

2323 - 2329 Yonge Street – Zoning Amendment Application - Preliminary Report

Date: August 18, 2020

To: Toronto and East York Community Council

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

Ward: 12 - Toronto-St. Paul's

Planning Application Number: 20 157138 STE 12 OZ

Current Uses on Site: At 2323 Yonge Street, there is an eight-storey non residential building. At 2329 Yonge Street, there is a one-storey non residential building.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application for a 37-storey mixed-use building with a 5-storey base located at 2323 – 2329 Yonge Street. 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 2323 – 2329 Yonge Street in consultation 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.

CONSULTATION WITH APPLICANT

A Pre-application meeting was held on March 2, 2020. The focus of discussion at the meeting was the proposal's conformity with the Official Plan and Secondary Plan, proposed built form related to height, massing, scale, density, and public realm. The

provision of office replacement and proposed demolition of the existing building of potential heritage value were flagged as a concerns.

ISSUE BACKGROUND

Site Description

The site is generally square in shape and is 1,930 square metres in size having frontages of 47.2 metres along Roehampton Avenue forming the south boundary and 42.6 metres along Yonge Street, forming the west boundary. The site gradually slopes downwards from north to south by approximately 2 metres.

Application Description

The application proposes to demolish the existing 8-storey and 1-storey non-residential buildings to facilitate the construction of a 37-storey (137.8 metres including mechanical penthouse) mixed-use building with a 5-storey base. The proposal has a combined gross floor area of 30,746 square metres (7,506 square metres of non-residential gross floor area and 23,240 square metres of residential gross floor area) representing a density of 15.93 times the lot area.

The residential component of the proposed building on floors 6 - 37 consists of 380 dwelling units, with a unit breakdown of 56 bachelor units (15%), 203 one-bedroom units (53%), 83 two-bedroom units (22%) and 38 three-bedroom units (10%). The proposal includes 760 square metres of indoor amenity space and 570 square metres of outdoor amenity space on level 6.

Proposed is 419 bicycle parking spaces and 65 vehicle parking spaces within a 2-storey below ground garage. Access to the vehicular parking within the garage is from Roehampton Avenue. One Type-C loading space is located on parking level 1, as well as one shared Type-G loading space located on the ground level accessed off of the main driveway.

The non-residential component of the proposed building on floors 1-5 consists of a double height ground floor retail area with 4 storeys of office space above.

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 Nos. 1 - 4 of this report, for Location Map, a three dimensional representation of the project in context, Site Plan, and Application Data Sheet.

Application Submission Requirements

The following reports/studies were submitted in support of the application:

- Survey Plan;
- Architectural Plans, Elevations and Sections;
- Landscape Plans;
- Tree Preservation Report and Plan;

- Civil Plans;
- Sun/Shadow Study;
- Planning Rationale Report;
- Public Consultation Strategy Report;
- Pedestrian Level Wind Study;
- Transportation Impact Study;
- Functional Servicing and Stormwater Management Report;
- Hydrogeological Review Summary and Report;
- Energy Modelling Report;
- Draft Zoning By-law Amendments;
- Heritage Impact Statement
- Geotechnical Study
- Toronto Green Development Standards Checklist; and
- Digital copy of the Building Massing Model.

The application was deemed complete as of June 17, 2020.

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) (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.

Major Transit Station Areas

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

The site is located within approximately 200 metres of the Eglinton subway station.

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 application is located on lands designated *Mixed Use Areas* on Map 17 of the Official Plan.

See Attachment No. 5: Official Plan Map

The *Mixed Use Areas* designation (Section 4.5) in the Official Plan provides for a broad range of commercial, residential and institutional uses, in single-use or mixed use buildings, as well as parks and open spaces and utilities.

Yonge-Eglinton Official Plan Amendment (OPA 405)

The site is located within the Yonge-Eglinton Secondary Plan area. On July 23, 2018, City Council adopted OPA 405 to replace in its entirety the former Yonge-Eglinton Secondary Plan. The Minister of Municipal Affairs and Housing modified and approved OPA 405 on June 5, 2019.

