

# **510-528 Yonge Street & 7 Breadalbane Street – Official Plan Amendment, Zoning By-law Amendment and Rental Housing Demolition Applications – Preliminary Report**

Date: January 29, 2021

To: Toronto and East York Community Council

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

Ward 13: Toronto Centre

**Planning Application Number:** 20 207354 STE 13 OZ

**Related Applications:** 20 207360 STE 13 RH

**Current Use(s) on Site:** 1 to 3-storey mixed-use buildings with retail at grade and residential rental units above

## **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the Official Plan Amendment, Zoning By-law Amendment, and Rental Housing Demolition applications for 510-528 Yonge Street and 7 Breadalbane Street. Staff are currently reviewing the applications, which are not supportable in their current form, and will continue working with the applicant to address the issues outlined in this report in an attempt to achieve a proposal that could be supported by staff. The applications have also been circulated to all appropriate agencies and City divisions for comment and staff will proceed to schedule a community consultation meeting with the Ward Councillor.

## **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting on the applications for 510-528 Yonge Street and 7 Breadalbane 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 this report in the current budget year or in future years.

## **DECISION HISTORY**

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A pre-application meeting was held with the applicant on July 23, 2020 to discuss the proposed development concept and identify application requirements. Staff discussed the applicable policy framework and identified serious concerns regarding the proposed net-new shadowing on Dr. Lillian McGregor Park, conformity to the Council-adopted setback and angular plane policy direction for the 'Height Core Area' within the Yonge Street Character area in OPA 183/SASP 382 for North Downtown Yonge, and other matters. Staff provided further comments to the applicant in a letter dated July 28, 2020 that reiterated these concerns and advised that the proposal would not be supportable in its current form.

## **ISSUE BACKGROUND**

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### **Application Description**

The applications propose to amend the Official Plan and Zoning By-law for the properties at 510-528 Yonge Street and 7 Breadalbane Street in order to redevelop the lands, which are currently occupied by a series of low-rise, mixed-use buildings containing 19 rental dwelling units, with a new 59-storey (196.9 metres including mechanical penthouse) mixed-use building comprised of 481 condominium dwelling units and 19 replacement rental units, for a total of 500 residential units. The facades of the existing buildings at 514-516 Yonge Street, 522-524 Yonge Street, and 526-528 Yonge Street are proposed to be retained and incorporated into the proposed development.

The proposed 59-storey building would contain a total gross floor area of 41,862 square metres on a 1,767-square metre lot, resulting in a density of 23.7 times the lot area. The ground floor would contain the residential lobby (accessed from Breadalbane Street), 500 square metres of retail space, and an entrance to the proposed community space. The second floor would contain a 420-square metre community space and resident bicycle parking. The third and fourth floors would contain indoor and outdoor amenity space for residents. The remaining 55 floors of the building would contain dwelling units. The proposed 500 dwelling units would be comprised of 280 1-bedroom (56%), 170 2-bedroom (34%), and 50 3-bedroom (10%) units.

At the ground floor, the building would be set back 0 metres from the east property line along Yonge Street, 4.9 to 5.7 metres from the west property line along St Luke Lane, 0 metres from the south property line abutting 506-508 Yonge Street, and 0 to 4 metres from the north property line abutting Breadalbane Street. The remaining 2 floors of the

3-storey base building would extend over the ground floor setback area to the property lines. The tower portion of the building would be aligned diagonally above the podium being closer to Yonge Street at the south end and set back further at the north end. It would be set back a minimum of 0.8 metres from the south property line, 3.9 metres from the west property line, 3.4 metres from the north property line, and 4.8 metres from the east property line abutting Yonge Street. Balconies are proposed to be inset within these setbacks and would generally be located at the corners of the tower.

The main retail and community space entrances are proposed to be from Yonge Street, with the residential entrance situated along Breadalbane Street. A total of 94 parking spaces, comprised of 30 visitor parking spaces and 64 resident parking spaces, would be located within 4 below-grade levels, with access provided from a ramp located at the southern edge of the site along St Luke Lane. Bicycle parking (533 spaces) is proposed at the P1 and second levels. One Type 'G' loading space would be located adjacent to St Luke Lane and one Type 'C' loading space would be located within an enclosed area on the ground floor.

Detailed project information can be found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1 and 2 of this report for a three dimensional representation of the project in context, Attachment 3 for the location map, Attachment 4 for the proposed site plan drawing and Attachment 8 for the application data sheet.

## **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: the Growth Plan for the Greater Golden Horseshoe (2020). 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 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, including the establishment of minimum density targets for and the

delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region. The policies of the Growth Plan (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 (2020).

The Growth Plan (2020) 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 MCR, the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs achieve appropriate densities. At the time of the MCR, municipalities can make a request to the Province for alternative targets to those set out in the Growth Plan. Major Transit Station Area boundaries will not be delineated until such time as the City initiates and completes an MCR in conformity with the Growth Plan 2020.

## **Toronto Official Plan**

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from the *Planning Act*. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application.

Toronto Official Plan policies may be found at: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The application is located on lands within the Downtown and Central Waterfront area on Map 2, and designated Mixed Use Areas on Map 18 of the Official Plan. Refer to Attachment 5 of this report for a map illustrating the Official Plan designation of the site.

## **Downtown Plan**

Official Plan Amendment 406 (the Downtown Plan) is now in-force and effect. It was approved by the Minister of Municipal Affairs and Housing on June 5, 2019. OPA 406 includes amendments to Section 2.2.1 and Map 6 of the Official Plan, as well as a new Downtown Secondary Plan. It applies to all applications deemed complete after June 5, 2019. The Plan – in conjunction with the associated infrastructure strategies that address water, energy, mobility, parks and public realm, and community services and facilities – provides a comprehensive and integrated policy framework to shape growth in Toronto's fast-growing Downtown over the next 25 years. It provides the City with a blueprint to align growth management with the provision of infrastructure, sustain liveability, achieve complete communities and ensure there is space for the economy to grow. The Plan area is generally bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north and the Don River to the east.

