

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

Date: September 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: 18 171536 STE 22 OZ

Related Application: 18 178163 STE 22 RH

SUMMARY

This application proposes a new 12-storey mixed-use building with 91 residential uses, (inclusive of seven (7) replacement rental dwelling units), 287 square metres of retail space at grade and 22 vehicular parking spaces accessed from Manor Road West at 2100-2110 Yonge Street and 8-12 Manor Road West. The proposal provides 7 replacement rental units and includes conservation of the three-dimensional integrity of a heritage resource in situ by retaining the façades along Yonge Street and Manor Road West. The subject site includes the rear public lane which the applicant proposes to purchase from the City.

This Rental Housing Demolition application proposes to demolish two existing 2-storey mixed-use buildings containing a total of eight (8) existing residential dwelling units, of which seven (7) are currently rental dwelling units and one (1) dwelling unit is owner-occupied. The seven (7) rental dwelling units will be replaced in the new development.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

The proposal represents an appropriate redevelopment of the site with a mix of uses, built form and public realm that are compatible with the surrounding context.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law and approval of the Rental Housing Demolition Permit under

Chapter 667 of the Toronto Municipal Code and the Residential Demolition Permit under Chapter 363 of the Toronto Municipal Code, subject to conditions.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 2100 to 2110 Yonge Street and 8 to 12 Manor Road West substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 5 to the report from the Director, Community Planning, Toronto and East York District, dated September 18, 2020.
2. City Council amend Zoning By-law 438-86, for the lands at 2100 to 2110 Yonge Street and 8 to 12 Manor Road West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to the report from the Director, Community Planning, Toronto and East York District, dated September 18, 2020.
3. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 2100 to 2110 Yonge Street and 8 to 12 Manor Road West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to the report from the Director, Community Planning, Toronto and East York District, dated September 18, 2020.
4. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required.
5. Prior to the introduction of the bills for such Zoning By-law and Official Plan Amendment by City Council, the owner shall:
 - a) Enter into a Heritage Easement Agreement with the City for the properties at 2100 and 2106 Yonge Street, substantially in accordance with plans and drawings prepared by RAW Design, dated April 13, 2020 and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment (HIA), dated April 6, 2018 with the HIA Addendum, dated April 24, 2020, prepared by ERA Architects Inc., subject to and in accordance with the approved Conservation Plan required in Recommendation 5.b., all to the satisfaction of the Senior Manager, Heritage Planning including execution of such agreement to the satisfaction of the City Solicitor.
 - b) Provide a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment and HIA Addendum for 2100 and 2106 Yonge Street, prepared by ERA Architects Inc., dated April 6, 2018 and April 24, 2020 respectively, all to the satisfaction of the Senior Manager, Heritage Planning.
6. City Council advise the owner that prior to final Site Plan Approval the owner shall:

- a) Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 5. b) above to the satisfaction of the Senior Manager, Heritage Planning;
- b) Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning;
- c) Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Planning;
- d) Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning; and
- e) Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning.

7. City Council approve the Rental Housing Demolition Application File No. 18 178163 STE 22 RH in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006 which allows for the demolition of seven (7) existing rental dwelling units located at 2100-2110 Yonge Street and 8-12 Manor Road West, subject to the following conditions:

- a) The owner shall provide and maintain seven (7) replacement rental dwelling units on the subject site for a period of at least 20 years beginning from the date that each replacement rental dwelling unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for replacement during the, at minimum, 20 year period; the seven (7) replacement rental dwelling units shall be comprised of six (6) one-bedroom units and one (1) two-bedroom units, as generally illustrated in the Architectural Plans prepared by RAW DESIGN submitted to the City Planning Division dated April 28, 2020. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
- b) The owner shall, as part of the seven (7) replacement rental dwelling units required in Recommendation 7.a) above, provide at least six (6) one-bedroom replacement rental dwelling units at mid-range rents, as currently defined in the City's Official Plan, all for a period of at least 10 years beginning from the date of first occupancy of each unit. The rents of the remaining one (1) two-bedroom replacement rental dwelling unit shall be unrestricted;

- c) the owner shall provide tenant relocation and assistance to all Post Application Tenants, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
- d) The owner shall provide tenants of all seven (7) replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed 12-storey mixed-use building at no extra charge. Access to, and use of, these amenities shall be on the same terms and conditions as any other resident of the building without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings;
- e) The owner shall provide ensuite laundry in each replacement rental dwelling unit within the proposed mixed-use building at no additional cost to tenants;
- f) The owner shall provide central air conditioning in each replacement rental dwelling unit within the proposed mixed-use building;
- g) The owner shall provide tenants of the seven (7) replacement rental dwelling units with access to all bicycle parking on the same terms and conditions as any other resident of the proposed mixed-use building;
- h) The owner shall provide seven (7) storage lockers to tenants of the replacement rental dwelling units; and
- i) The owner shall enter into, and register on title at 2100-2110 Yonge Street and 8-12 Manor Road West, one or more agreement(s), to secure the conditions outlined in Recommendations 7.a through 7.h. above, including an agreement pursuant to Section 111 of the City of Toronto Act, 2006, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

8. City Council authorize the Chief Planner and Executive Director, City Planning Division, to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code for the demolition of the seven (7) existing rental dwelling units located at 2100-2110 Yonge Street and 8-12 Manor Road West after all the following have occurred:

- a) All conditions in Recommendation 7 above have been fully satisfied and secured;
- b) The issuance of the Notice of Approval Conditions for site plan approval by the Chief Planner and Executive Director, City Planning Division or their designate, pursuant to Section 114 of the City of Toronto Act, 2006;
- c) The issuance of excavation and shoring permits (conditional or full permit) for the approved development on the site;

- d) The owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant; and
- e) The execution and registration of an agreement pursuant to Section 37 of the Planning Act securing Recommendations 7.a. through 7.i. above and any other requirements of the Zoning-Bylaw Amendment.

9. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 8 above.

10. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Residential Demolition Permit under Section 33 of the Planning Act and Chapter 363 of the Toronto Municipal Code for 2100-2110 Yonge St and 8-12 Manor Rd West after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 8 above, which may be included in the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:

- a) The owner removes all debris and rubble from the site immediately after demolition;
- b) The owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;
- c) The owner erects the proposed mixed-use building on site no later than four (4) years from the date that the demolition of such building commences, subject to the timeframe being extended to the discretion of the Chief Planner and Executive Director, City Planning Division; and
- d) Should the owner fail to complete the proposed mixed-use building within the time specified in Recommendation 10.c. above, the City Clerk shall be entitled to enter on the collector's roll, as with municipal property taxes, an amount equal to the sum of twenty thousand dollars (\$20,000.00) per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the demolition permit is issued.

11. In addition to matters outline in Recommendation 7, before introducing the necessary Bills to City Council for enactment, require the owner enter into an agreement pursuant to Section 37 of the Planning Act, to require the owner to provide a minimum of 15-percent of all new units in the proposed 12-storey mixed-use building as three-bedroom units and a minimum of 30-percent of all new units in the proposed 12-storey mixed-use building as two-bedroom units.

12. Prior to Site Plan Approval, the applicant shall submit to the City for review and acceptance, in consultation with the Ward Councillor and the local community, a Construction Management Plan, including a detailed construction communication plan.

13. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the Section 111 Agreement, Section 37 Agreement, and any other necessary agreement(s).

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

A Preliminary Report on the application was adopted by Toronto and East York Community Council on February 14, 2019 authorizing staff to conduct a community consultation meeting. The report can be accessed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE3.70>

PROPOSAL

This application proposes a mixed-use residential building with a height of 12-storeys (38.5 metres excluding the mechanical penthouse). A total of 91 residential dwelling units are proposed (inclusive of the seven replacement rental dwelling units located on the second and third floor). Of the 91 residential units 48 are one-bedroom units (53%), 28 are to be 2-bedroom units (31%) and 15 are to be three-bedroom units (16%).

