



## **STAFF REPORT ACTION REQUIRED**

### **510-528 Yonge Street and 7 Breadalbane Street - Official Plan Amendment, Zoning By-law Amendment, and Rental Housing Demolition Applications - Request for Direction Report**

Date: August 23, 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**

#### **SUMMARY**

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On October 16, 2020, an Official Plan and Zoning By-law Amendment application and a Rental Housing Demolition application were submitted to permit a 59-storey residential building with 500 dwelling units at 510-528 Yonge Street and 7 Breadalbane Street. The Official Plan and Zoning By-law Amendment application were deemed complete on January 8, 2021.

On May 10, 2021, the applicant appealed the applications to the Ontario Land Tribunal ("OLT") due to Council not making a decision within the 120-day time frame under the Planning Act.

This report recommends that the City Solicitor with the appropriate City staff attend the OLT hearing to oppose the application in its current form and to continue discussions with the applicant to resolve outstanding issues.

#### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in opposition to the Official Plan Amendment and Zoning By-law Amendment appeals for the lands at 510-528 Yonge Street and 7 Breadalbane Street and to continue discussions with the owner in an attempt to resolve outstanding issues.

2. In the event that the Ontario Land Tribunal allows the appeals in whole or in part, City Council authorize the City Solicitor to request that the issuance of any final Order(s) be withheld until such time as the City Solicitor advises that:

- a) the proposed Official Plan Amendment and Zoning By-law Amendments are in a form satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor and, among other matters, secure:
  - i. the full replacement of the existing rental dwelling units on the lands at 510-528 Yonge Street and 7 Breadalbane Street;
  - ii. the rents, rental tenure, unit mix, and unit sizes of the replacement rental units;
  - iii. an acceptable tenant relocation and assistance plan, addressing the right for existing tenants to return to a replacement rental unit on the lands at similar rent and other assistance to mitigate hardship, to the satisfaction of the Chief Planner and Executive Director, City Planning;
- b) the owner has submitted a Transportation Demand Management (TDM) plan, to the satisfaction of the General Manager of Transportation Services;
- c) the owner has addressed all outstanding issues raised by Parks, Forestry and Recreation as they relate to an off-site parkland dedication having a minimum size of 415 square metres located 431-433 Yonge Street, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor;
- d) the owner has addressed all outstanding issues raised by Urban Forestry, Tree Protection and Plan Review as they relate to the Official Plan Amendment and Zoning By-law Amendment applications, to the satisfaction of the Supervisor, Tree Protection and Plan Review;
- e) the owner provides a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the approved Heritage Impact Assessment, to the satisfaction of the Senior Manager, Heritage Planning;
- f) City Council has approved the Rental Housing Demolition Application 20 207360 STE 13 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* to permit the demolition of the 19 existing rental dwelling units at 510-528 Yonge Street and 7 Breadalbane Street and the owner has entered into, and registered on title to the lands, one or more agreements with the City, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor,

securing all rental housing-related matters necessary to implement Council's decision; and

- g) the owner has entered into, and registered on title to the lands, an agreement with the City pursuant to Section 37 of the *Planning Act*, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, securing community benefits and other matters in support of the development.

3. City Council authorize the City Solicitor and City staff to take any necessary steps to implement City Council's decision.

## **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 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 and conformity to the Council-adopted setback and angular plane policy direction for the 'Height Core Area' within the Yonge Street Character area in Official Plan Amendment (OPA) 183/Site and Area Specific Policy (SASP) 382 for North Downtown Yonge, among 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.

The current Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications, along with a Rental Housing Demolition Application, were submitted on October 16, 2020 and deemed complete on January 8, 2021 following the submission of a revised Heritage Impact Assessment (HIA).

A Preliminary Report on the applications was adopted by Toronto and East York Community Council on February 24, 2021 authorizing staff to conduct a community consultation meeting. The preliminary report can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE23.54>

## SITE AND SURROUNDING AREA

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**Site Description and Dimensions:** located on the west side of Yonge Street, on the northern portion of the block between Grosvenor Street and Breadalbane Street. The site is rectangular, with an area of 1,767 square metres, and has frontages of 45.7 metres on Yonge Street, 38.5 metres on Breadalbane Street and 45.7 metres along St. Luke Lane.

**Existing Use on Site:** one- to three-storey mixed-use buildings, containing retail uses at grade and office and residential uses above, including 19 existing rental dwelling units. The properties at 514-516, 522-524, and 526-528 Yonge Street and 7 Breadalbane Street are included on the City's Heritage Register and are contributing properties to the Historic Yonge Street Heritage Conservation District (HCD), which remains under appeal.

### Surrounding Uses:

**North:** Breadalbane Street, and on the north side of Breadalbane Street are two- to three-storey mixed use buildings. Dr. Lillian McGregor Park is also located on the north side of Breadalbane Street, west of St. Luke Lane.

**South:** Three-storey mixed use buildings with retail uses at grade.

**East:** Yonge Street, and on the east side of Yonge Street an under construction mixed use development with 25-storey and 52-storey towers.