The Secondary Plan designates the site as *Mixed Use Areas "B"* and is located within the *Montgomery Square Character Area* and *Secondary Zone* of the Transit Node associated with the Eglinton Subway Station. The site is also located on a *Priority Retail Street* along Yonge Street and is within the *Yonge Street Squares* and *Park Street Loop* public realm improvement areas.

The existing 8-storey office building at 2323 Yonge Street is identified as a property with Potential Cultural Heritage Value as identified on Map 21-10 of Official Plan Amendment 405. The applicant has submitted a Heritage Impact Study which is currently under review by Heritage Planning Staff.

Mixed Use Areas "B" include residential, office and civic clusters around transit stations and along Yonge Street. A mix of residential, retail and service, office, institutional, entertainment and cultural uses are permitted. Tall buildings and large redevelopment sites capable of accommodating multiple buildings will provide 100 per cent replacement of any existing office gross floor area located on the site. The proposal includes plans to replace and increase the amount of office gross floor area which currently exists on site.

The Secondary Plan outlines several character areas that further articulate the planned character of this section of Yonge Street, generally located between Roehampton Avenue/Orchard View Boulevard to the south and Erskine Avenue/Roselawn Avenue to the north. The *Montgomery Square Character Area* is planned to have an anticipated height range of 20 to 30 storeys, with heights generally decreasing from south to north and from east to west.

The *Secondary Zone* to Eglinton Subway Station ensures that transit-supportive development in a compact urban form and mix of uses are included on all sites within 250-500 metres of Midtown Transit Stations.

Development on *Priority Retail Streets* shall include continuous frontages of at-grade, pedestrian-oriented retail and service uses and/or community service facilities. At-grade residential uses will generally not be permitted except for residential lobbies on mid-block sites. architectural detailing.

The *Yonge Street Squares* and *Park Street Loop* are part of 11 Public Realm Moves identified in the Secondary Plan that implement the broader vision of the parks and public realm plan. Along Yonge Street, the pedestrian environment will be enhanced and a series of distinctive landscaped, publicly-accessible squares will be secured. Development adjacent to Yonge Street will accommodate and provide wide sidewalks and pedestrian clearways. All buildings will be reasonably set back at grade from the property line adjacent to Yonge Street.

The *Park Street Loop* is envisioned as a 3 kilometre linear promenade achieved incrementally through re-development of properties along Broadway Avenue and Roehampton Avenue. The *Park Street Loop* will require the integration of private front yard open spaces within generous front yard setbacks within the streetscape. It will be designed as a publicly-accessible, multi-purpose green promenade with wide pedestrian clearways, cycling facilities and landscaping that provides green linkages connecting Eglinton Park to community amenities and open spaces in neighbourhoods to the east.

Zoning By-laws

The site is zoned MCR T3.0 C2.0 R2.5 under Zoning By-law 438-86, as amended, and CR 3.0 (c2.0; r2.5) SS2 (x2407 & 2424) under Zoning By-law 569-2013. These zones permit a variety of residential building types including apartment buildings which may contain non-residential uses such as retail and office. The site has a maximum permitted height of 16.0 metres and a maximum permitted density of 3.0 times the area of the lot for both residential and non-residential uses.

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/>

See Attachment No. 6: Existing Zoning By-law Map.

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Bird Friendly Guidelines; and
- Pet-Friendly Design Guidelines;

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.

COMMENTS

Reasons for the Application

The application proposes to amend Zoning By-laws 438-86 and 569-2013 for the property at 2323 – 2329 Yonge Street to vary performance standards including but not limited to: building height; density; parking standards, and building setbacks. Through the review of the application, staff may identify additional areas of non-compliance with the Zoning By-laws.

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 for consistency with the PPS (2020) and conformity with the Growth Plan (2019).

Official Plan Conformity

Staff will continue to evaluate this planning application to determine its conformity to the Official Plan and Yonge-Eglinton Secondary Plan.

- The proposal is taller than the anticipated height range of 20-30 storeys for the Montgomery Square Character Area.

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 Provincial policies, the City's Official Plan and Secondary Plan, and Design Guidelines including the Tall Building, Growing Up, and Pet-Friendly Design Guidelines.