Map 41-3-A designates the site as Mixed Use Areas 1 - Growth. Policy 6.23 provides that development within Mixed Use Areas 1 will include a diverse range of buildings typologies, including tall buildings, with height, scale and massing dependent on the site characteristics and supportive of intensification suitable for a downtown growth area.

Section 10 of the Downtown Plan seeks to enhance community services and facilities to support a diverse range of programs and services to support communities, contribute to quality of life and act as neighbour focal points where people gather, socialize and access services. Community Services and Facilities are essential to fostering complete communities.

The in-force Downtown Plan can be found at:  
<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

## **Official Plan Amendment 183 (SASP 382) - North Downtown Yonge**

City Council adopted the North Downtown Yonge Area Specific Policy 382, known as Official Plan Amendment (OPA) 183 at its meeting on November 13, 2013. Parts of OPA 183 were approved by the OMB in a Phase I hearing and are in full force and effect, including many area-wide policies. Other parts of OPA 183, including the policies related to the Historic Yonge Street HCD and the Yonge Street Character Area, remain under appeal and will be addressed through a Phase II hearing, which is not yet scheduled. The site is located within the 'Height Core Area' of the Yonge Street Character Area, as illustrated on Attachments 6 & 7.

## **Official Plan Amendment 352 - Updating Tall Building Setbacks Downtown**

On October 5-7, 2016, City Council adopted Official Plan Amendment 352 - Downtown Tall Building Setback Area ("OPA 352"). OPA 352 is currently under appeal before the Local Planning Appeal Tribunal - the subject site is included in the appeal. The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of all buildings in the Downtown. At the same meeting, City Council adopted area specific Zoning By-laws 1106-2016 and 1107-2016 (also under appeal), which provide detailed performance standards for portions of buildings above 24 metres in height.

Further background information can be found at: [www.toronto.ca/tocore](http://www.toronto.ca/tocore)

## **Official Plan Amendment 479 and 480 – Public Realm and Built Form Official Plan Policies**

On September 21, 2020, the Ministry of Municipal Affairs and Housing issued Notices of Decision approving OPA 479 and OPA 480. OPA 479 (Public Realm) and OPA 480 (Built Form) were adopted as part of the Five-Year Official Plan Review. The OPAs replace Sections 3.1.1, 3.1.2 and 3.1.3 of the Official Plan with new and revised policies for the public realm, built form and built form types, which respond to Council's direction to amend the urban design policies of the Official Plan.

The Official Plan Amendment can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.4>

## **Official Plan Amendment to Further Protect Heritage Views of Old City Hall**

On April 23, 2013, Council adopted Official Plan Amendment 199 ("OPA 199") to establish revised heritage policies in the Official Plan as part of the 5-year review. Additional policies were also added to the Public Realm section (3.1.1) to provide for the protection of important views to landmark buildings and structures, important natural heritage views and the downtown/financial district skyline. The amendment was forwarded to the MMAH and was subsequently approved in November 2013. Following the Minister's approval, the amendment was appealed to the Ontario Municipal Board ("OMB"). After a series of OMB mediation sessions, the OMB on May 12, 2015 issued a

decision which brought OPA 199 into force and effect with minor modifications. A copy of the OMB decision can be found here:

<http://www.omb.gov.on.ca/edecisions/pl131323-May-12-2015.pdf>

Through the OMB's decision a set of new Official Plan policies came into effect, including Policy 3.1.1.9 and Policy 3.1.1.10 which established view protection policies from the public realm to prominent buildings, structures and landscapes and natural features, including the view of Old City Hall from the southwest and southeast corners at Temperance Street and the view of City Hall from the north side of Queen Street West along the edge of the eastern half of Nathan Phillips Square.

A city-initiated Official Plan Amendment is underway to clarify, through enhanced study, the existing view protection policies in the Official Plan as they affect the silhouette views associated with City Hall, Old City Hall and St. James Cathedral. On July 23, 2018, City Council directed staff to use the proposed policies and diagrams contained in the latest status report to inform the evaluation of current and future development applications in the surrounding area. The status report can be found here:

<https://www.toronto.ca/legdocs/mmis/2018/te/bgrd/backgroundfile-118130.pdf>

## **Zoning By-laws**

The site is zoned Commercial Residential CR 3.0 (c2.0; r3.0) SS1 (x2546) under the City's harmonized Zoning By-law 569-2013. This zoning designation permits a variety of commercial and residential uses. The current zoning permits a height of 18.0 metres, a maximum floor space index of 3.0 times the area of the lot, and specifies a number of required setbacks.

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/>

The site is also subject to former City of Toronto Zoning By-law 438-86, under which it is zoned Commercial Residential CR T3.0 C2.0 R3.0 (H18.0), which is substantially the same with respect to use, density, and height as the provisions under Zoning By-law 569-2013.

Both By-laws include a number of Permissive and Restrictive Exceptions that provide additional zoning provisions for the site. These provisions include: angular plane requirements; street related retail requirements; and restrictions on commercial parking uses.

On November 26, 2019 City Council adopted the Priority Retail Streets Zoning By-law Amendments 1681-2019 and 1692-2019 which specify standards for retail spaces at grade. The By-laws were subsequently appealed to the LPAT on a city-wide basis. The Council-adopted By-laws can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH10.1>

## Design Guidelines

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

- North Downtown Yonge Urban Design Guidelines;
- City-wide Tall Building Design Guidelines;
- Downtown Tall Buildings Vision and Supplementary Design Guidelines;
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings; and
- Growing Up Urban 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.

