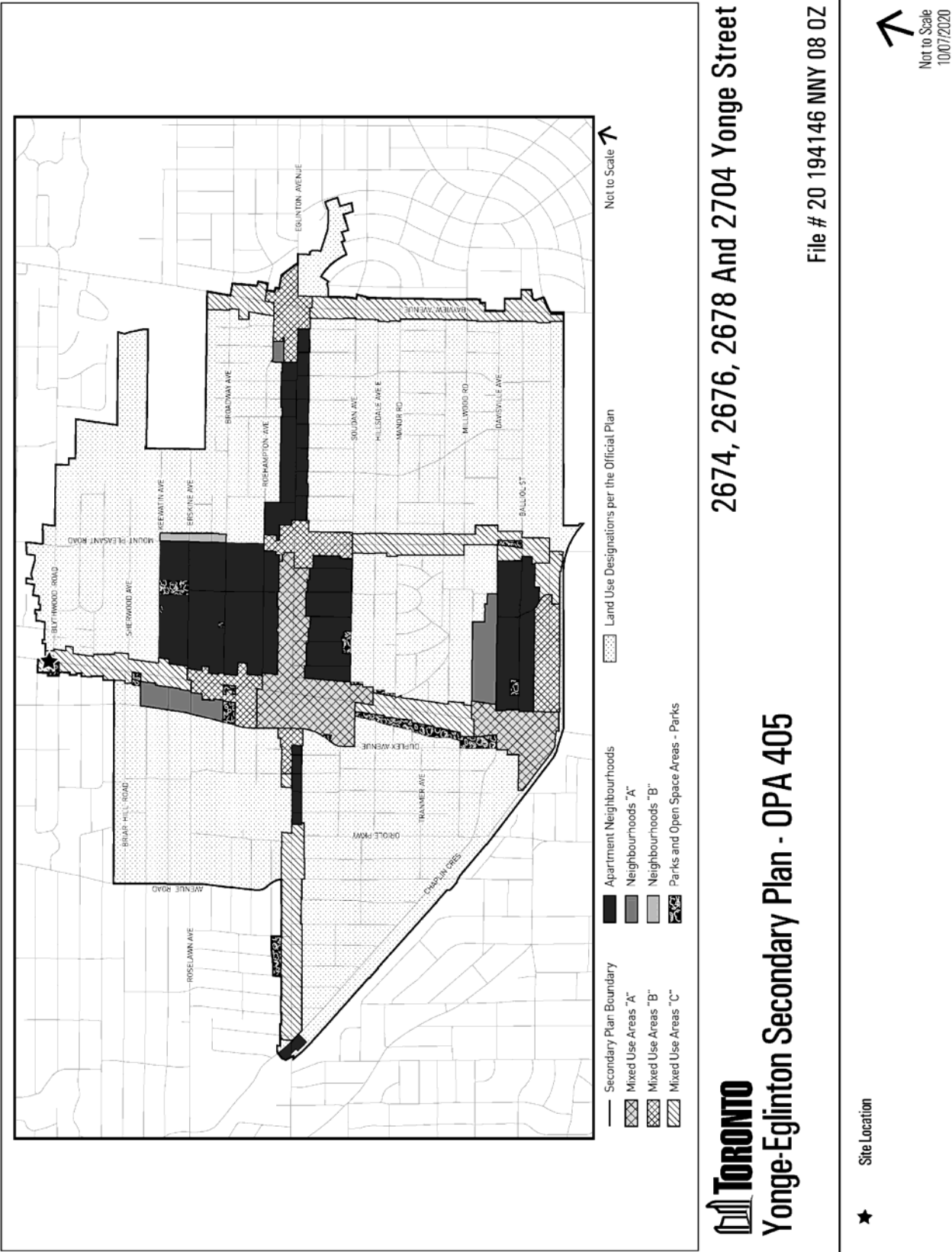
Official Plan Land Use Map #17

2674, 2676, 2678 And 2704 Yonge Street

File # 20 194146 NNY 08 02



Not to Scale  
Extracted: 10/02/2020



## Attachment 6: Application Data Sheet

**Municipal Address:** 2674, 2676, 2678 and 2704 YONGE ST **Date Received:** September 16, 2020

**Application Number:** 20 194146 NNY 08 OZ

**Application Type:** OPA / Rezoning, Rezoning

**Project Description:** Zoning By Law Amendment application for a proposed 9 storey building. The building would contain residential uses, with retail uses on the ground floor. Existing rental units on-site are proposed to be replaced. A Rental Housing Demolition and Conversion Application has been submitted.

### Applicant

TRIAGE DEVELOPMENT CORP  
268 Royal York Rd, Floor 2  
Toronto, Ontario. M8V 2V9

### Architect

Studio JCI  
20 De Boers Dr  
Suite 525, North  
York, ON  
M3J 0H1

### Owner

2229502 ONTARIO LTD  
c/o Adelaide  
Development Corp 2006,  
via Triage Development  
Corp

## EXISTING PLANNING CONTROLS

<b>Official Plan Designation:</b>	Mixed Use Areas	<b>Site Specific Provision:</b>	N
<b>Zoning:</b>	CR 3.0 (c0.5; r3.0) SS2 (x2234)	<b>Heritage Designation:</b>	N
<b>Height Limit (m):</b>	18	<b>Site Plan Control Area:</b>	Y

## PROJECT INFORMATION

Site Area (sq m): 2,392      Frontage (m): 53      Depth (m): 48

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,368		1,468	1,468
Residential GFA (sq m):	1,916		10,403	10,403
Non-Residential GFA (sq m):	1,175		566	566
Total GFA (sq m):	3,091		10,969	10,969
Height - Storeys:	3		9	9
Height - Metres:	9		31	31

Lot Coverage Ratio (%): 61.35      Floor Space Index: 4.59

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	10,373	30
Retail GFA:	566	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	31		31	31
Freehold:				
Condominium:				
Other:			96	96
Total Units:	31		127	127

#### **Total Residential Units by Size**

	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:				
Proposed:		63	48	16
Total Units:		63	48	16

#### **Parking and Loading**

Parking Spaces:	82	Bicycle Parking Spaces:	130	Loading Docks:	1
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#### **CONTACT:**

Matt Armstrong, Planner  
416-392-3521  
marmstr3@toronto.ca