

1-11 Bloor Street West and 768-784 Yonge Street – Zoning By-Law Amendment Application – Preliminary Report

Date: January 22, 2021

To: Toronto and East York Community Council

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

Wards: University-Rosedale - 11

Planning Application Number: 20 230612 STE 11 OZ

Heritage Buildings on Site: Yes

Current Use on Site: The construction of an 85-storey (306.9 metres, including mechanical) mixed use building, with a 5-storey base building. The building is planned to contain retail at-grade, a 176-room hotel and 416 residential units.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the new application for 1-11 Bloor Street West and 768-784 Yonge Street. The application proposes to increase the permitted height with an additional 9-storeys totalling 94-storeys (338.3 metres, including mechanical). The proposed building would contain 505 residential units and approximately 19,555 square metres of non-residential gross floor area for retail, restaurant, and hotel use.

The application has been circulated to all appropriate agencies and City divisions for comment. City Planning staff will proceed to schedule a Community Consultation Meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Planning staff schedule a community consultation meeting for the development application for 1-11 Bloor Street West and 768-784 Yonge Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

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

DECISION HISTORY

On April 18, 2017, the Local Planning Appeal Tribunal approved the application (File No. 15 128261 STE 27 OZ) for an 85-storey (306.9 metres, including mechanical) mixed use building, with an 8-storey base building and 430 residential units at the site.

On May 7, 2020, a Notice of Approval Conditions (NOAC) associated with the Site Plan Control Application (File No. 15128257 STE 27 SA) was issued for the site.

THE APPLICATION

Complete Application Submission Date: December 18, 2020

Description

The application proposes to increase the maximum height permission on the site from 306.9 to 338.3 metres (85 to 94 storeys). The additional height would result in an increase to the number of dwelling units from 416 to 505 in the proposed building.

The existing requirement of a total of 296 vehicular parking spaces remains unchanged.

Detailed project information including all plans and reports submitted as part of the application 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, 3 and 6 of this report, for a three dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. The Application Data Sheet contains additional details on the proposal including: site area and dimensions; floor area; unit breakdowns; and parking counts.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy-led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable provincial plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan"). The PPS and all provincial plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan") came into effect on August 28, 2020. The Growth Plan 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*.

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, and better connected 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 GGH region. The policies of the Growth Plan 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.

Planning for Major Transit Station Areas

The Growth Plan as amended 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 are planned for the prescribed densities.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan (the "Official Plan") is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario (the "*Planning Act*"). The PPS recognizes the Official Plan as the most important document for its implementation.

The Official Plan contains policies related to building complete communities, heritage preservation, community services, transportation, and environmental stewardship.

The Official Plan also provides for the use of Section 37 of the *Planning Act* to pass bylaws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision of community benefits in the form of capital facilities and local improvements.

The site is located on lands shown as *Downtown and Central Waterfront* on Map 2 and *Mixed Use Areas* on Land Use Map 17 of the Official Plan.

See Attachment 4 of this report for the Official Plan Land Use Map.

The Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The Downtown Plan

City Council adopted OPA 406 at its meeting on May 22-24, 2018. OPA 406 included amendments to the Downtown section of the Official Plan and Map 6 of the Official Plan and brought forward a new Secondary Plan for the entire Downtown area.

On August 9, 2018 the City's application under Section 26 of the *Planning Act* was sent to the Minister of Municipal Affairs and Housing for approval. The Ministry issued its decision regarding OPA 406 on June 5, 2019. Since this application was submitted on June 3, 2020, OPA 406, the new Downtown Secondary Plan, applies to this application.

The site is designated Mixed Use Areas 1 - Growth. Development in Mixed Use Areas 1 will include a diverse range of building typologies, including tall buildings, with height, scale and massing, dependent on the site characteristics and supportive of intensification suitable for a downtown growth area.