## Rental Housing Demolition and Conversion By-law

Section 111 of the *City of Toronto Act, 2006* authorizes the City to regulate the demolition and conversion of residential rental properties. Chapter 667 of the Toronto Municipal Code, the Residential Rental Property Demolition and Conversion Control By-law, implements Section 111. The By-law prohibits the demolition of rental housing in any building or related group of buildings containing 6 or more residential units, of which at least 1 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.

City Council may refuse a Rental Housing Demolition application or approve an application with conditions, including conditions requiring an applicant to replace the rental units proposed to be demolished and/or to provide tenant relocation and assistance, which 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 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, which requires Council approval of the demolition of any residential property that contains 6 or more dwelling units (irrespective of whether any are rental) before the Chief Building Official can issue a demolition permit under the *Building Code Act*.

The proposal for 510-528 Yonge Street & 7 Breadalbane Street requires Council approval under both Chapters 363 and 667 of the Toronto Municipal Code because it involves the demolition of at least 6 dwelling units and at least 1 rental unit. On



October 16, 2020, an application for a Section 111 permit was submitted under Chapter 667 of the Toronto Municipal Code to demolish 19 rental dwelling units on the lands. As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on existing tenants of the residential rental property and matters under Section 111.

## **COMMENTS**

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### **Reasons for the Application**

The Official Plan Amendment Application has been submitted to modify Map 2 of OPA 183/SASP 382 for North Downtown Yonge that delineates the site as being in the 'Height Core Area' of the Yonge Street Character Area (portions of which remain under appeal), and to modify in-force policy 6.2.9 to permit net-new shadow impacts on Dr. Lillian McGregor Park.

The Zoning By-law Amendment Application has been submitted in order to amend City-wide Zoning By-law 569-2013 and Former City of Toronto Zoning By-law 438-86 to permit an increase in the overall height and density on the site and to modify various performance standards such as those for setbacks and parking.

A Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* has been submitted to demolish the 19 existing rental housing units on the lands.

### **ISSUES TO BE RESOLVED**

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, staff note that the application is not supportable in its current form. The following preliminary issues have been identified and must be resolved:

### **Provincial Policies and Plans Consistency/Conformity**

Section 2 of the *Planning Act* requires municipalities to have regard for matters of provincial interest, including: the protection of ecological systems, including natural areas, features and functions; conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; the appropriate location of growth and development; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and the promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that area of high quality, safe and accessible, attractive and vibrant.

The application will be evaluated against the PPS and the Growth Plan to establish the application's consistency with the PPS and conformity to the Growth Plan, including but not limited to whether: the proposal makes efficient use of land and resources, infrastructure and public facilities; the proposal is directed at an appropriate location; appropriate development standards are promoted which facilitate compact form; the proposal adequately conserves significant built heritage resources and cultural heritage landscapes; and the proposal represents an appropriate type and scale of development and transition of built form to adjacent areas.

## **Official Plan Conformity**

Staff will evaluate this planning application to determine its conformity to the Official Plan, including the Downtown Plan. The Official Plan designates the site as Mixed Use Areas and locates it within the Yonge Street Character Area of OPA 183 for North Downtown Yonge. The Mixed Use Areas designation permits a range of residential, commercial, office and institutional uses, which are subject to development criteria to ensure an appropriate built form is achieved. OPA 183 also contains area-wide policies related to parks and open space and the public realm that will be considered when reviewing this application.

## **Built Form, Planned and Built Context**

Staff are reviewing the suitability and appropriateness of the proposed height and massing and other built form criteria based on Section 2(d), (j), (q) and (r) of the *Planning Act*, the PPS (2020); the Growth Plan (2020); the City's Official Plan policies; and Design Guidelines.

The following preliminary issues have been identified. Should these matters not be addressed to the City's satisfaction, staff will proceed with a refusal report following the community meeting:

- Conformity with the Council-adopted policies for the 'height core' area within the Yonge Street Character Area in OPA 183 for North Downtown Yonge, including the policies respecting tower setbacks from Yonge Street and a 75 degree angular plane;
- Proposed location and alignment of the tower, including the proposed tower setbacks, and conformity with the Tall Building Guidelines and By-laws 1106-2016 and 1107-2016;
- Proposed net-new shadowing of Dr. Lillian McGregor Park contrary to the in-force policies of OPA 183 for North Downtown Yonge;
- Additional shadowing impacts on the public realm and neighbouring properties;
- Interface of the proposed built form with the adjacent public realm;
- Potential wind impacts on the adjacent properties and public realm;
- Appropriateness of the proposed mix of unit sizes and configurations;
- Appropriateness of the areas and distribution of amenity spaces within the building;

## **Rental Housing Issues**

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 building or related group of buildings and would result in the loss of 6 or more rental housing 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 for existing tenants to return to a replacement unit at similar rent and other assistance to mitigate hardship.

The Housing Issues Report submitted with the Rental Housing Demolition application confirms that at least 17 of the existing rental units on the lands have either affordable or mid-range rents. Consequently, Policy 3.2.1.6 of the Official Plan applies to this proposal and the applicant is required replace all of existing rental units proposed to be demolished within the proposed development.

As the applications progress, City staff will work with the applicant to develop a detailed rental replacement proposal and an acceptable tenant relocation and assistance plan to mitigate hardship for existing tenants. A site visit by City staff will also be required to fully assess the application.

### **Growing Up Guidelines**

The Council-adopted *Growing Up: Planning for Children in New Vertical Communities* urban design guidelines provide guidance on the proportion and size of larger units recommended in new multi-residential developments.