The proposal has 7,292 square metres of residential and 287 square metres of non-residential floor area. The proposed density is 7.64 times the area of the lot. A total of 92 bicycle parking spaces and 22 vehicular parking spaces are proposed within 2 levels of underground parking. One type-G loading space is proposed within the building envelope. Vehicular access to the site is proposed from Manor Road West.

Indoor amenity space is provided on the 1st, 9th and 12th floor and outdoor amenity space is located on the 12th floor. The applicant is proposing a total of 193 square metres of indoor amenity space (2.12 square metres per unit) and 182 square metres of outdoor amenity space (2 square metres per unit).

The Rental Housing Demolition application proposes the partial demolition of two (2) mixed-use buildings on the site which contain a total eight (8) rental dwelling units, of which seven (7) have historically been rental. The units include mid-range and high-end rental dwelling units and one (1) owner-occupied dwelling unit.

The proposal includes the replacement of all seven (7) rental dwelling units on the second and third floor of the proposed development.

Detailed project information is found on the City's Application Information Centre at: <http://app.toronto.ca/DevelopmentApplications/mapSearchSetup.do?action=init>

See Attachments 1-2 and 8-13 of this report for a three dimensional representation of the project in context, the proposed site plan, the location map and application data, respectively.

Reasons for Application

An amendment to the Yonge-Eglinton Secondary Plan is necessary to permit the 12-storey mixed-use building.

Amendments to the former City of Toronto Zoning By-law No. 438-86 and Zoning By-law 569-2013 are required to implement the proposed performance standards for the development, including height and density. The height limit in the Zoning By-law is 16 metres, while the proposal is requesting 38.5 metres, exclusive of the mechanical penthouse. The current density permitted is 3 times the area of the lot, while the requested density is 7.64 times the area of the lot.

A Rental Housing Demolition and Conversion Permit pursuant to Chapter 667 of the City of Toronto Municipal Code is required for the demolition of the existing residential rental properties the subject lands contain 6 or more residential dwelling units, of which at least one is rental.

APPLICATION BACKGROUND

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

- Planning Rationale;
- Architectural Plans, Elevations and Sections;
- Survey Plan;
- Civil and Utilities Plan;
- Transportation Impact Study;
- Heritage Impact Statement;
- Housing Issues Report;
- Community Services and Facilities Study;
- Toronto Green Standard Checklist and Statistics Template;
- Geotechnical Investigation;
- Hydrogeological Investigation;

- Functional Servicing and Storm Water Management Report;
- Arborist/Tree Preservation Report;
- Landscape Plan;
- Archaeological Assessment;
- Sun/Shadow Study; and,
- Public Consultation Plan.

The application was submitted on June 4, 2018 and deemed complete on November 2, 2018.

Agency Circulation Outcomes

The application, together with the applicable reports noted above, has been circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate the Official Plan and Zoning By-law amendments.

Statutory Public Meeting Comments

In making their decision with regard to the applications, City Council members have an opportunity to consider the submissions received prior to and at the statutory public meeting held by the Toronto and East York Community Council for the applications. Oral submissions made at the meeting are broadcast live over the internet and recorded for review.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;

- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards; and
- ensuring significant built heritage resources and significant cultural heritage landscapes are conserved.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

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.

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;
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas; and
- Conserving and promoting cultural heritage resources to support the social, economic, and cultural well-being of all communities.

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

Toronto Official Plan

The site is shown on an Avenue on Map 2 (Urban Structure) and designated Mixed Use Areas in the Official Plan.

Mixed Use Areas

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.

Development in *Mixed Use Areas* is subject to development criteria to: locate and mass new buildings to provide a transition between areas of different development intensity and scale; provide appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*; locate and mass new buildings to adequately limit shadow impacts on adjacent *Neighbourhoods* particularly during the spring and fall equinoxes; provide good site access and circulation and an adequate supply of parking for residents and visitors; provide an attractive, comfortable and safe pedestrian environment; locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and, provide indoor and outdoor recreation space for residents in multi-unit residential buildings.

The Built Form policies (Section 3.1.2) of the Official Plan require that new development provide appropriate proportion between the building and the street right-of-way. The Built Form policies require that new buildings be located parallel to the street, be massed to define the street edge at good proportion and on corner sites giving prominence to the corner. *Mixed Use Areas* policy 2(e) reinforces the requirement that new buildings be massed to frame the edge of streets and parks with good proportion.

The Healthy Neighbourhoods policies (Section 2.3.1) of the Official Plan require that development in *Mixed Use Areas* provide a transition of scale and density through setbacks from adjacent *Neighbourhoods*. The Built Form policies also require that new development create appropriate transitions in scale to neighbouring existing and planned buildings. In addition, *Mixed Use Areas* policy 2(c) states that new development is to locate and mass new buildings to provide transition between areas of different development intensity and scale, through means such as setbacks, and stepping down of heights towards lower-scale *Neighbourhoods*.

Heritage

Section 3.1.5 of the Official Plan addresses the identification and evaluation of properties of cultural heritage value or interest. It provides for conservation of heritage resources and includes policies that state that Heritage Impact Assessments will evaluate the impact of a proposed alteration to a property on the Heritage Register and/or to properties adjacent to a property on the Heritage Register, to the satisfaction of the City.

Housing

Section 3.2.1 of the Official Plan includes policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units. Policy 3.2.1.6 states that new development that would result in the loss of six or more rental housing units will not be approved unless all of rental housing units have rents that exceed mid-range rents at the time of application, or in cases where planning approvals other than site plan are sought, the following secured:

- at least the same number, size and type of rental housing units are replaced and maintained with similar rents to those in effect at the time the redevelopment application was made;
- for a period of at least 10 years, rents for replacement units will be the rent at first occupancy, increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and
- An acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement rental units at similar rent, the provision of alternative accommodation at similar rents and other assistance to lessen the hardship of relocation.

Avenues

Avenues are important corridors along major streets where re-urbanization is anticipated and encouraged to create new housing and job opportunities. The Avenues will be transformed incrementally. They will change building-by-building over a number of years. The growth and redevelopment of Avenues should be supported by high quality transit services, urban design and traffic engineering practices that promote a street that is safe, comfortable, and attractive for pedestrians and cyclists.

Yonge-Eglinton Secondary Plan

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. This application was received prior to the Ministry decision and is not subject to the amended Yonge Eglinton Secondary Plan. The former Yonge-Eglinton Secondary Plan continues to apply for this application.

A primary objective of the Secondary Plan is to maintain and reinforce the stability of *Neighbourhoods* and to minimize conflicts among uses in *Mixed Use Areas*, *Neighbourhoods*, *Apartment Neighbourhoods* and *Parks and Open Space Areas* in terms of land use, scale and vehicular movement. The development of mixed-use buildings in *Mixed Use Areas* will be encouraged to increase active pedestrian circulation at street level, and to increase housing opportunities for family and other households.

Zoning

Zoning By-law 438-86, as amended, designates the subject site MCR T3.0 C2.0 R2.5, with a maximum height of 16.0 metres. Zoning By-law 569-2013 designates the site CR 3.0 (c2.0; r2.5) SS2 (x2430), with a height limit of 16.0 metres. Although these are both mixed-use designations permitting the uses proposed by the application, the proposed building does not conform to the development standards described in the Zoning By-laws.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

Avenues and Mid-rise Buildings Study and Performance Standards

City Council adopted the Avenues and Mid-rise Buildings Study and an addendum containing performance standards for mid-rise buildings. They identify a list of best practices and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and step backs, sunlight and skyview, pedestrian realm conditions, transition to *Neighbourhoods and Parks and Open Space Areas* and corner sites. The link to the guidelines is here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/>.

City Council also adopted a revised Mid-Rise Building Performance Standards Addendum, for staff to use together with the 2010 approved Mid-Rise Building Performance Standards in the preparation of area studies or during the evaluation of development applications, where mid-rise buildings are proposed and Performance Standards are applicable, until such time as City Council adopts updated Mid-Rise Building Design Guidelines. Council's decision is here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>.