Site and Area Specific Policy (SASP) 211 – Bloor Yorkville / North Midtown Area

SASP 211 in the Official Plan recognizes that the Bloor-Yorkville/North Midtown area comprises a broad mix of districts with differing intensities, scales and heights in a diversity of building forms. The area includes Neighbourhoods, Apartment Neighbourhoods, Areas of Special Identity, Mixed Use Areas, and open space provided by parks and ravines. It forms the north edge of the Downtown and provides for transition in density and scale.

The tallest buildings in the Bloor-Yorkville/North Midtown Area will be located in the Height Peak in the vicinity of the intersection of Yonge and Bloor Streets. Buildings will step down from the Yonge and Bloor Street intersection in descending ridges of height along Yonge Street, Bloor Street and along portions of Avenue Road, Bay and Church Streets called Height Ridges. The subject site is located within the Height Peak.

Area Specific Policy 225 - Lands North and South of Bloor Street Between Park Road and Avenue Road

Area Specific Policy 225 of the Official Plan encourages pedestrian walkways, at or below grade and new parks in locations illustrated on the map within the Policy. No pedestrian route is specifically identified on the map at the subject site. The previous approval for this site secured knock-out panels for a future below grade pedestrian connection under Bloor Street West. The approval also secured funds through Section 37 that could be used towards a new pedestrian connection.

Heritage

The properties at 774-776 Yonge Street are on the Heritage Register.

The properties at 768-784 Yonge Street are part of the Historic Yonge Street Heritage Conservation District, enacted by City Council on March 10, 2016 as By-law No. 235-2016, which is currently under appeal.

The Toronto Heritage Register can be found at: <https://www.toronto.ca/city-government/planning-development/heritage-preservation/heritage-register/>

Zoning By-laws

On April 18, 2017, the LPAT approved a site specific Zoning By-law, amending both Zoning By-law 569-2013 and Zoning By-law 438-86, for a 85-storey (306.9 metres, including mechanical) mixed use building, with an 8-storey base building and 430 residential units at the site.

Bloor-Yorkville/North Midtown: Planning Framework & Implementation Strategy

The Bloor-Yorkville/North Midtown: Planning Framework & Implementation Strategy report (August 2015) was prepared by The Planning Partnership, Greenberg Consultants Inc., ERA Architects, and Michael Spaziani Architect Inc., on behalf of the Bloor-Yorkville Business Improvement Association, ABC Residents Association, Greater Yorkville Residents Association, and Yonge Bay Bloor Business Association.

The objective of this community-led Planning Framework and Implementation Strategy is to address concerns over tall buildings and intensification. It outlines where development should and should not occur, the types of uses and built form that are appropriate, how future development applications will be analyzed, and the future planning approval processes that are required.

The report has two parts: an overview of the history, and current policy and development context; and, a policy framework and implementation strategies, and separate pedestrian realm network plan. The report organizes the Bloor-Yorkville/North Midtown area into 3 districts: the primary development districts; the corridor districts; and, the stable neighbourhood districts. Each district contains precincts, some of which are broken down into segments. Targeted planning policies are proposed for each district, precinct, and segment.

This site is located in the Urban Core within the Primary Development District. Within the Urban Core Precinct, the conditional maximum building height shall generally be 50 storeys or 190 metres. The Planning Framework & Implementation Strategy calls for a minimum separation between residential towers of 25 metres.

The report was tabled at the October 13, 2016 Toronto and East York Community Council and staff were directed to consider the report in preparation of the Secondary Plan for Bloor-Yorkville/North Midtown.

Urban Forestry/Environment

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).

Design Guidelines

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

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

The City's Design Guidelines can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

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 intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Applications must use the documentation required for the version of the TGS in effect at the time of the initial application. TGS Version 1.0 is no longer in effect. Older applications must be upgraded. TGS Version 2.0 applies to new applications received between January 1, 2010 and April 30, 2018. TGS Version 3.0 applies to new applications submitted on or after May 1, 2018.