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 applications propose to provide 166 (34.5%) of the 481 net new dwelling units (non-replacement rental units) as 2-bedroom units and 49 (10.2%) of the net new dwelling units as 3-bedroom units, which satisfies the unit mix objectives of Guideline 2.0 of the Growing Up guidelines. 48 (10.0%) of the proposed 3-bedroom units are 135 square metres in size, which adequately satisfies the 3-bedroom unit size objective of Guideline 3.0, although only 55 (11.2%) of the proposed 2-bedroom units approximate 87 square metres in size.

As the applications progress, City staff will work with the applicant to achieve the unit mix and size objectives of the Growing Up guidelines in order to accommodate a broad range of households, including families with children, within the proposed development.

### **Affordable Housing**

Affordable Housing and Smart Urban Growth are 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 housing, will be provided and maintained to meet the needs of current and future residents. The Growth Plan also contains policies to support the development of affordable housing and the provision of a range of housing options to accommodate the needs of all household sizes and incomes.

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

### **Parkland**

The site is in a parkland acquisition priority area per Chapter 415, Article III of the Toronto Municipal Code. The applicant has proposed an off-site parkland dedication of 415 square metres, to be located at 431-433 Yonge Street, in fulfillment of the requirements under Section 42 of the Planning Act. The proposed parkland would almost double the size of the adjacent existing park, improving an existing pedestrian connection between Yonge St and Sheard St. Parks, Forestry & Recreation staff are interested in accepting these lands as parkland dedication provided that the lands can be conveyed environmentally clean, and free and clear of all encumbrances, and meet other applicable conditions that will be determined through further review of the application.

### **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). There are no existing trees in proximity to the subject site.

### **Archaeological Assessment**

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. An Archaeological Assessment has been submitted and is under review.

### **Heritage Impact & Conservation**

The subject site is situated within the Historic Yonge Street HCD, which has been adopted by Council but is currently under appeal. Of the existing buildings, 514-516 Yonge Street, 522-524 Yonge Street and 526-528 Yonge Street & 7 Breadalbane Street are listed on the Heritage Register and are proposed to be partially retained in-situ. The remaining buildings at 510-512 Yonge Street and 518-520 Yonge Street are not listed or contributing and are proposed to be demolished. The site is also adjacent to a number of other listed properties that contribute to the Historic Yonge Street HCD.

A Heritage Impact Assessment has been submitted and Heritage Planning staff have advised regarding needed amendments.

## **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 application proposes a community hub space of approximately 464 square metres located on the second level of the podium with access via a dedicated elevator from a ground floor entrance at the corner of Yonge and Breadalbane Streets.

City staff will be reviewing the proposal and will review the appropriateness of the proposed community space and identify any additional necessary CS&F that are needed in building a complete community.

## **Infrastructure/Servicing Capacity**

Staff is reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro) 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 Report, Stormwater management report; Hydrogeological Report; Geotechnical Study; Environmental Site Assessment and Urban Transportation Report.

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 report submitted by the applicant, to evaluate the effects of the development on the transportation system including impacts to parking, and to identify any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

## **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, 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. The Application is being reviewed by staff for compliance with Tier 1 performance standards. Staff will encourage the applicant to pursue Tier 2 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 and density will be subject to Section 37 contributions under the Planning Act. Section 37 benefits have not yet been discussed. City staff intends to apply Section 37 provisions of the Planning Act should the proposal 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**