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 units in buildings containing six or more residential units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or the Chief Planner.

Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. These conditions implement the City's Official Plan policies protecting rental housing. Council approval of demolition under Section 33 of the Planning Act may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the Building Code Act.

Where a Zoning By-law application relates to an application under Chapter 667 for rental demolition or conversion, City Council typically considers both applications at the same time. Decisions made by City Council under By-law 885-2007 are not appealable to the Local Planning Appeal Tribunal.

On June 14, 2018, the applicant made an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code. As per Chapter 667-14, tenant consultation meetings were held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111.

Draft Growing Up Urban Design Guidelines

In July 2017, Toronto City Council adopted the Draft Growing Up 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. The objective of the Growing Up Guidelines is for developments to increase liveability for larger households, including families with children, at the neighbourhood, building and unit scale. The Guidelines are available at:

<https://www.toronto.ca/citygovernment/planningdevelopment/planningstudiesinitiatives/growing-up-planning-forchildren-in-new-verticalcommunities>

Site Plan Control

A Site Plan Approval application was submitted on July 28, 2020 and is under review.

COMMUNITY AND TENANT CONSULTATION MEETINGS

Community Meeting

A community consultation meeting was held in the neighbourhood to discuss this proposal on January 10, 2019. Approximately 30 members of the public attended the meeting. Questions and comments at the meeting related to heritage preservation, rental replacement, parking availability, retail unit sizes (small and within character of the street) and continued access to the pedestrian bridge over the subway cut. Local residents expressed interest in continued communication during construction.

Tenant Consultation

On September 15, 2020, City Planning staff hosted a Tenant Consultation Meeting. The purpose of the meeting was to review the impact of the proposal on tenants, present the City's rental housing policies, and provide information on the proposed redevelopment of the site. City Planning presented a typical Tenant Relocation and Assistance Plan and explained how these plans are designed to address the impact on tenants incurred because of the need to move and find alternative accommodation during the construction of replacement units.

This meeting was attended by City Planning staff, the local Councillor's office, the applicant and 4 tenants. During the meeting, tenants asked specific questions about the proposed replacement rental units (unit layouts, amenities, location), timing of the notice to vacate their homes, how financial compensation is determined, whether or not the applicant would assist with finding alternative accommodations during construction, and

expected length of construction. Feedback from the meeting was used to inform the proposed tenant relocation and assistance plan between the City and the applicant.

COMMENTS

Planning Act

It is staff's opinion that the proposed development has regard for the relevant matters of provincial interest, including: the orderly development of safe and healthy communities; the adequate provision of a full range of housing; the appropriate location of growth and development; the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems; and the promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

These provincial interests are further articulated through the PPS (2020) and the Growth Plan (2020).

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020). Staff have determined that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020) as follows.

Provincial Policy Statement (2020)

The PPS (2020) came into effect on May 1, 2020 and provides policy direction on matters of provincial interest related to land use planning and development. City Council's planning decisions are required to be consistent with the PPS (2020).

The PPS (2020) is to be read in its entirety. The language in each policy, including the Implementation and Interpretation policies assists decision makers in understanding how the policies are to be implemented. The PPS (2020) contains minimum standards and municipalities can go beyond these standards unless doing so would conflict with other policies of the PPS (2020).

Key policies applicable to this application include:

Policy 1.1.1 states that healthy, livable and safe communities are sustained by: promoting efficient development and land use patterns; and accommodating an appropriate range and mix of residential uses, including second units, affordable housing and housing for older persons.

Policy 1.1.3.1 states that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

Policy 1.1.3.2 states that land use patterns within settlement areas shall be based on densities and a mix of land uses which: efficiently use land and resources; are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available; support active transportation; and are transit-supportive.

Policy 1.1.3.3 states that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment.

Policy 1.1.3.4 states that development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Policy 1.4.3 directs planning authorities to provide a range of housing types and densities to meet projected requirements of current and future residents. This policy directs planning authorities to permit and facilitate all forms of housing required to meet the social, health and well-being requirements of current and future residents, and all forms of residential intensification and redevelopment where existing or planned infrastructure can accommodate projected needs. This policy further directs planning authorities to promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed. Planning authorities are also directed to establish development standards for residential intensification which minimize the cost of housing and facilitate compact form.

Policy 1.6.7.4 promotes a land use pattern, density and mix of uses that minimizes the length and number of vehicle trips and supports current and future use of transit and active transportation.

Policy 2.6.1 states that significant built heritage resources and significant cultural heritage landscapes shall be conserved. Further, Policy 2.6.3 states that Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Policy 4.6 states that the official plan is the most important vehicle for implementation of the PPS (2020) and that official plans shall identify provincial interests, as identified in Section 2 of the Planning Act, which includes the promotion of a well-designed built form.

The proposed development is consistent with the above noted intensification, land use and built form policies as it provides intensification and redevelopment in an appropriate location in close proximity to a subway line and in a well-designed built form that has respect for its local context.

Based on the analysis of the policies, it is City Planning staff's opinion that the applications and the Official Plan Amendment and amending Zoning By-laws are consistent with the PPS (2020).

Growth Plan (2020)

The Growth Plan (2020) provides a framework for managing growth in the Greater Golden Horseshoe. City Council's planning decisions are required to conform with the Growth Plan.

The key Growth Plan policies applicable to this application are:

Policy 2.2.1.3 c) directs municipalities to undertake integrated planning to manage forecasted growth which will provide for an urban form that will optimize infrastructure, particularly along transit and transportation corridors, to support the achievement of complete communities through a more compact built form.

Policy 2.2.1.4 c), d) and e) state that applying the policies of the Growth Plan (2020) will support the achievement of complete communities that: provide a diverse range and mix of housing options to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes; expand convenient access to transportation options and open space; and provide for a more compact built form and a vibrant public realm.

Policy 2.2.2.3 c) states that all municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will encourage intensification generally throughout the delineated built-up area.

Policy 2.2.6.3 states that to support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

Policy 4.2.7.1 of the Growth Plan states that Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

The proposed development conforms with the above noted policies by: promoting sensitive intensification within a built-up area; contributing to a range of housing options; providing a compact built form in close proximity to public transit and a variety of public parks; providing public realm improvements; and contributing to the overall achievement of a complete community.

It is City Planning staff's opinion that the application, and the Official Plan Amendment and amending Zoning By-laws conform to the Growth Plan (2020).

Land Use

This application has been reviewed against the Official Plan policies and Secondary Plan policies described in the Policy Consideration Section of the Report as well as the policies of the Toronto Official Plan as a whole.

The proposed residential and retail uses are acceptable. These uses are permitted in the *Mixed Use Areas* designation of the Official Plan and in the CR district in the Zoning By-laws.

Retail use at grade with residential use above is in keeping with the character on Yonge Street. The location of the building's residential entrance on Manor Road West allows continuous retail use on its Yonge Street frontage. The Official Plan encourages retail development along the *Avenues* to suit the local context and support the establishment of a high quality pedestrian environment (Section 3.5.3 Policy 3).

The Built Form and Mixed Use Areas policies of the Official Plan require that new development provide appropriate proportion between the building and the right-of-way. The Built Form policies, under Section 3.1.2 of the Official Plan, require that new buildings be located parallel to the street, and on corner sites giving prominence to the corner. Policy 4 of this section further requires that development be massed to define the street edge at good proportion. *Mixed Use Areas* Policy 2(e) reinforces the requirement that new buildings be massed to frame the edge of streets and parks with good proportion.