**West:** St. Luke Lane and on the west side of St. Luke Lane, a four-storey community facility (Central YMCA) and Opera Place Park.

## THE APPLICATION

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### Description

**Height:** 59-storeys (196.9 metres, including 10.5 metre mechanical penthouse).

**Density:** Floor Space Index (FSI) of 23.7 times the area of the lot.

**Uses:** Mixed use building containing retail uses at grade, community space, and residential dwelling units.

**Unit count:** 500 dwelling units, of which 280 (56%) are one-bedroom units, 170 (34%) are two-bedroom units, and 50 (10%) are three-bedroom units. 19 of the 500 dwelling units are rental replacement units.

**Heritage:** the principal elevations of the properties at 514-516, 522-524, and 526-528 Yonge Street - which are included on the City's Heritage Register and are noted as contributing properties within the Historic Yonge HCD - are proposed to be retained.

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:** 1-5 of this report for a location map, Application Data sheet, three dimensional representations of the project in context, and a site plan of the proposal. The Application Data Sheet contains additional details on the proposal, including the site area and dimensions, floor area, unit breakdown, and parking counts.

### **Reasons for Application**

The Official Plan Amendment Application proposes to modify the policies of the North Downtown Yonge SASP (SASP 382) to permit shadowing on Dr. Lillian McGregor Park and to modify the 'Height Transition' area delineation within the Yonge Street Character Area.

The Zoning By-law Amendment Application proposes to amend Zoning By-laws 438-86 and 569-2013 to vary performance standards including permissions concerning building height, density, and setbacks, and parking space requirements.

Additional amendments to the Official Plan and Zoning By-laws may be identified as part of the application review.

### **Site Plan Control**

The proposal is subject to Site Plan Control. A Site Plan Control application has not yet been submitted.

## **POLICY CONSIDERATIONS**

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**Official Plan Designation:** *Mixed Use Areas*. The site is also designated *Mixed Use Areas 1 – Growth* in the Downtown Plan, and is subject to Site and Area Specific Policy 382 for North Downtown Yonge.

**Zoning:** The site is zoned Commercial Residential (CR 3.0 (c2.0; r3.0) SS1 (x2546)) under Zoning By-law 569-2013, with a permitted density of 3.0 times the area of the lot and a height limit of 18.0 metres. The site is subject to comparable zoning provisions under Zoning By-law 438-86.

**Additional information:** applicable policy documents can be found in Attachment 6: Policy Considerations.

## COMMUNITY CONSULTATION

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A virtual Community Consultation Meeting was hosted by City staff on May 12, 2021. Approximately 40 people participated, as well as the Ward Councillor. Following a presentation by City staff and the applicant, the following issues and concerns were raised by attendees:

- Non-conformity with the planning policies for the area;
- appropriateness of the proposed height, density and massing;
- insufficient setbacks and step backs;
- shadowing on Opera Place and Dr. Lillian McGregor Parks;
- loss of existing businesses and concerns with the proposed size and configuration of retail space;
- rental replacement and tenant assistance;
- the need for affordable housing;
- sustainability of the proposed development;
- insufficient heritage resource preservation/conservation;
- traffic generated as a result of the proposed development and cumulative traffic impacts;
- impact on transit capacity; and
- construction impacts.

Comments in support of the Application included:

- excellent architecture;
- development in close proximity to high order transit should be supported; and
- the proposal fills the need for additional housing units in the city.

## COMMENTS

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As detailed in the preliminary report adopted by Toronto East York Community Council on February 24, 2021 ([Item TE23.54](#)), while the application in its current form incorporates some positive aspects – including an off-site parkland dedication and community space – staff are of the opinion that the proposal:

- is too tall;
- does not provide appropriate tower alignment, setbacks, and separation distances;
- does not respect the historic, low-rise scale of Yonge Street; and
- would result in net new shadow impacts on Opera Place and Dr. Lillian McGregor Park.

The proposal has been reviewed against the Planning Act, PPS, Growth Plan and Official Plan policies, as well as City planning studies and design guidelines.

### **Planning Act**

The review of this application has had regard for the relevant matters of provincial interest set out under Section 2 of the Planning Act.

### **Provincial Policy Statement (2020)**

Planning staff have reviewed the current proposal against the policies of the PPS (as described in Attachment 6: Policy Considerations) and find that while the proposed intensification and land use is generally consistent with the PPS, the proposal is not consistent with PPS policies concerning appropriate development standards. These inconsistencies include the proposed built form and heritage conservation strategy, servicing capacity and the appropriate range and mix of residential unit types, including affordable housing.

### **Growth Plan (2020)**

Planning staff have reviewed the current proposal against the policies of the Growth Plan (as described in Attachment 6: Policy Considerations) and find the proposal does not conform to policies relating to complete communities, directing growth to intensification areas, built form and heritage conservation, and the implementation of appropriate development standards through the Official Plan and other supporting documents.

### **Land Use**

The proposed mix of uses, including residential, retail, and community space uses, aligns with the *Mixed Use Areas* designation of the site. The proposed land uses also conform to the *Mixed Use Areas 1 – Growth* designation in the Downtown Plan.