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

## **ATTACHMENTS**

City of Toronto Drawings

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

Attachment 2: 3D Model of Proposal in Context - Southeast View

Attachment 3: Location Map

Attachment 4: Site Plan

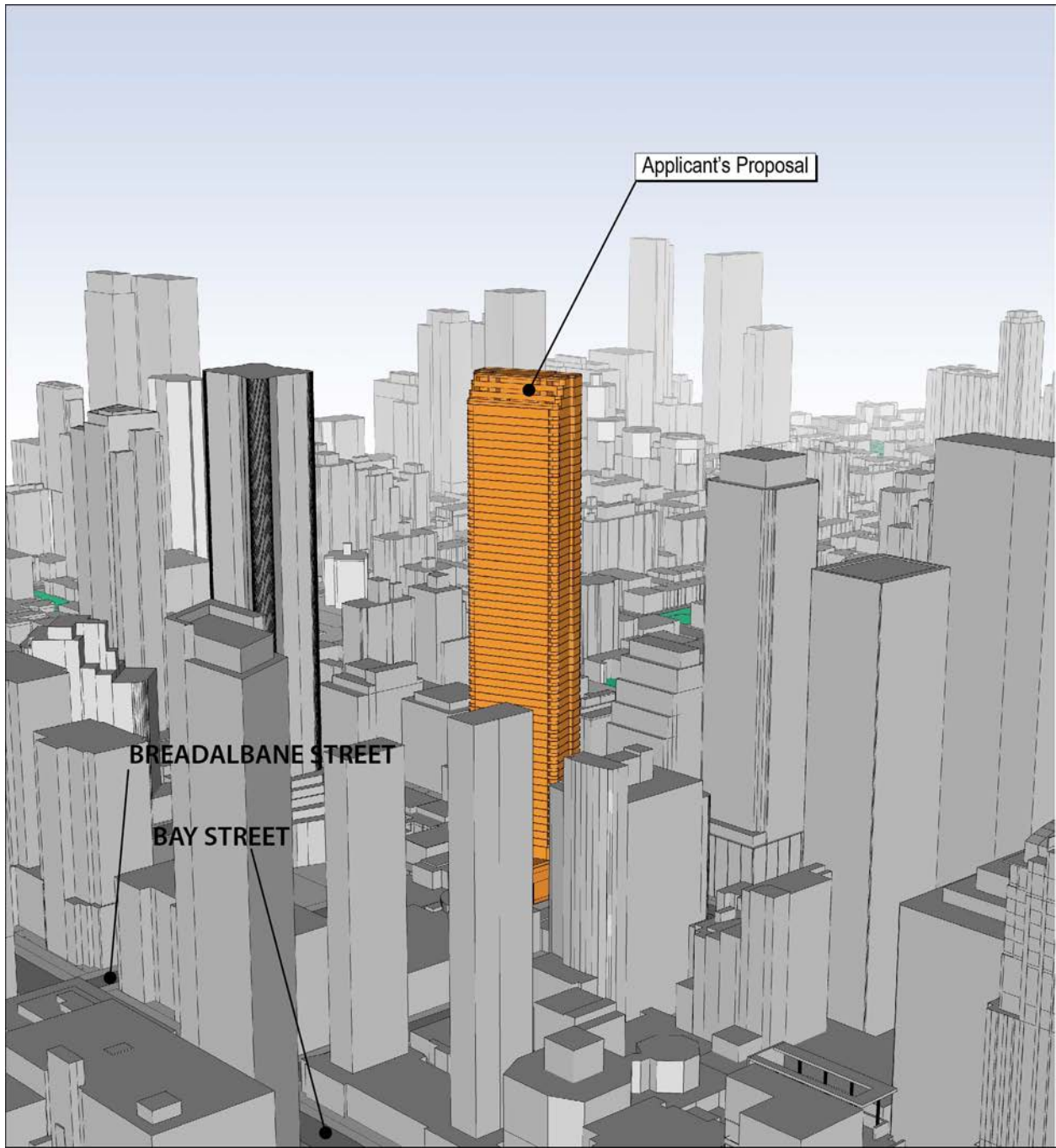
Attachment 5: Official Plan Map

Attachment 6: SASP 382 Character Area Map

Attachment 7: SASP 382 Height Area Map

Attachment 8: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context - Northeast View