Staff will continue to assess:

- the proposed building's height, density, and massing, in relation to the area's existing and planned built form character and scale;
- the proposal to demolish the existing office building at 2323 Yonge Street despite the potential cultural heritage value of the building;
- the location, orientation, and floorplate of the tower;
- the tower setbacks and separation distances;
- the transition to lower-scale buildings adjacent to and near the development site;
- the potential impacts associated with the proposed massing, including but not limited to privacy, wind, and incremental shadowing of nearby parks, and open spaces;
- the proposed public realm including building setbacks, alignment with adjacent properties, and treatment of the public right-of-way in relation to the Yonge Street Squares and Park Street Loop public realm moves;
- the mix and size of dwelling units;
- the location and amount of proposed indoor and outdoor amenity space; and,
- the provision of high quality building materials and landscaping.

Midtown Zoning Review

As part of the approval of Midtown in Focus in July 2018, City Planning was directed by Council to initiate a zoning review for Midtown's 22 Character Areas to implement the directions of the Secondary Plan. The intent of the zoning review is to establish specific heights in the Zoning By-law as set out in Policy 5.4.3 of the Secondary Plan. It will also provide clarity on the location, scale and form of appropriate development within each Character Area and implement other policy directions within the approved Secondary Plan.

Such a review, as provided for in Policy 2.3.1.4 of the Official Plan, will be used to create an area specific zoning by-law. It is to be determined whether the area specific zoning by-law will apply to this block or a broader geography.

Infrastructure/Servicing Capacity

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

The applicant has submitted the following studies and reports which are being reviewed by Engineering and Construction Services staff: a Functional Servicing and Stormwater Management Report; Hydrogeological Review Summary and Report; Geotechnical Study and Transportation Impact Study.

Staff will continue to assess:

- the Servicing Report provided by the applicant, to evaluate the effects of the development on the City's municipal servicing infrastructure and identify and

provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide adequate servicing to the proposed development; and,

- the Transportation Impact Study submitted by the applicant, to evaluate the effects of the development on the transportation system, and to identify any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

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 will evaluate 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.

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 a Tree Inventory and Preservation Plan.

Staff will continue to assess:

- the applicant's tree replacement plan which proposes the removal of 7 City-owned trees to accommodate the development, and the replacement with 11 new City-owned trees along the Yonge Street and Roehampton Avenue frontages.

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 will be provided and maintained to meet the needs of current and future residents. The Growth Plan (2019) also contains policies 2.2.1.4, 2.2.4.9 and 2.2.6.4 to support the development of affordable housing and a range of housing to accommodate the needs of all household sizes and incomes.

Further discussions with the applicant, the Ward Councillor and City staff will be required to determine opportunities for the provision of on-site or nearby off-site affordable housing.

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. Through the Site Plan approval process, staff will work with the applicant to achieve Tier 2 or higher.

Staff will continue to assess the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

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 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.