The TGS can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/tier-1-planning-application-requirements/>

Site Plan Control

The application is subject to Site Plan Control. A Notice of Approval Conditions ("NOAC") was issued for the LPAT-approved building. An amending Site Plan Control application had not been submitted.

COMMENTS

ISSUES TO BE RESOLVED

City Planning staff have identified a number of preliminary issues with the proposed development and will work with the applicant to address these concerns and achieve a proposal which is more compatible with its surrounding context.

Provincial Policies and Plans Consistency/Conformity

Revisions may be required to ensure that the proposed development conforms with the Official Plan, conforms with the Growth Plan, and is consistent with the PPS.

Height and Transition

The proposed building height of 94-storeys (338.3 metres, including mechanical) will require further assessment with respect to the policies of SASP 211 and the policies of the Downtown Plan (OPA 406). The proposal will be assessed to ensure that it fits into the planned context of the Yonge and Bloor node, and impacts on wind, sky views, and shadows have been adequately limited. Also, City Planning staff will be reviewing the building's consistency with the Tall Building Design Guidelines.

Shadow

The proposed building creates new shadows on Jesse Ketchum Park and school yard, Hazeldean Park, Rosedale Valley Ravine, and the low-rise Asquith-Collier Neighbourhood. City Planning staff will assess whether the shadow impacts of the proposal have been adequately limited.

Additional Issues

The application has been circulated to City divisions and public agencies for comment. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work to resolve the issues raised in this report and additional issues that may be identified by staff and the public. Staff will report back at the appropriate time in the review of the application. If a Final Report is prepared, then the report will proceed to the Toronto and East York Community Council meeting which will serve as the Statutory Public Meeting as required by the *Planning Act* before being considered at City Council for a decision.

CONTACT

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SIGNATURE

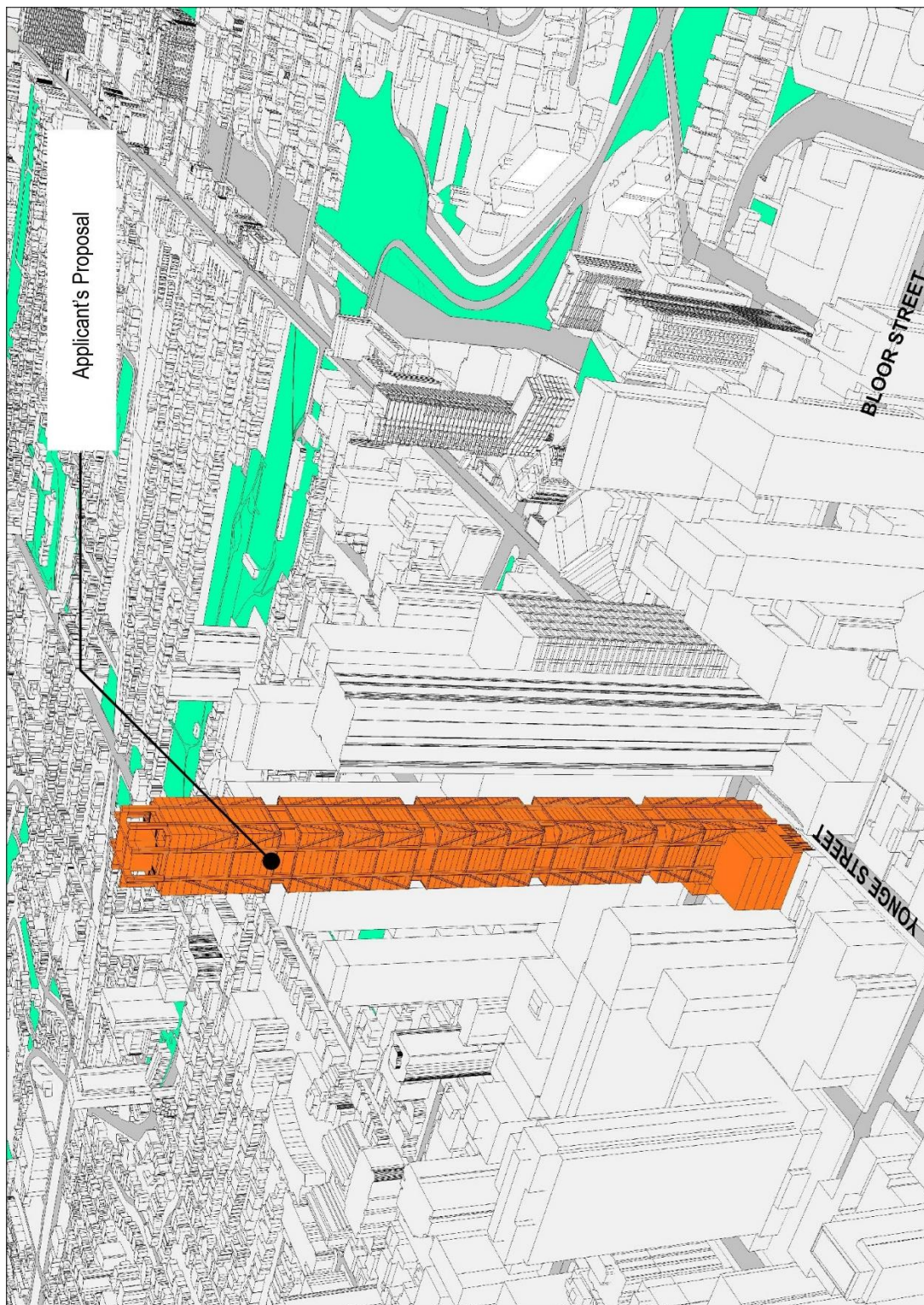
Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Zoning By-law Map
Attachment 6: Application Data Sheet