The proposed building height of 12 storeys (35.3 metres including mechanical penthouse/amenity space) is acceptable given its location in Yonge-Eglinton, and adjacency to the subway open cut. The building has been massed to frame the street edge. The building steps back above the 3rd floor to accentuate the heritage building that is to be maintained on the site. Additional stepbacks are provided on each floor above the 7th floor on the Yonge Street facade to put the building in good proportion with the 27 metre wide Yonge Street right-of-way and mitigate the pedestrian's perception of the height. Similarly on the Manor Road West elevation, the building has been stepped back from the heritage façade with additional stepback on the upper levels. The proposal meets the intent of the Mid-rise Guidelines in terms of rear angular planes, transition to *Neighbourhoods*, pedestrian perception step-back, and setbacks. The Upper levels for the north elevation have been designed to ensure that facing distances between primary windows of the proposed development and the approved development to the north will ensure privacy for future residents.

The proposed development provides adequate transition to the adjacent low-rise Neighbourhood to the west. The subway corridor is approximately 38 metres wide at its widest point, which provides a substantial separation from buildings in the Neighbourhood. The proposed building generally meets a 45 degree angular plane in height, measured from the low-rise residential *Neighbourhood* west of the TTC open-cut. Angular planes are widely used and recognized as an appropriate form of transition, particularly when combined with a generous setback from adjacent Neighbourhoods.

As part of the Healthy Neighbourhoods policies in Section 2.3.1 of the Official Plan, development in *Mixed Uses Areas* will provide a transition of scale and density through setbacks from adjacent *Neighbourhoods*. The Built Form policies under Section 3.1.2 of the Official Plan require that new development create appropriate transitions in scale to neighbouring existing and planned buildings. In addition, the *Mixed Use Areas* policy

2(c) states that new development is to locate and mass new buildings to provide transition between areas of different development intensity and scale, through means such as setbacks, and stepping down of heights towards lower-scale neighbourhoods. Planning staff have determined that the proposed development has met the transition policies of the Official Plan through setbacks from the adjacent *Neighbourhood*, and the application of a 45 degree angular plane.

The proposed development conforms with the Official Plan policies respecting built form and compatibility with adjacent *Neighbourhoods*.

Sun, Shadow, Wind

A Shadow Study was submitted by the applicant that the proposed development adequately limits shadow in the *Neighbourhoods*. At the fall and spring equinox the resulting shadow is well off the *Neighbourhood* by 10:00 am, and maintains sunlight access during the mid-day hours on Yonge Street. The shadow impacts on adjacent existing buildings and on Yonge Street are acceptable.

City-owned Public Laneway and TTC

The proposed development is partially located on a City-owner laneway abutting the site. Prior to the issuance of any building permit for the site (including shoring and excavation) the owner will be required to complete the purchase of the land from the City.

The laneway has been declared surplus. Though the technical review process, the TTC has requested that a portion of the laneway be transferred to them for uses associated with the adjacent subway corridor.

The TTC has reviewed the plans and drawings for the development and does not have any objection with Planning Staff proceeding with this final report. The proposed building will cantilever over the portion of the lane to be conveyed to the TTC, above the ground floor level, as was agreed upon between the developer and the TTC.

Traffic Impact, Access, Parking

A Traffic Impact Study was submitted by the applicant. The findings of the study are acceptable to Transportation Services and Transportation Planning staff.

Garbage and loading facilities are located at the rear of the site. The type-G loading space will be located in the building. Access to the underground parking garage and loading area is from Manor Road West, which dead ends at the west end of the Loading and access are acceptable to City staff. Transportation Services staff are of the opinion that the proposed resident and visitor parking is adequate.

Streetscape

The proposal provides an animated pedestrian realm with retail uses and a 6.0 metre wide clearway along Yonge Street landscaped with trees. The six-storey street wall of the proposed building along Yonge Street and Manor Road is in good proportion with the adjacent streets.

Housing Issues

The provision of 28 (31%) two-bedroom units and 15 (16%) three-bedroom units supports the unit mix objectives of the Growing Up guidelines, Yonge-Eglinton Secondary Plan Official Plan housing policies, and the Growth Plan's growth management and housing policies to accommodate within new development a broad range of households, including families with children.

This adequately supports the unit mix objectives of the Growing Up Guidelines, Official Plan housing policies and the Growth Plan's Growth management and housing policies to accommodate within new development a broad range of household, including families with children.

Rental Housing

The two existing mixed-use buildings at 2100 – 2110 Yonge Street and 8 – 10 Manor Road West contain a total of eight (8) dwelling units; seven (7) rental dwelling units (six one-bedroom and one two-bedroom units) and one (1) dwelling unit that was owner occupied at the time of application.

Replacement Rental Dwelling Units.

The applicant has proposed to provide and maintain seven (7) replacement rental dwelling units on the second and third floors of the proposed mixed-use building. The unit mix for the proposed replacement rental dwelling units will be the same as the existing unit mix.

These seven (7) replacement rental dwelling units will have the following unit mix and rent classification;

- Six (6) one-bedroom rental dwelling units with mid-range rents; and,
- One (1) two-bedroom rental dwelling unit with unrestricted rent.

The average unit size and total gross floor area of the replacement rental dwelling units will be slightly lower than the existing rental dwelling units. However, the replacement rental dwelling units are still well configured and staff are supportive of the layouts. Ensuite laundry and central air conditioning shall also be provided in each replacement rental dwelling unit at no additional cost to tenants.

Tenants of the replacement rental units will have access to all indoor and outdoor amenities and long-term bicycle parking spaces on the same terms and conditions as residents of the residential rental building, seven (7) storage lockers and seven (7) long-term bicycle storage spaces. The monthly storage fee for returning tenants shall not exceed what they paid during their tenancy.

One or more Agreements pursuant to the Planning Act and City of Toronto Act will secure all details regarding the replacement rental housing, including the number of replacement units, minimum unit sizes, and future tenants' access to all facilities and amenities.

The applicant has agreed to provide and maintain the seven (7) replacement rental dwelling units within the proposed building for at least 20 years, beginning from the date that each replacement rental dwelling unit is first occupied and until the owner obtains approvals for a Zoning By-law Amendment removing the requirement for the replacement rental dwelling units to be maintained as rental units

The applicant has also agreed to secure the rents for six (6) of the seven (7) replacement rental dwelling units for at least 10 years, beginning from the date that each replacement rental dwelling unit is first occupied. The remaining one (1) replacement rental dwelling units will have unrestricted rent as they are replacing one (1) existing rental dwelling units that had high-end rents at the time of application.

Tenant Relocation and Assistance Plan

The owner has agreed to provide tenant relocation and assistance which will be to the satisfaction of the Chief Planner and secured through the Section 37 and Section 111 Agreements with the City. The Tenant Relocation and Assistance Plan will assist tenants in finding and securing alternative accommodations while the replacement rental dwelling units are being constructed. As part of this plan, eligible tenants will receive the following:

- At least 6 months' notice of the date that they must vacate their rental dwelling unit;
- The right to return to one of the replacement rental dwelling units in the new building;
- Compensation equal to 3 month's rent pursuant to the Residential Tenancies Act;
- A move-out moving allowance and a move-back moving allowance if they exercise their right to return to a replacement rental dwelling unit;
- A rental leasing agent available upon request;
- Additional compensation based on length of tenure; and

- Any special needs compensation as determined by the Chief Planner.

As part of this plan, post application tenants will receive the following:

- At least 6 months' notice of the date that they must vacate their rental dwelling unit;
- Compensation equal to 3 month's rent pursuant to the Residential Tenancies Act;
- A rental leasing agent available upon request; and,
- The right to return to a replacement rental dwelling unit in the new building.

City Planning staff are satisfied with the applicant's proposed Tenant Relocation and Assistance Plan as it is in line with the City's standard practices.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The subject lands are in an area with 0 to 0.42 hectares of local parkland per 1,000 people, which is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Alternative Parkland Dedication By-law 1420-2007.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential component of this proposal is subject to a cap of 10% parkland dedication while the non-residential component is subject to a 2% parkland dedication.

The amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

Archaeological Assessment

An Archeological Assessment was submitted with the application. It has been determined that while the majority of the site is not of concern, there is the potential for archaeological resources within the portion of the existing laneway that is to be incorporated into the site. Conditions relating to construction monitoring will be included in the Site Plan Approval conditions.