Other Matters

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

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Drawings

Attachment 1: Location Map

Attachment 2: 3D Model of Proposal in Context

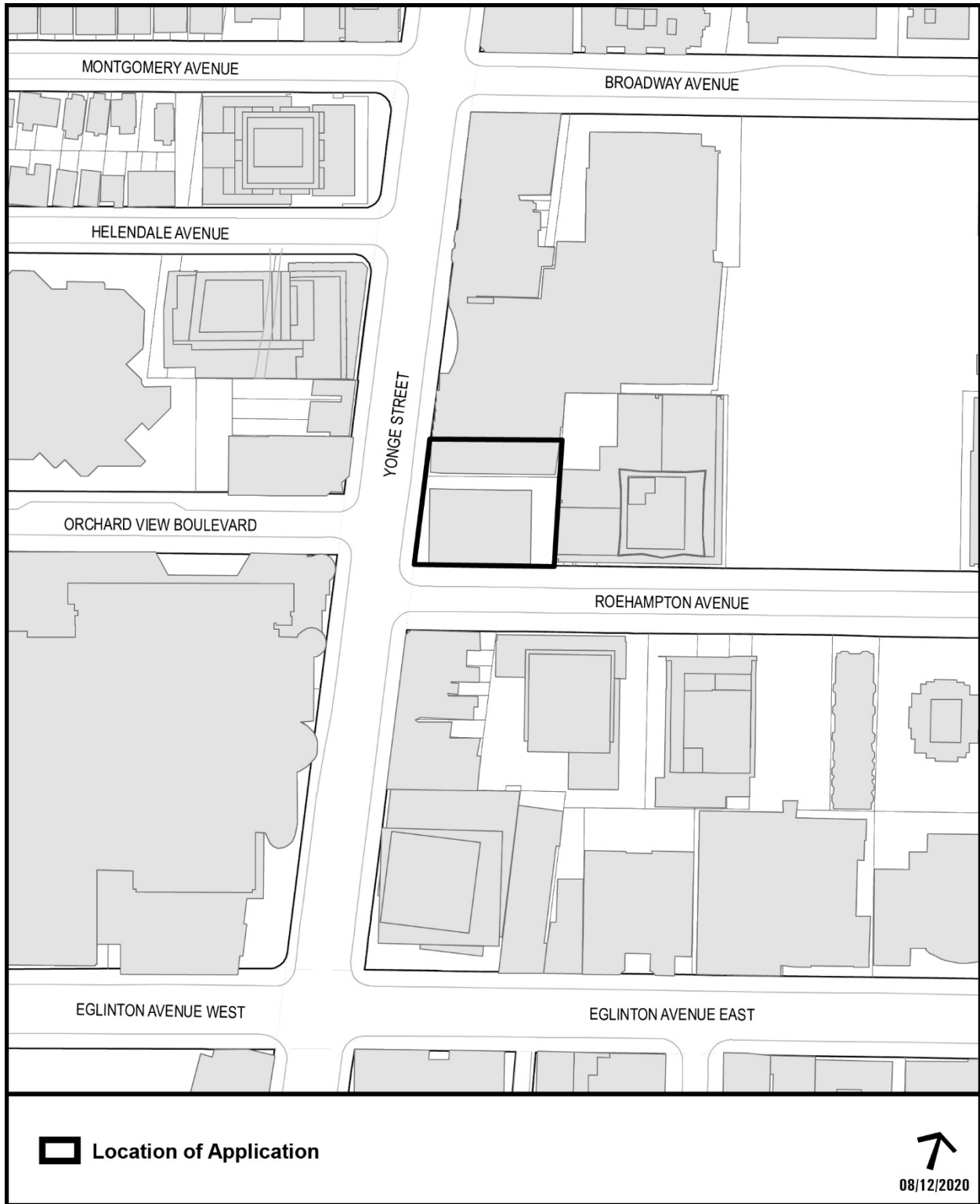
Attachment 3: Site Plan

Attachment 4: Application Data Sheet

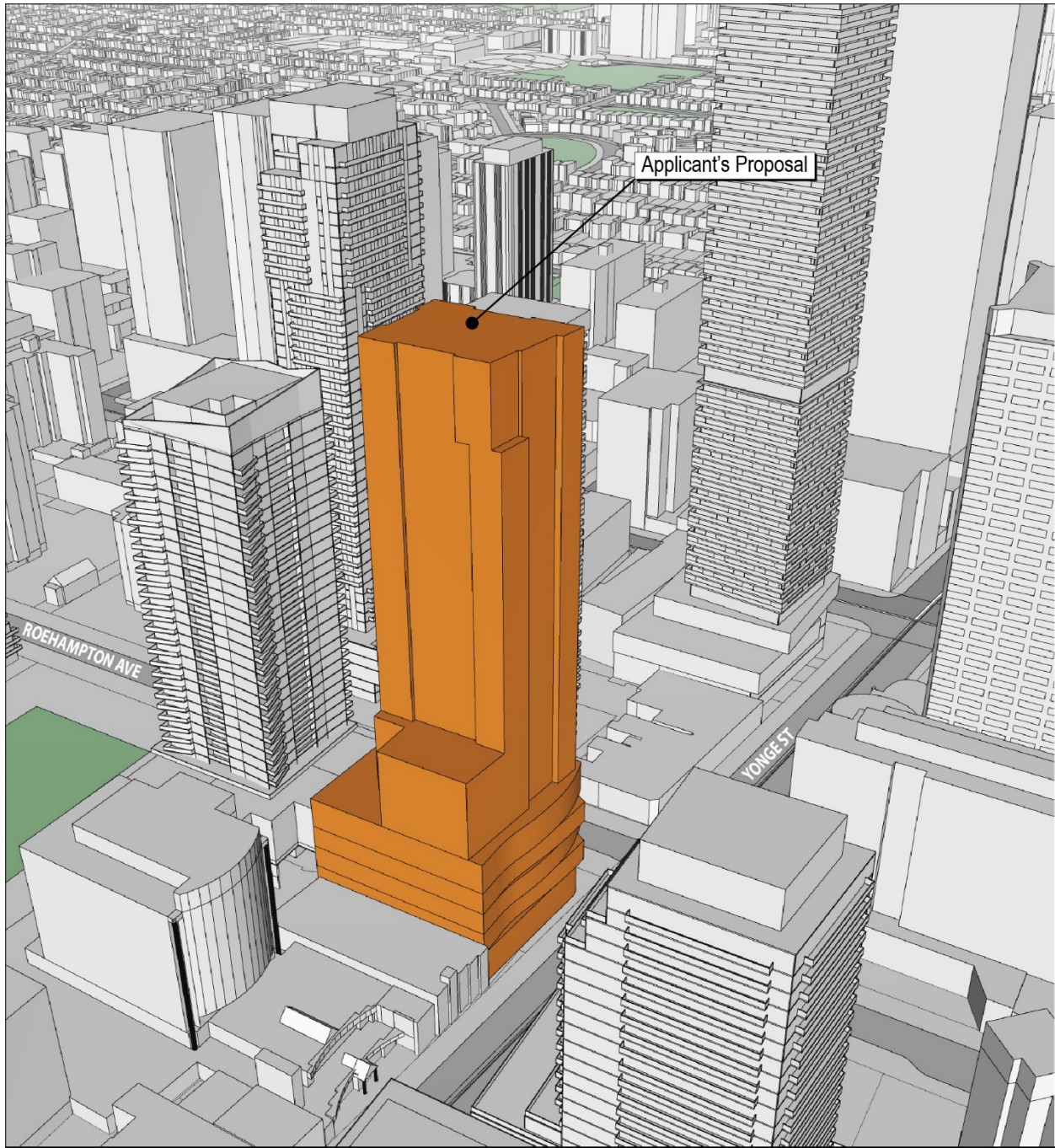
Attachment 5: Official Plan Map

Attachment 6: Existing Zoning By-law Map

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context

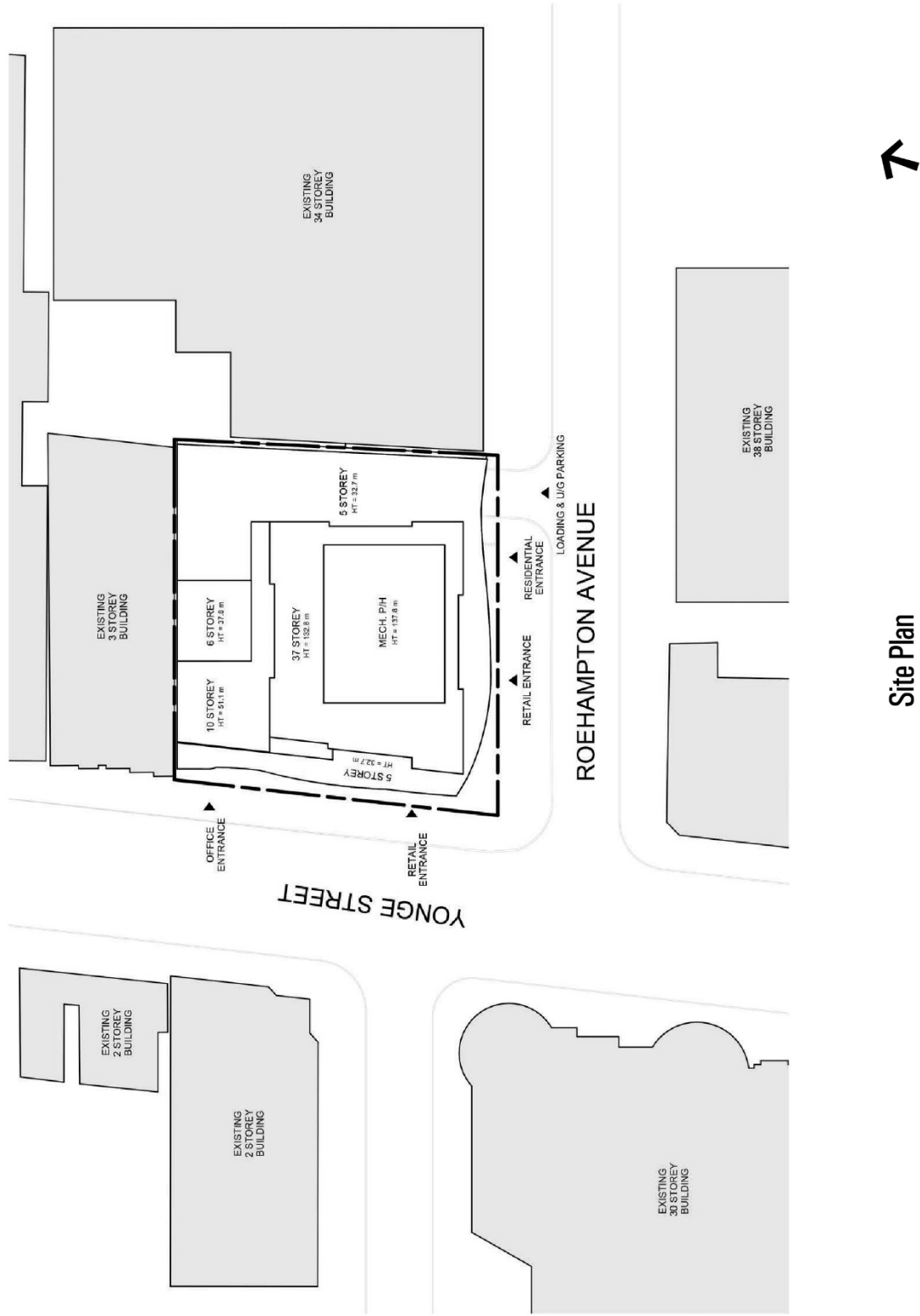


View of Applicant's Proposal Looking Southeast



08/12/2020

Attachment 3: Site Plan



Site Plan

Attachment 4: Application Data Sheet

Municipal Address: 2323-2329 Yonge St **Date Received:** June 17, 2020

Application Number: 20 157138 STE 12 OZ

Application Type: Rezoning

Project Description: A 37-storey mixed use building

Applicant	Agent	Architect	Owner
Riocan holdings inc		Dialog	Phoenix 2323 yonge street inc

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	OPA 405 Midtown in Focus
Zoning:	MCR T3.0 C2.0 R2.5	Heritage Designation:	N
Height Limit (m):	16	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m): 1,930 Frontage (m): 43 Depth (m): 47

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq. m):			1,020	1,020
Residential GFA (sq. m):			23,240	23,240
Non-Residential GFA (sq. m):	6,258		7,506	7,506
Total GFA (sq. m):	6,258		30,746	30,746
Height - Storeys:	8		37	37
Height - Metres:			133	133

Lot Coverage Ratio (%): 52.85 Floor Space Index: 15.93

Floor Area Breakdown	Above Grade (sq. m)	Below Grade (sq. m)
Residential GFA:	23,240	
Retail GFA:	910	
Office GFA:	6,596	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			380	380
Other:				
Total Units:			380	380

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		56	203	83	38
Total Units:		56	203	83	38