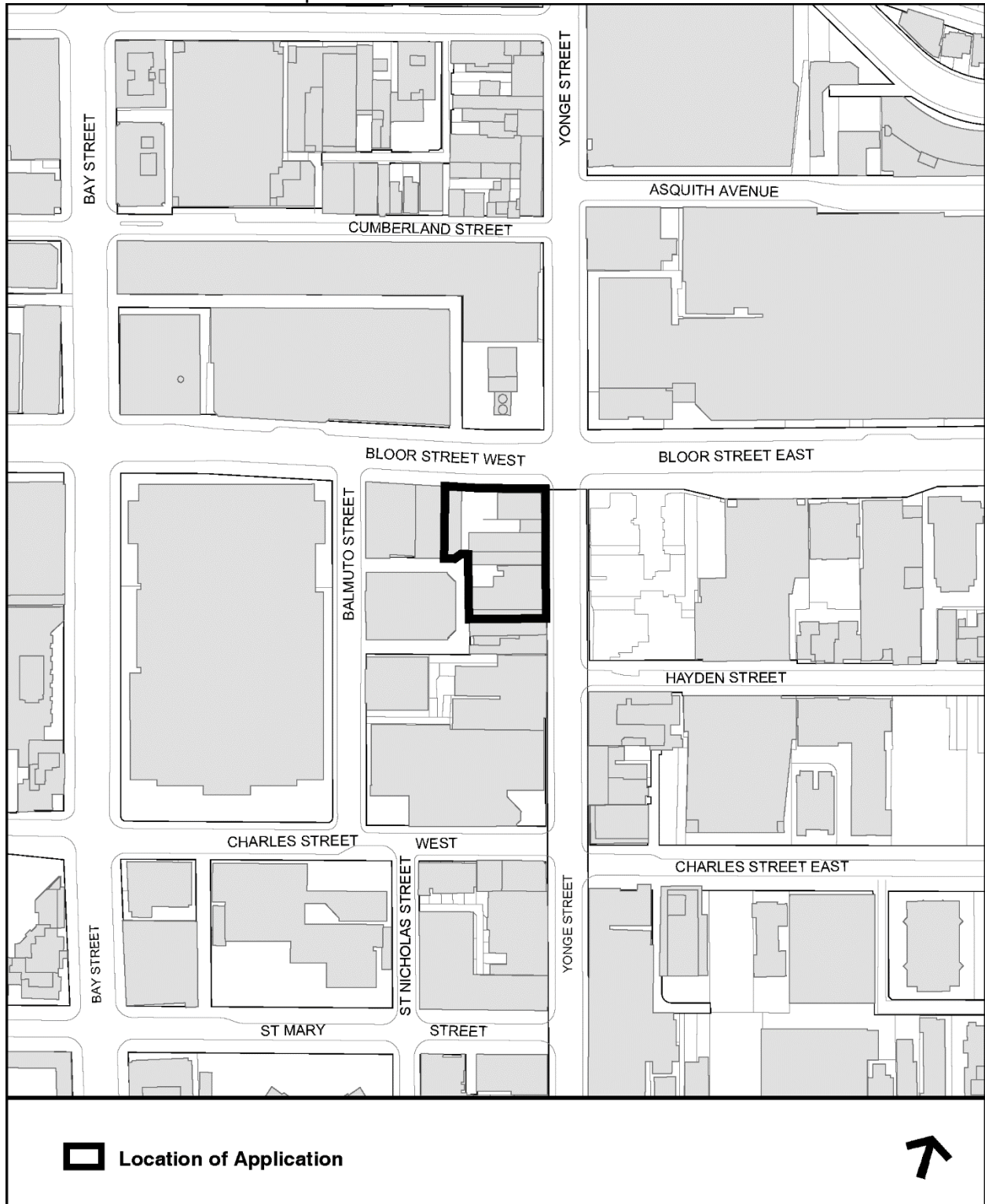
Attachment 1: 3D Model of Proposal in Context