Heritage Impact & Conservation Strategy

The properties at 2100 and 2106 Yonge Street are considered to be significant heritage resources. They are representative examples of a "Main Street Row," buildings that were constructed in North Toronto in the interwar period. The property at 2100 Yonge Street is also noteworthy as an example of the work of the Toronto architect Benjamin Brown (1890-1974) who was among one of the first Jewish architects to sustain a successful practice in Toronto during the first decades of the twentieth century.

The current development proposal seeks to retain the entire Yonge Street frontage of both heritage properties to a depth of 3 metres (approximately 10 feet) and this includes the interior demising walls. Along the Manor Road frontage, approximately 13 metres (40 feet) of the south wall of 2100 Yonge Street is proposed to be retained in situ. These facades would be restored and new building elements would be constructed with compatible details, including new shopfronts that relate appropriately to the character of the heritage buildings. As such staff support the proposed conservation strategy as the scale, form, and massing of the heritage structures would be conserved.

The proposed additional height and massing would affect the scale, form and massing of the heritage buildings as viewed from the public realm, however the step backs that are proposed above the second floor level along both facades would mitigate this visual impact.

Tree Preservation

There are no privately-owned trees on or adjacent to the subject lands which qualify for regulation under the provisions of the Private Tree By-law.

There are six City-owned street trees, all of which are proposed for removal. The applicant will be required to plant 8 new trees within the road allowance, which will be secured through the Site Plan Approval process. The application for removal has been submitted to Urban Forestry.

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.

Conclusion

City Planning Staff has reviewed the proposed development and find that it is suitable for the site. The proposal conforms with the Growth Plan (2020) and the Official Plan and is consistent with the PPS (2020). Planning staff recommends approval of the proposed Official Plan and Zoning By-law Amendments.

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 Data/Drawings
Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Draft Official Plan Amendment
Attachment 6: Draft Zoning By-law Amendment to By-law 438-86
Attachment 7: Draft Zoning By-law Amendment to By-law 569-2013
Attachment 8: Site Plan
Attachment 9: North Elevation
Attachment 10: East Elevation
Attachment 11: South Elevation
Attachment 12: West Elevation
Attachment 13: 3D Model of Proposal in Context Looking Northeast
Attachment 14: 3D Model of Proposal in Context Looking Southwest

APPLICATION DATA SHEET

Municipal Address: 2100 YONGE ST **Date Received:** June 4, 2018

Application Number: 18 171536 STE 22 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Zoning By-law Amendment application to facilitate redevelopment of the site with a 12-storey mixed-use building, with a height of 35 metres. 84 new residential units and 7 rental replacement units, 7203.0 square metres of residential gross floor area, and 287.0 square metres of retail space on the ground floor.

Applicant	Agent	Architect	Owner
ROCKPORT YONGE AND MANOR INC		RAW	SERENADE HOMES INC.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR 3.0 (c2.0, r2.5) SS2 (x2430)	Heritage Designation:	Listed
Height Limit (m):	16 meters	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 976 Frontage (m): 28 Depth (m): 37

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	873		528	528
Residential GFA (sq m):	583		7,203	7,203
Non-Residential GFA (sq m):	873		287	287
Total GFA (sq m):	1,456		7,490	7,490
Height - Storeys:	2		12	12
Height - Metres:	8		35	35

Lot Coverage Ratio (%): 54.1 Floor Space Index: 7.67

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	7,203	
Retail GFA:	287	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	8		7	7
Freehold:				
Condominium:			84	84
Other:				
Total Units:	8		91	91

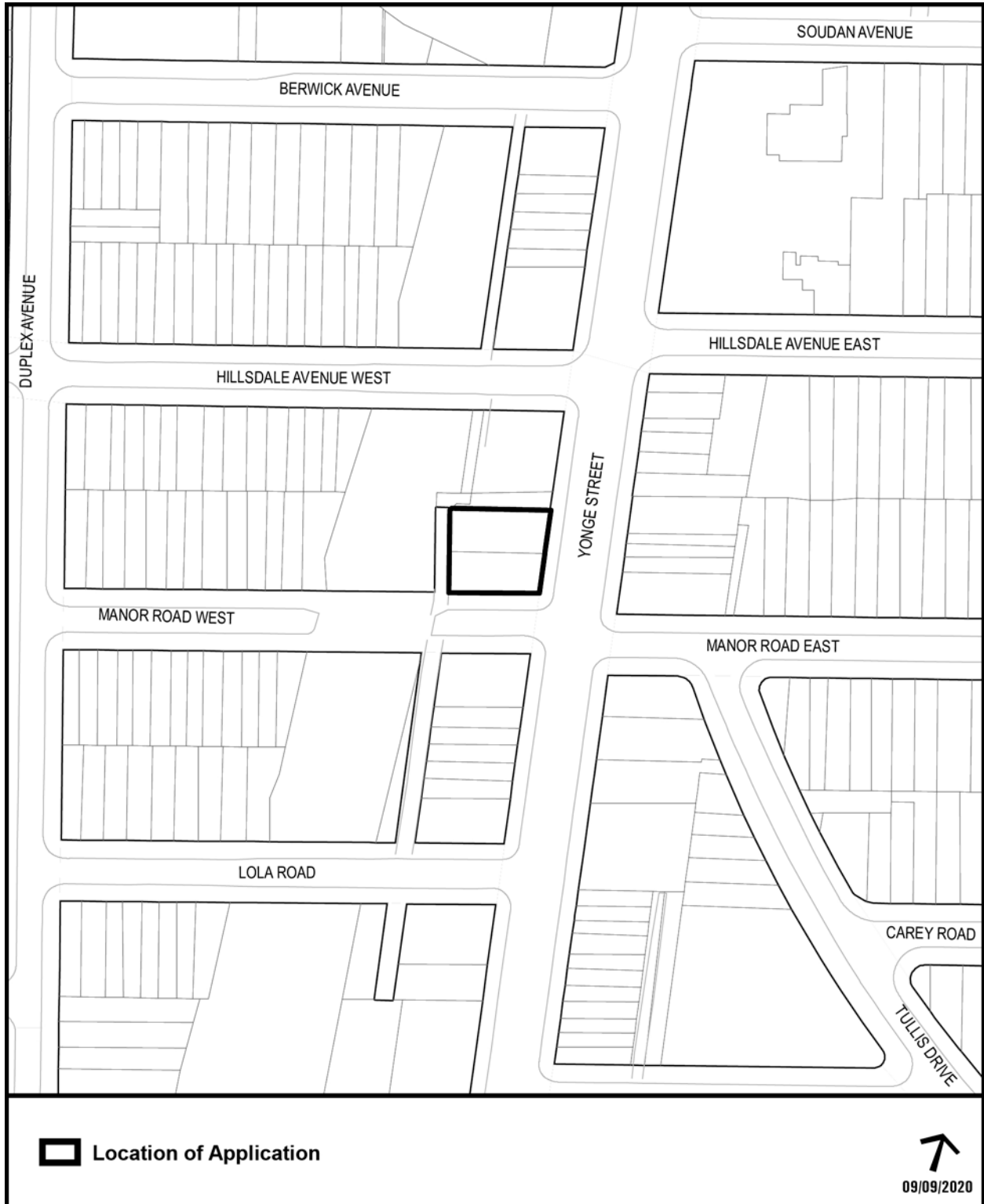
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		6	42	28	15
Total Units:		6	42	28	15