Parking and Loading

Parking Spaces: 65 Bicycle Parking Spaces: 419 Loading Docks: 4

Attachment 5: Official Plan Map



2323-2329 Yonge Street

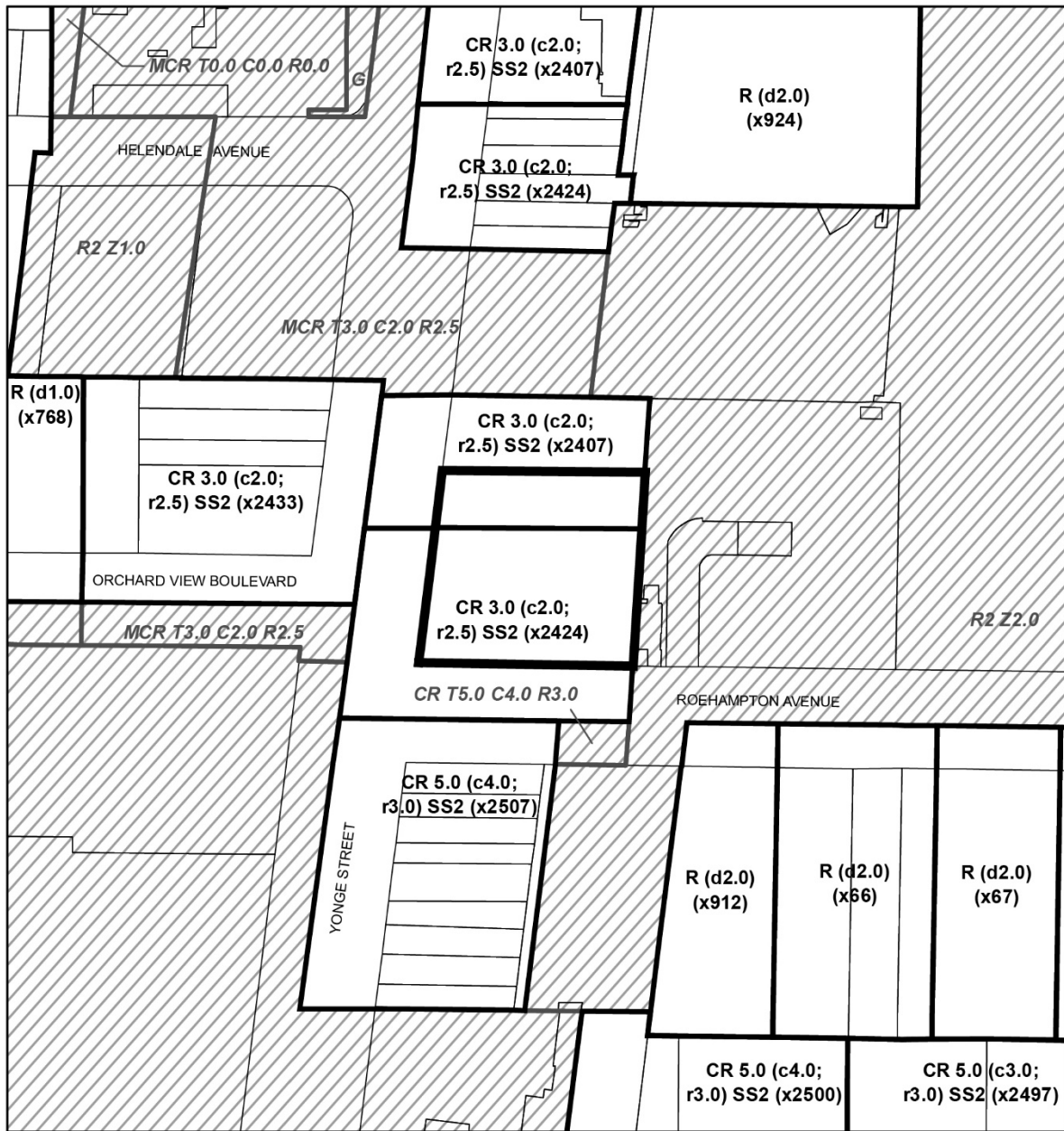
Official Plan Land Use Map #17

File # 20 157138 STE 12 0Z

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


Not to Scale
08/12/2020

Attachment 6: Existing Zoning By-law Map



Zoning By-law 569-2013

2323-2329 Yonge Street

File # 20 157138 STE 12 0Z



Location of Application

R Residential CR Commercial Residential



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

R2 Residential District
 CR Mixed-Use District
 MCR Mixed-Use District
 G Parks District



Not to Scale
 Extracted: 08/12/2020