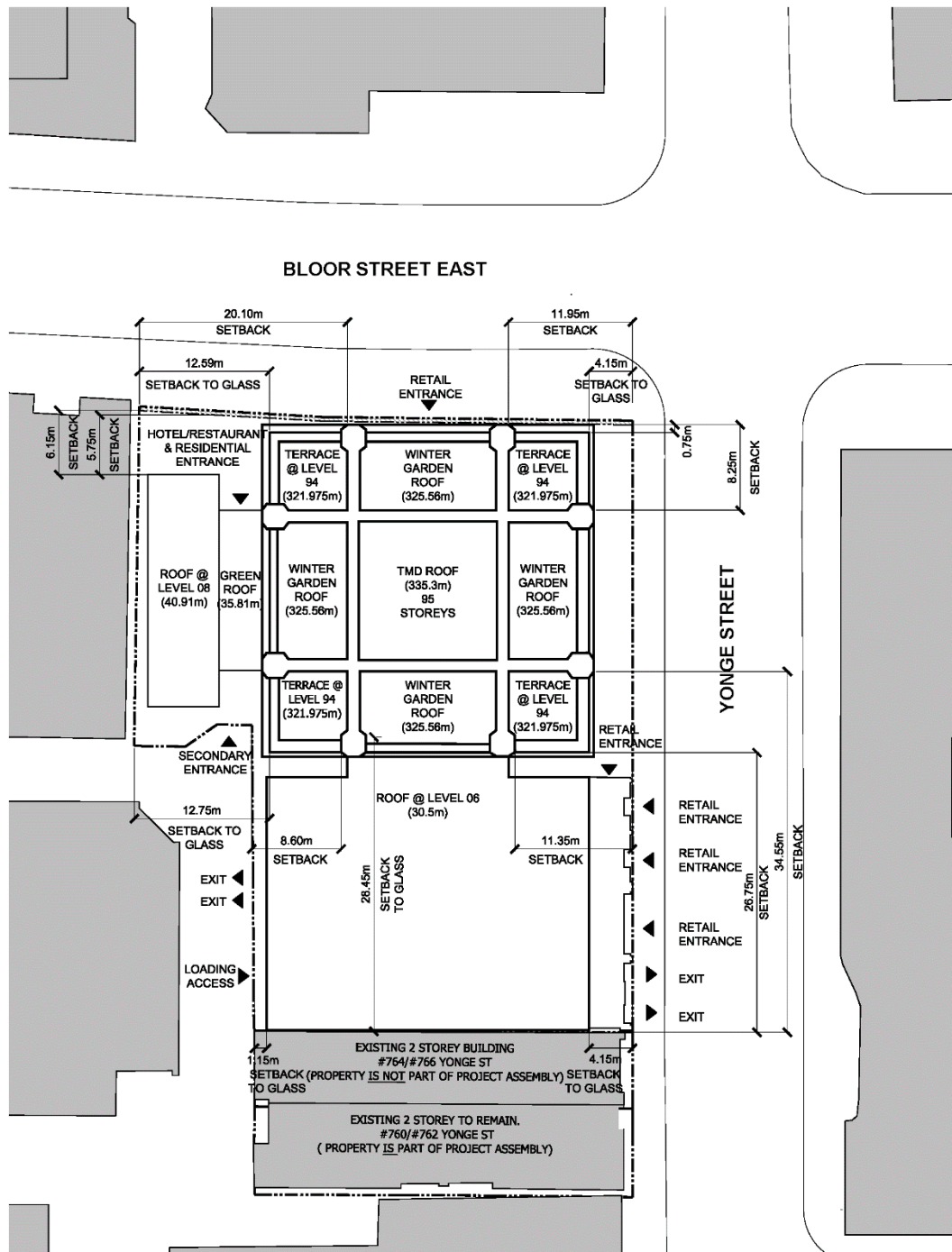
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View of Applicant's Proposal Looking Northwest