Parking and Loading

Parking Spaces: 22 Bicycle Parking Spaces: 92 Loading Docks: 1

Attachment 2: Location Map








Attachment 3: Official Plan Land Use Map



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

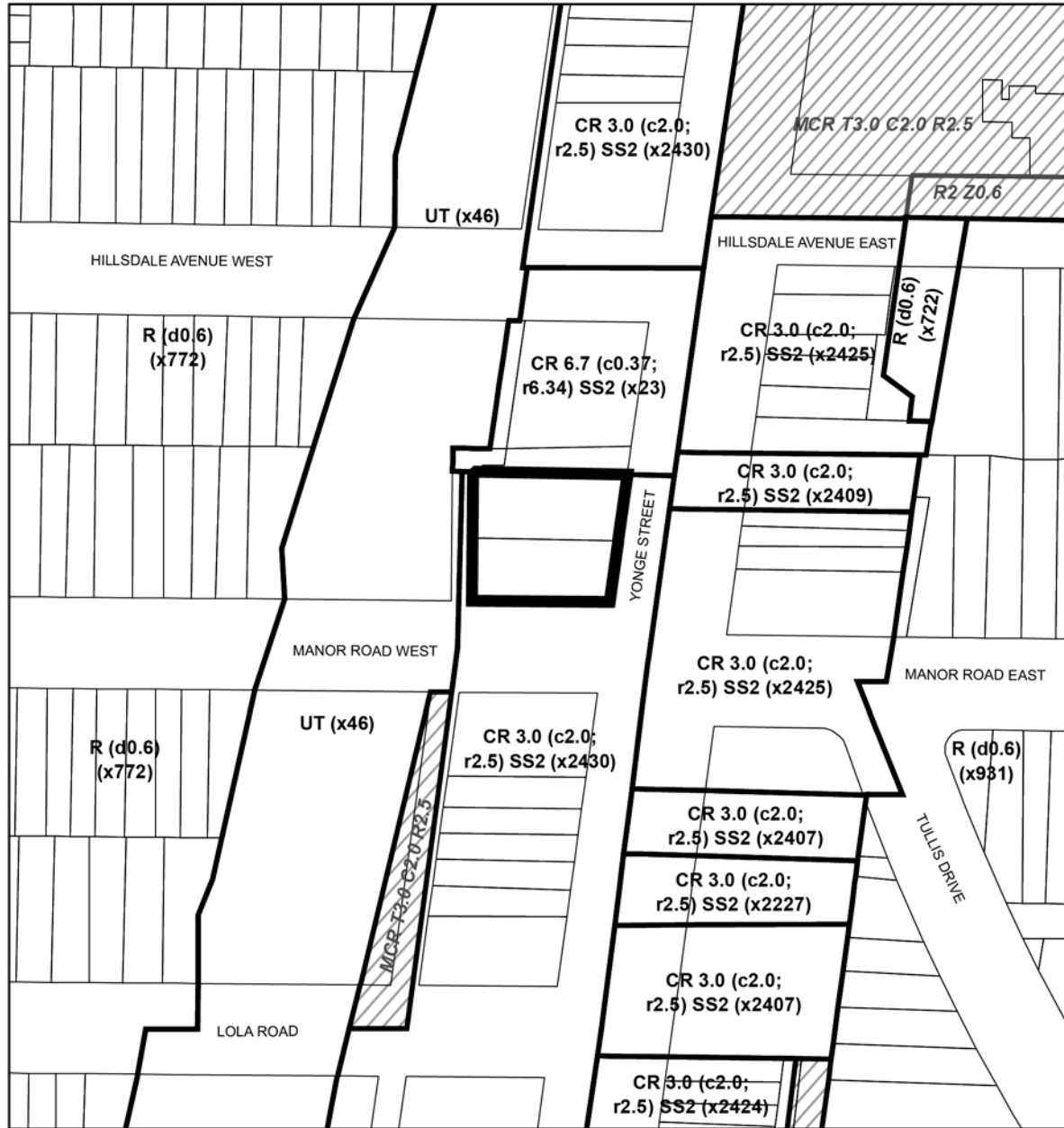
Official Plan Land Use Map #17

File # 18 171536 STE 22 0Z

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


Not to Scale
09/10/2020

Attachment 4: Existing Zoning By-law Map



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

Zoning By-law 569-2013

File # 18 171536 STE 22 0Z



Location of Application

R Residential CR Commercial Residential
 UT Utility and Transportation



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

R2 Residential District
 MCR Mixed-Use District



Not to Scale
 Extracted: 09/09/2020

Attachment 5: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ [or Report No. ~,
Clause No. ~] as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW XXX

To adopt an amendment to the Official Plan for the City of Toronto
respecting the lands known municipally in the year 2019 as
2100-2110 Yonge Street and 8-12 Manor Road West

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended,
to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has
held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment 508 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata
Speaker

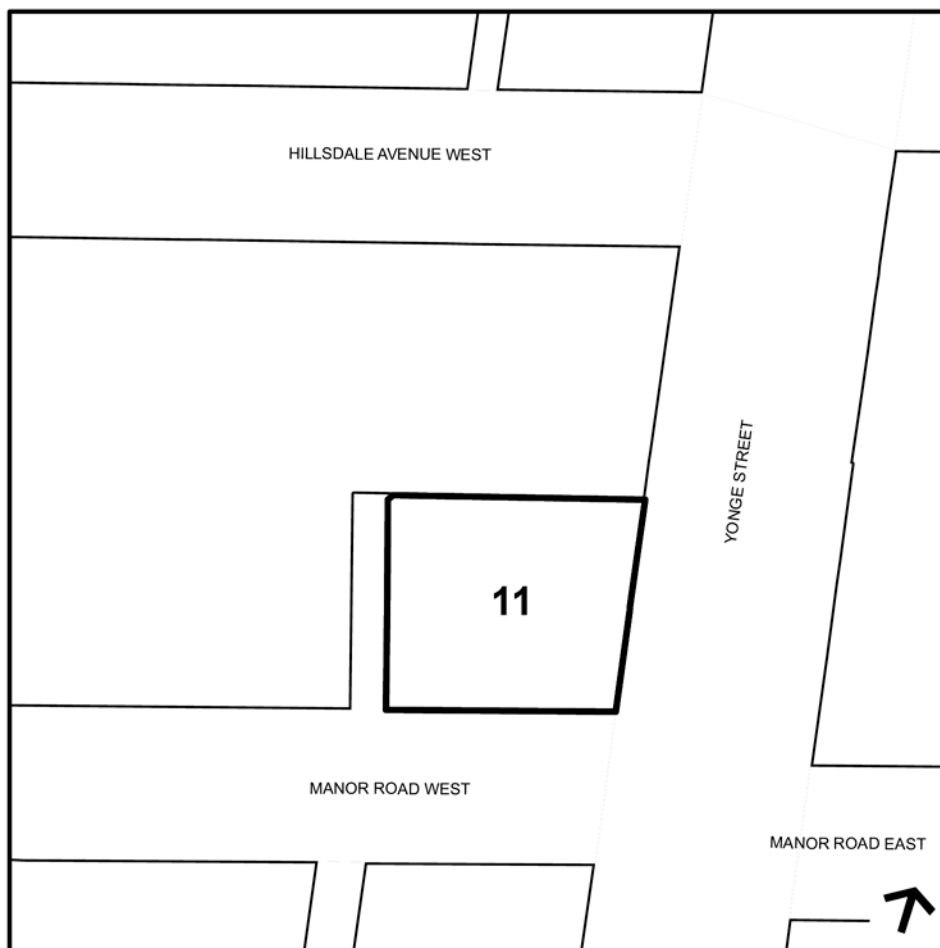
ULLI S. WATKISS,
City Clerk

(Seal of the city)

**AMENDMENT NO. 508 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2019 AS 2100-2110 YONGE STREET
AND 8-12 MANOR ROAD WEST**

The Official Plan of the City of Toronto is amended as follows:

1. The Yonge-Eglinton Secondary Plan, is amending Section 6 by adding Site and Area Specific Policy No. 11 for the lands known municipally in 2019 as 2100-2110 Yonge Street; and 8-12 Manor Road West as follows:



11. 2100-2110 Yonge Street and 8-12 Manor Road West

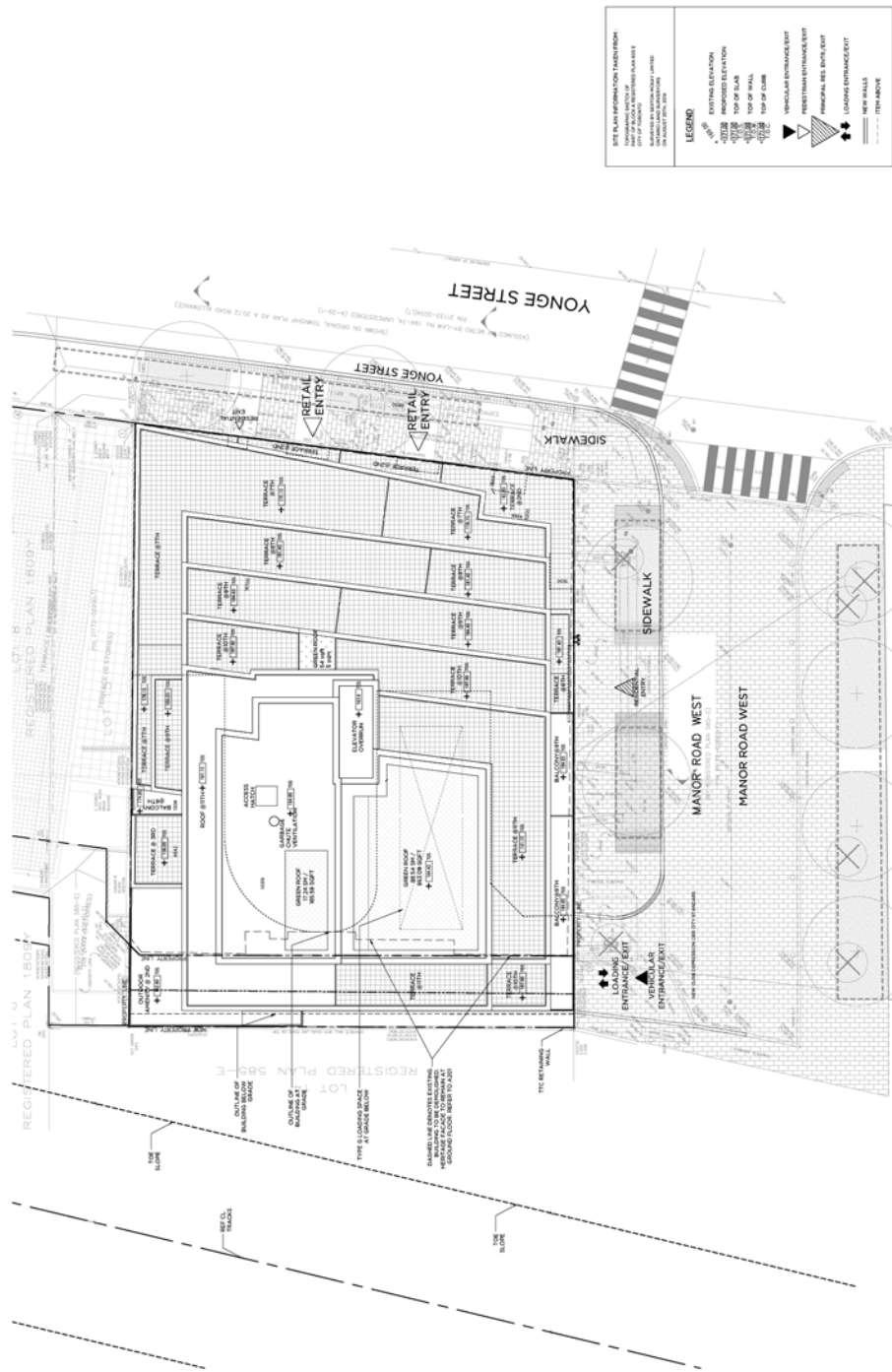
A mixed-use building up to 12-storeys in height is permitted.

Attachment 6: Draft Zoning By-law Amendment 438-86

To be available prior to the October 15, 2020 Toronto and East York Community Council Meeting.

Attachment 7: Draft Zoning By-law Amendment 569-2013

To be available prior to the October 15, 2020 Toronto and East York Community Council Meeting.