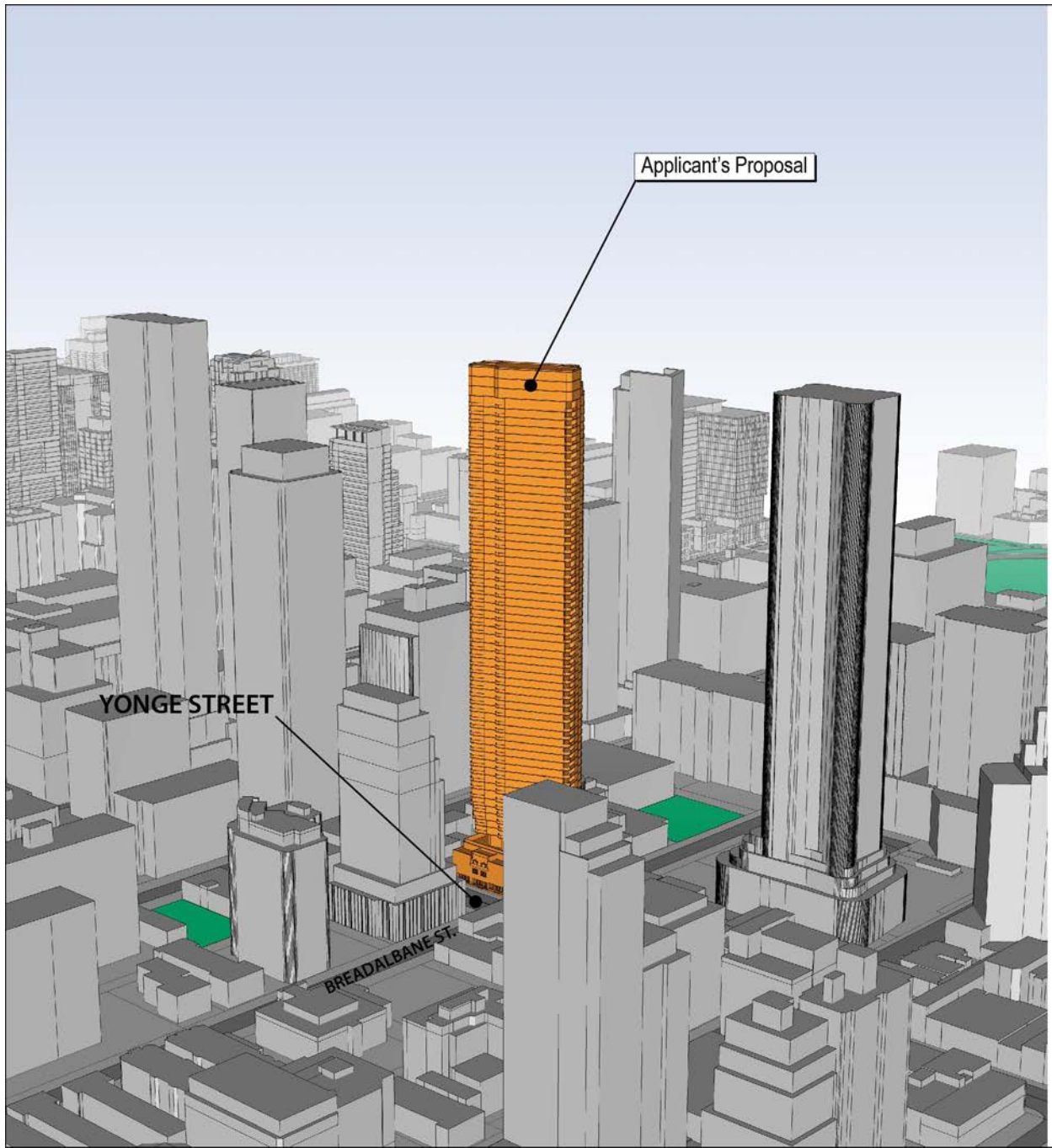


View of Applicant's Proposal Looking Northeast

01/27/2021



Attachment 2: 3D Model of Proposal in Context - Southwest View

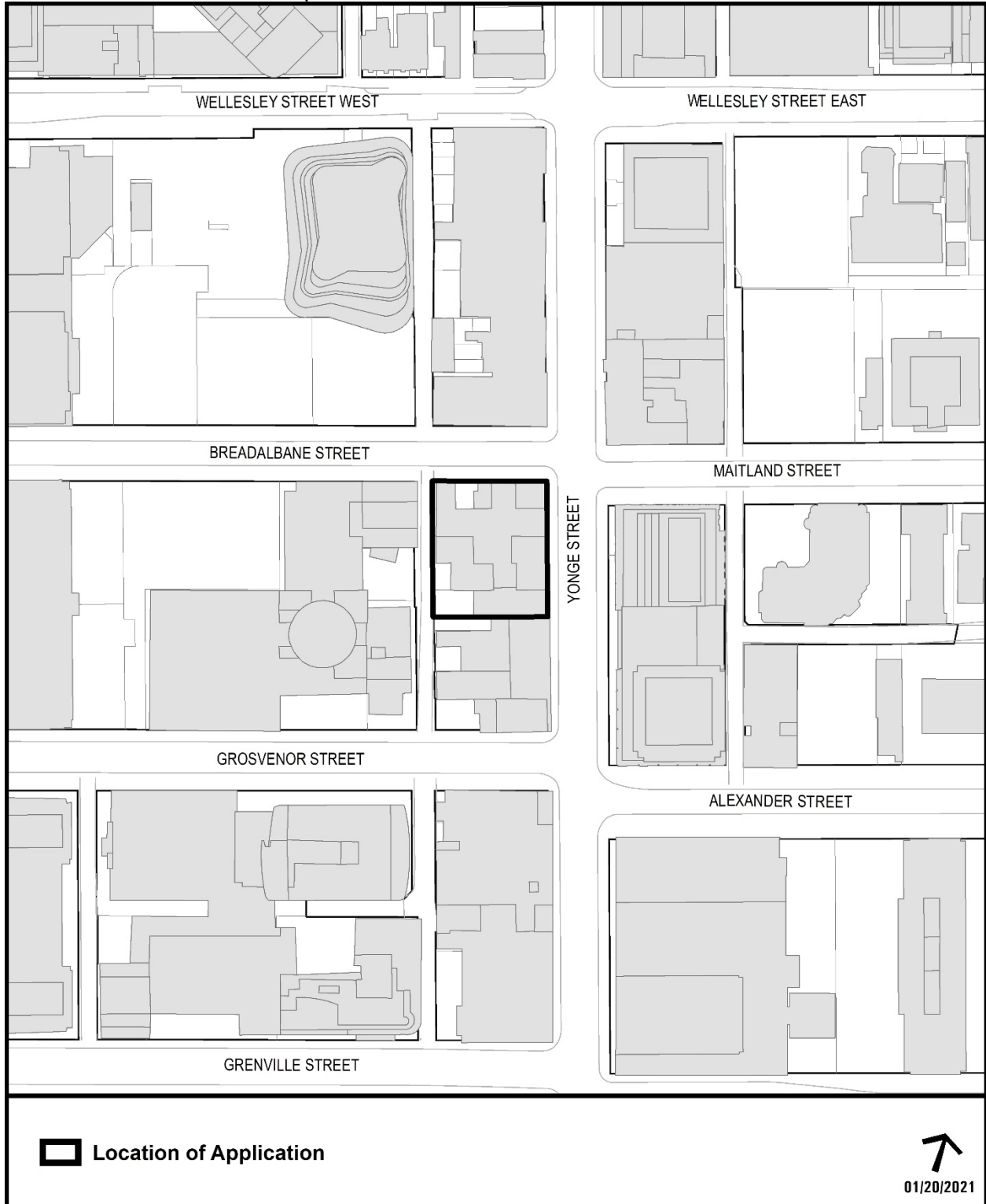


View of Applicant's Proposal Looking Southwest

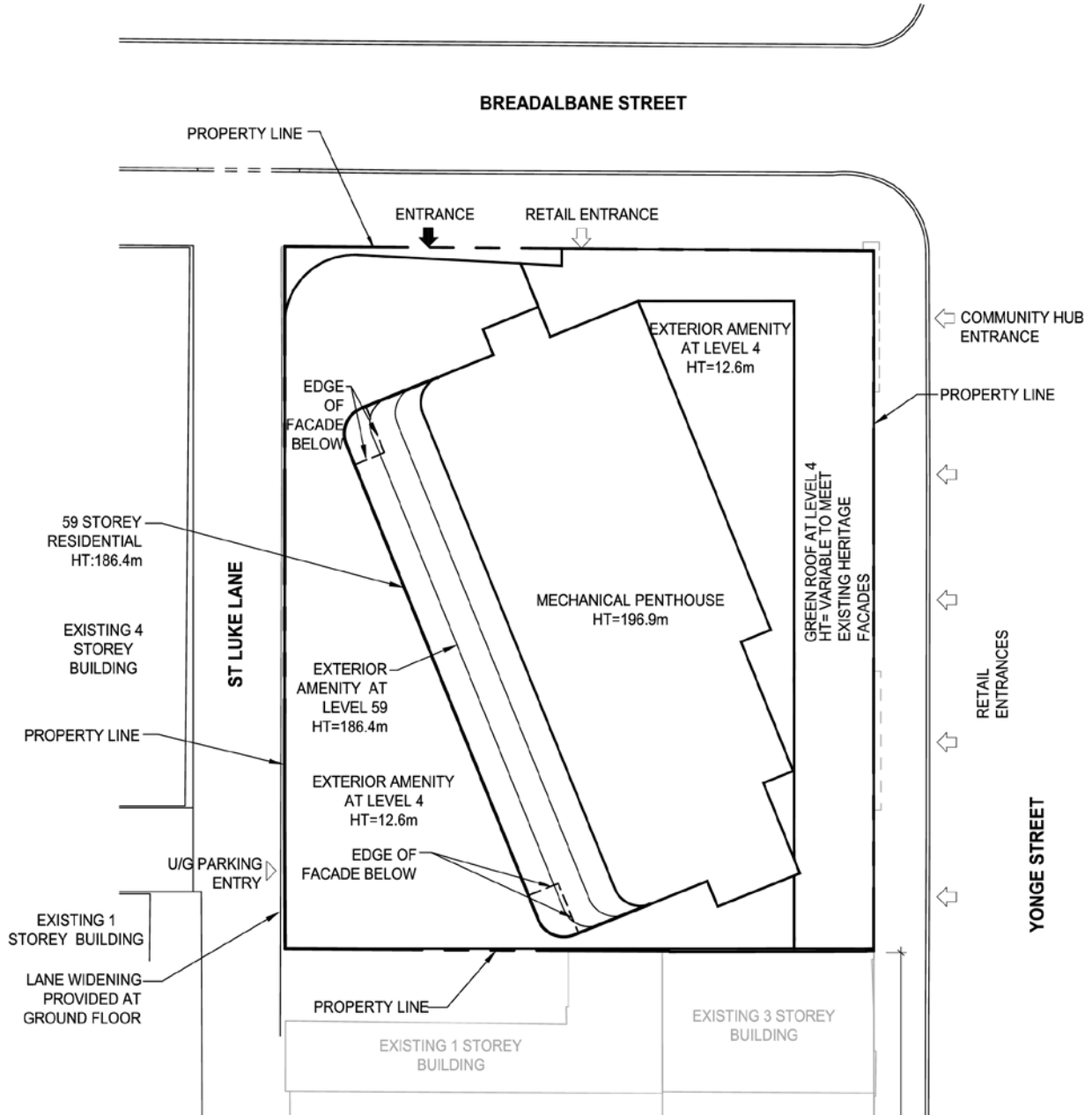


01/27/2021

Attachment 3: Location Map



Attachment 4: Site Plan



Site Plan



Attachment 5: Official Plan Map



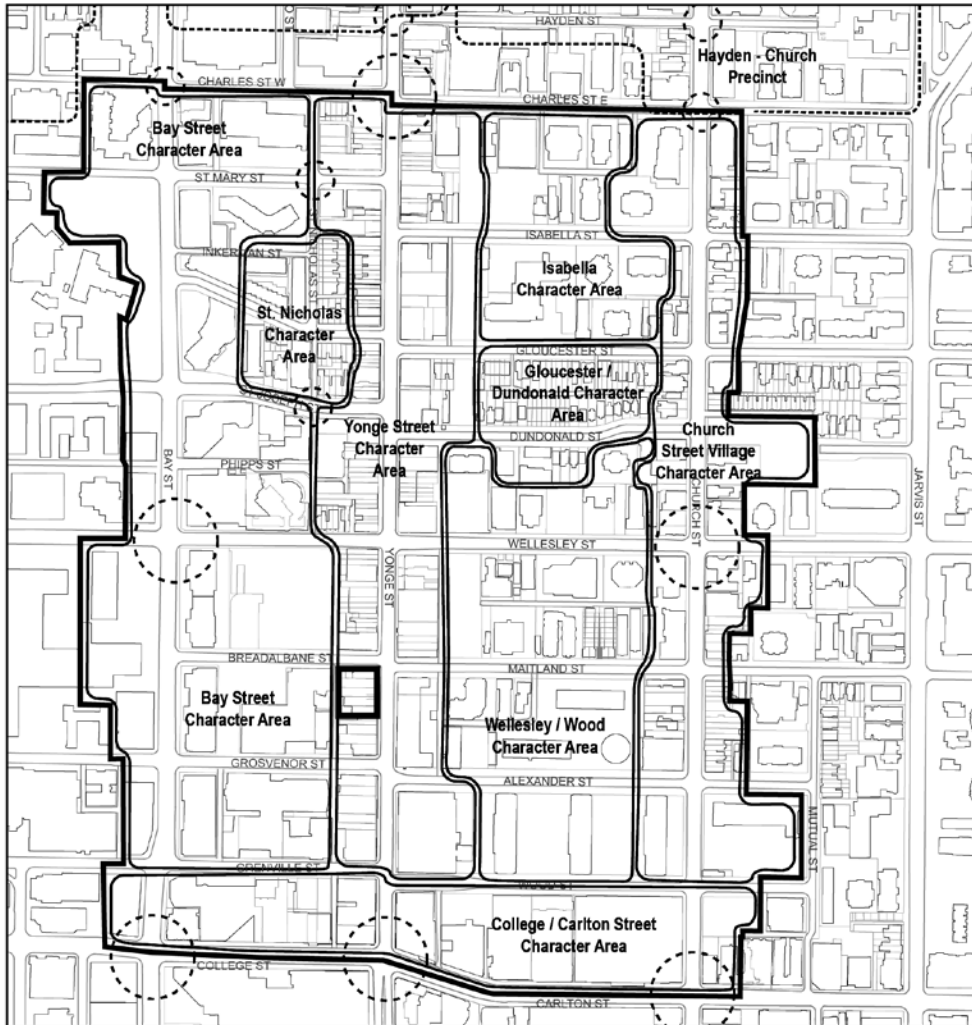
Official Plan Land Use Map

510-528 Yonge Street &  
7 Breadalbane Street  
File # 20 207354 STE 13 0Z



↑  
Not to Scale  
01/20/2021

Attachment 6: SASP 382 Character Area Map



**TORONTO** City Planning  
 Official Plan Amendment #183  
 Map 1: Character Areas

North Downtown Yonge  
 Planning Framework Study  
 File # 11 247686

- Character Areas
- Area-Wide Gateway
- Sub-Area Gateway

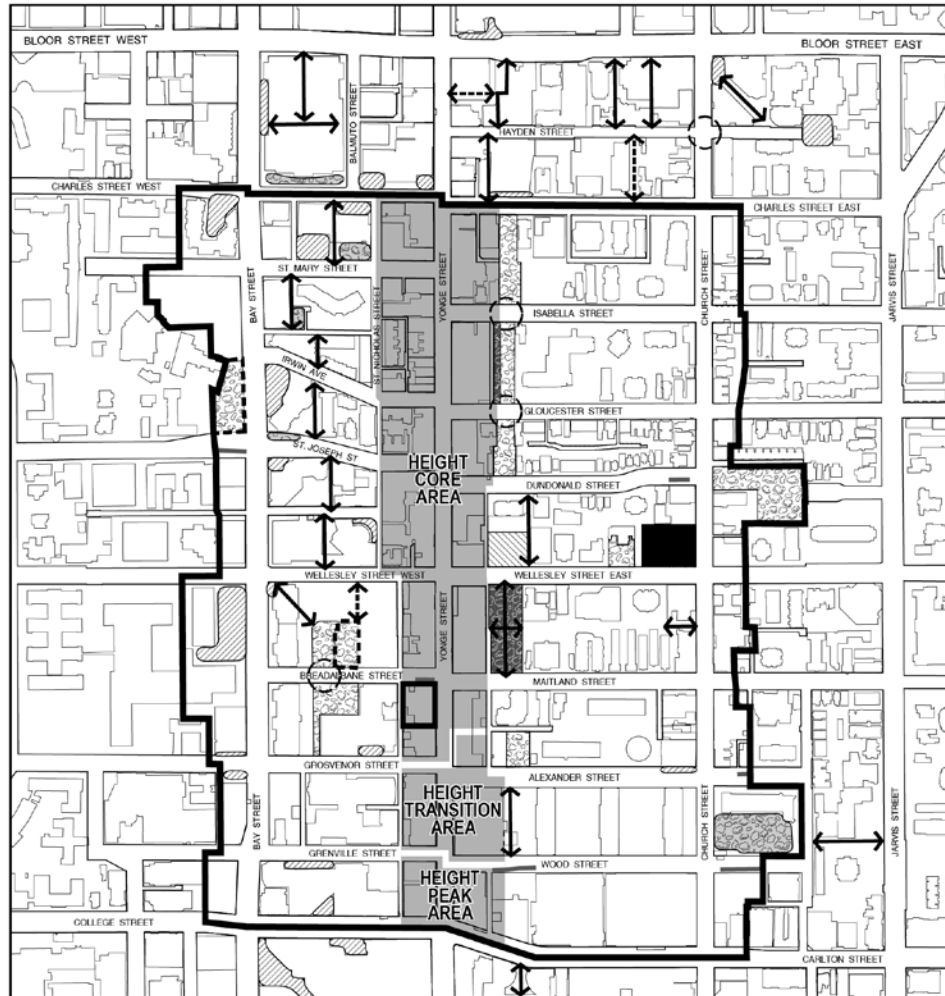
↑  
 Not to Scale  
 08/22/2013

**OPA 183 Character Areas**  
 Location of Application

**510-528 Yonge Street & 7 Breadalbane Street**  
 File # 20 207354 STE 13 0Z

Not to Scale  
 01/21/2021

Attachment 7: SASP 382 Height Area Map



**TORONTO** City Planning

Official Plan Amendment #183

Map 2: Open Space Network and Height Areas