Attachment 2: Location Map



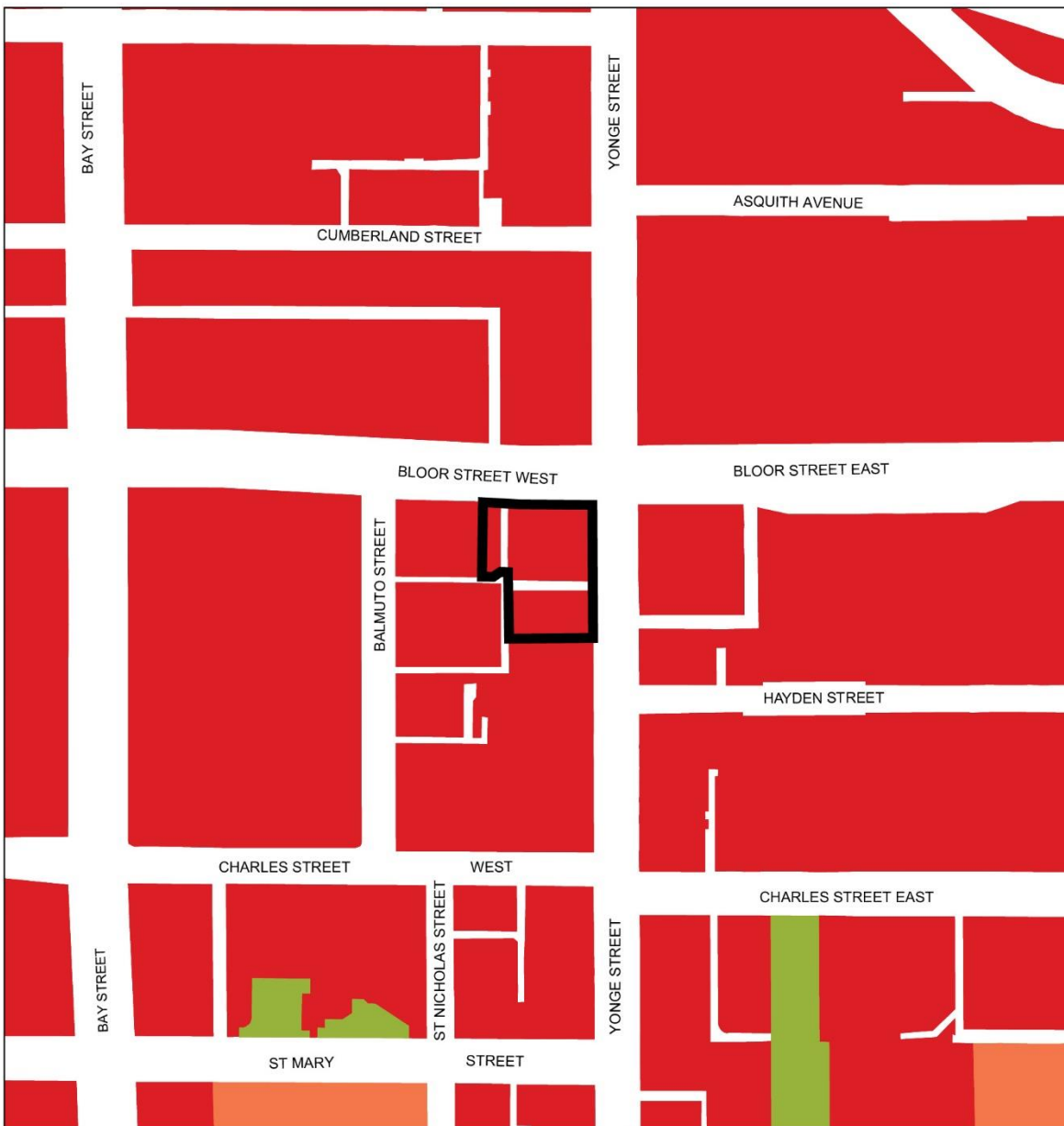
Attachment 3: Site Plan



Site Plan



Attachment 4: Official Plan Map




Official Plan Land Use Map #18

1-11 Bloor Street West & 768-780 Yonge Street

File # 20 230612 STE 11 02




 Not to Scale
 Extracted: 01/11/2021

Attachment 6: Application Data

Municipal Address: 1-11 Bloor Street West and 768-784 Yonge Street
Date Received: December 18, 2020
Application Number: 20 230612 STE 11 OZ
Application Type: Rezoning
Project Description: 94-storey mixed use building

Applicant	Agent	Architect	Owner
Dentons Canada LLP, 77 King St. W., Suite 400, Toronto, ON M5K0A1	Dentons Canada LLP, 77 King St. W., Suite 400, Toronto, ON M5K0A1	Core Architects Inc, 130 Queens Quay East, Suite 700, West Tower, Toronto, ON M5A 0P6	Mizrahi Development Group, 125 Hazelton Avenue, Toronto, ON M5R 2E5

EXISTING PLANNING CONTROLS

Official Plan Designation:	<i>Mixed Use Areas</i>	Site Specific Provision:	SASP 225, SASP 211
Zoning:	CR 7.8 (c4.5; r7.8) SS1 (x62)	Heritage Designation:	Y
Height Limit (m):	306.9	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 2,846 Frontage (m): 48 Depth (m): 55

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,478		2,178	2,178
Residential GFA (sq m):			67,995	67,995
Non-Residential GFA (sq m):	3,797		17,669	17,669
Total GFA (sq m):	3,797		85,664	85,664
Height - Storeys:	3		95	95
Height - Metres:			338	338
Lot Coverage Ratio (%)	76.51	Floor Space Index:	30.1	

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	67,995	
Retail GFA:	863	640
Office GFA:	982	
Industrial GFA:		
Institutional/Other GFA:	15,168	16

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	2			
Freehold:				
Condominium:			505	505
Other:				
Total Units:	2		505	505

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			221	207	77
Total Units:			221	207	77

Parking and Loading

Parking Spaces:	296	Bicycle Parking Spaces:	547	Loading Docks:	5
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