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

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 11/29/2018

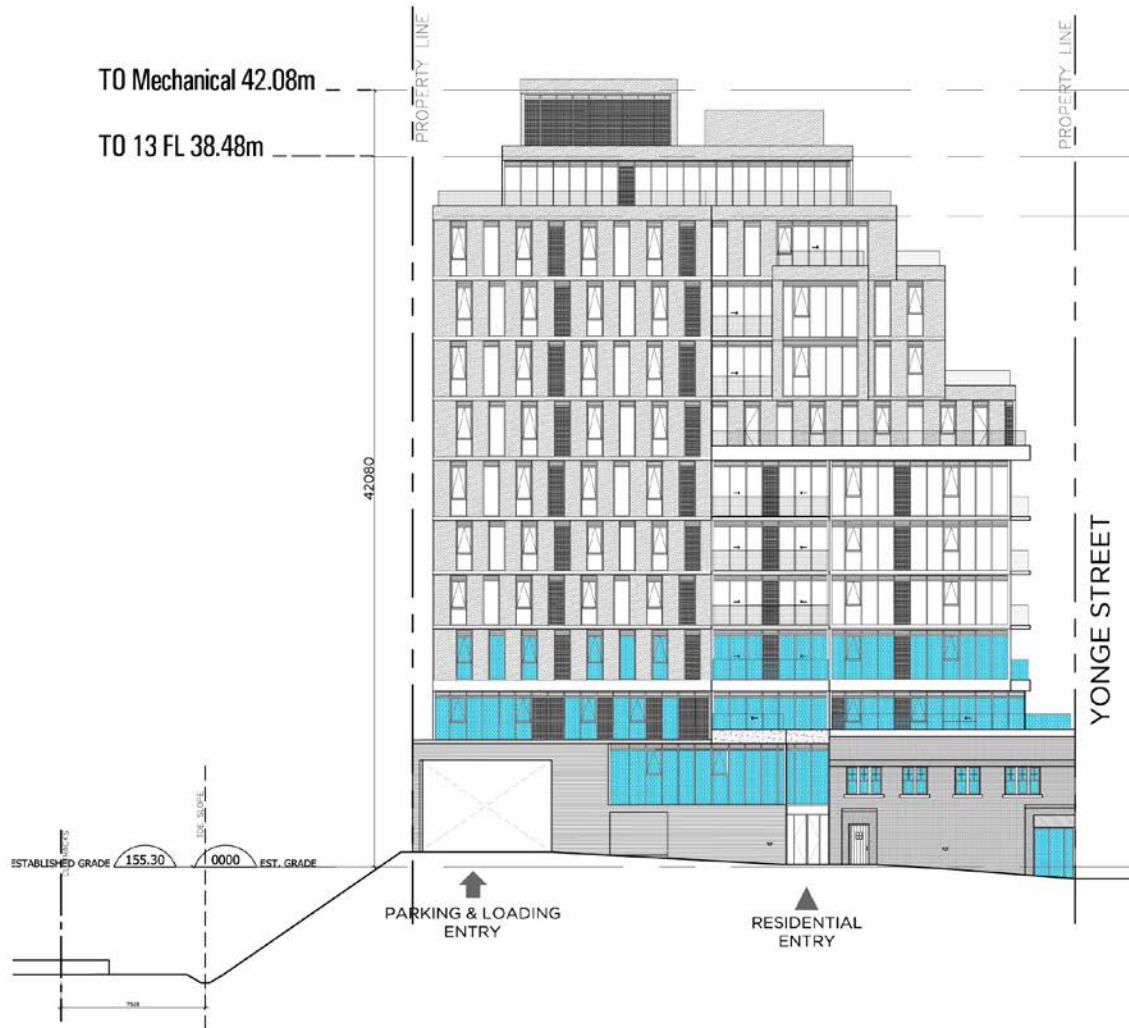
File # 18 171536 STE 22 0Z

Attachment 9: East Elevation



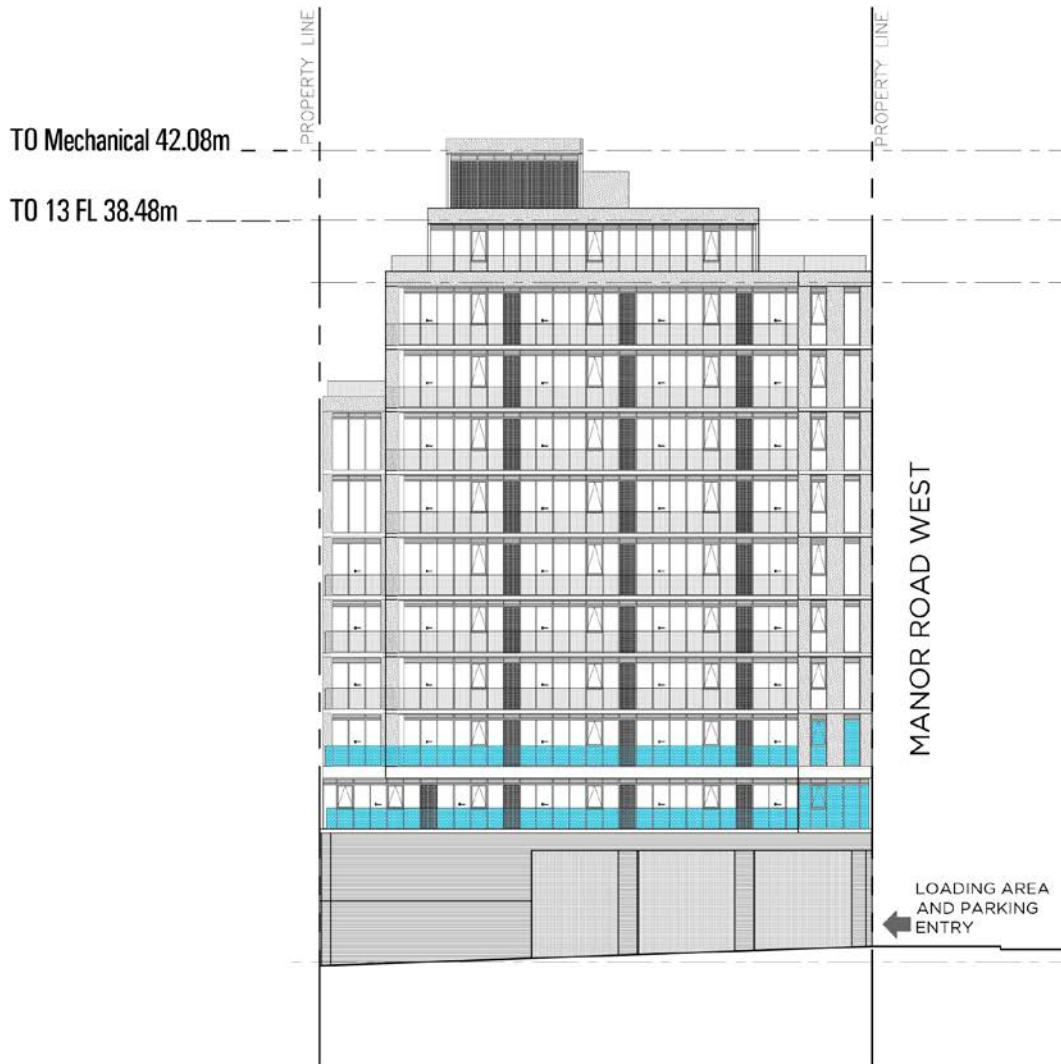
East Elevation

Attachment 10: South Elevation



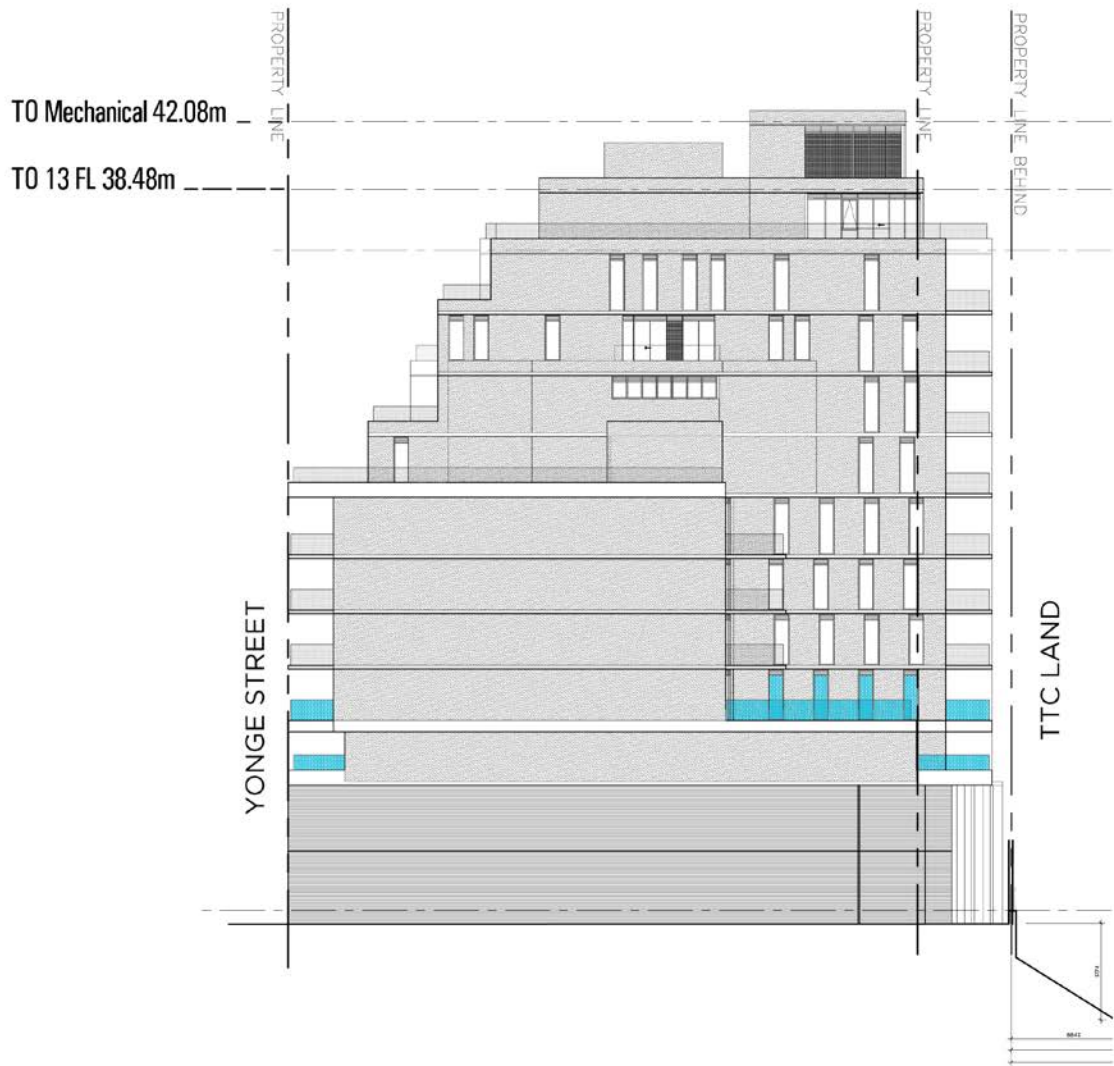
South Elevation

Attachment 11: West Elevation



West Elevation

Attachment 12: North Elevation



North Elevation



Attachment 13 - 3D Model of Proposal in Context Looking Northeast

View of Applicant's Proposal Looking Northeast



09/14/2020

Attachment 14 - 3D Model of Proposal in Context Looking Southwest