North Downtown Yonge  
Planning Framework Study

File # 11 247686



Revised by Ontario Municipal Board Order to remove the lands known in 2015 as 81 Wellesley Street East

**OPA 183 Height Areas**

Location of Application

**510-528 Yonge Street & 7 Breadalbane Street**

File # 20 207354 STE 13 0Z

Not to Scale  
01/21/2021

## Attachment 8: Application Data Sheet

**Municipal Address:** 510 YONGE ST      **Date Received:** October 16, 2020

**Application Number:** 20 207354 STE 13 OZ

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

**Project Description:** An Official Plan Amendment and Zoning By-law Amendment application for a new 59-storey building (196.9 metres including the mechanical penthouse) containing 500 dwelling units (including 19 rental replacement units), 519.5 square metres of retail, and a 464.5 square metre community hub space. An off-site parkland dedication of approximately 415 square metres is proposed on the lands municipally known as 431 Yonge Street.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
AIRD & BERLIS LLP	BOUSFIELDS	BDP QUADRANGLE	KS 522 AND 526 YONGE STREET INC

### EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas      Site Specific Provision:

Zoning: CR 3.0 (c2.0;  
r3.0) SS1      Heritage Designation:  
(x2546)

Height Limit (m):      Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq m): 1,767      Frontage (m): 46      Depth (m): 39

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):			1,460	<b>1,460</b>
Residential GFA (sq m):			40,879	<b>40,879</b>
Non-Residential GFA (sq m):			984	<b>984</b>
<b>Total GFA (sq m):</b>			<b>41,863</b>	<b>41,863</b>
Height - Storeys:	3		59	<b>59</b>
Height - Metres:			186	<b>186</b>

Lot Coverage Ratio (%): 82.64      Floor Space Index: 23.7

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	40,879	
Retail GFA:	520	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	465	

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	19		19	<b>19</b>
Freehold:				
Condominium:			481	<b>481</b>
Other:				
<b>Total Units:</b>	<b>19</b>		<b>500</b>	<b>500</b>

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

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:			280	170	50
<b>Total Units:</b>			<b>280</b>	<b>170</b>	<b>50</b>

#### **Parking and Loading**

Parking Spaces:	94	Bicycle Parking Spaces:	500	Loading Docks:	2
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#### **CONTACT:**

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