### **Built Form**

Planning staff have reviewed the proposed built form – including the proposed height, massing, and transition - against the policies of the Official Plan, the Downtown Plan, and the North Downtown Yonge Site and Area Specific Policy (SASP 382), the Council-adopted OPA 352, as well as the relevant City design guidelines identified below and in Attachment 6: Policy Considerations.

Staff Report for Action – Request for Direction – 510-528 Yonge Street and 7 Breadalbane Street7

## **Height**

The proposed 59-storey building is too tall and does not conform to the policies of the Official Plan, North Downtown Yonge SASP, or the Tall Building Guidelines.

The proposed building does not provide adequate transition to the historic low-rise character of Yonge Street, as required by the Council-adopted North Downtown Yonge SASP.

Reductions to the building height are required to eliminate shadow impacts on sun-protected parks and improve the transition to Yonge Street and adjacent areas.

## **Massing**

The proposed building massing - including setbacks, step backs, and separation distances - is not acceptable and does not achieve the policies of the Official Plan, Downtown Plan, North Downtown Yonge SASP and Urban Design Guidelines or the Tall Building Guidelines.

The base building height for the proposed development of three storeys is defined by the existing height of the retained facades along Yonge Street. The proposed podium levels also project over St. Luke Lane (as widened) at the third floor, which staff have determined is unacceptable.

The tower portion of the building is proposed to be angled above the base building, resulting in a misalignment with the street grid. The primary facades of prominent buildings should be situated parallel to the street frontages.

The proposed setbacks to the tower do not achieve the setbacks required by the Tall Building Guidelines, the Council-adopted OPA 352, or the North Downtown Yonge SASP (SASP 382). In addition, the tower does not conform to the angular plane envisioned for the 'Height Core' area in the Yonge Street Character Area in SASP 382.

## **Shadow Impact**

The shadow impacts resulting from the proposal are unacceptable and do not meet the policies of the Official Plan, the Downtown Plan, or the North Downtown Yonge SASP.

The proposed building will have shadow impacts on Opera Place Park during the morning on the summer equinox and on Dr. Lillian McGregor Park during the morning on the summer and spring/fall equinoxes. The North Downtown Yonge SASP requires that development on this site be designed to cast no new net shadow on these parks during specific portions of the day, including the periods during which the proposed development would cast shadows.



## Wind

The Pedestrian Wind Study submitted with the application indicates that wind speeds are predicted to be suitable for the intended uses on and around the subject site, with the exception of two locations in the outdoor amenity areas. The wind conditions on the outdoor amenity terrace are unacceptable and must be appropriately mitigated.

## Streetscape

Transportation Services staff have identified the opportunity for a boulevard widening along Breadalbane Street and have requested that the applicant revise the streetscape design to reflect the City's Curb Extension and Lane Width Guidelines. Staff will work with the applicant through review of any future Site Plan Control application to refine the landscaping and construction details, should the proposal be approved by the OLT in some form.

## Housing Issues

### *Rental Housing Demolition and Replacement*

The applicant has submitted a Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* to demolish 19 rental dwelling units, including 18 rental apartment units between 516 Yonge Street (six rental units), 518 Yonge Street (two rental units), and 524 Yonge Street (ten rental units), and one two-storey, grade-related rental unit at 7 Breadalbane Street. All 19 existing rental units were occupied by tenants at the time of application.

Based on City staff's analysis of the rent rolls, the 19 existing rental units that are proposed to be demolished are comprised of the following unit mix and rent classifications:

**Table 1: Breakdown of Existing Rental Units by Unit Type and Rent Classification**

Unit Type	Rent Classification			
	Affordable	Mid-range	High-end	Total
Studio	0	1	0	1
One-bedroom	5	8	0	13
Two-bedroom	1	2	1	4
Three-bedroom (grade-related)	0	0	1	1
<b>Total</b>	<b>6</b>	<b>11</b>	<b>2</b>	<b>19</b>

The applicant is proposing to replace all 19 existing rental units within the proposed development, although internal layouts and floor plans for the replacement rental units have yet to be finalized. As the detailed design of the proposed development progresses, the applicant will be required to illustrate the location, unit types, and unit

sizes of the replacement rental units within the development to ensure the proposal is in conformity with Policy 3.2.1.6 of the Official Plan.

The applicant will also be required to develop an acceptable tenant relocation and assistance plan, addressing the right for each existing tenant to return to a replacement rental unit of a similar unit type and size as their existing rental unit and at similar rent, to the satisfaction of the Chief Planner. Tenants will be engaged in the design and delivery of the replacement rental units and tenant relocation and assistance plan at a future tenant consultation meeting.

Should the OLT approve the OPA and ZBA appeals in some form, the Tribunal will be asked to withhold its final Order(s) until City Council has made a decision on the Rental Housing Demolition application and, should Council approve such application, the applicant has entered into, and registered on title to the lands, an agreement pursuant to Section 111 of the *City of Toronto Act, 2006* securing the replacement rental units, tenant relocation and assistance plan, and other rental housing-related matters.

### *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.

The application proposes to provide 166 (34.5%) of the 481 net new dwelling units (non-replacement rental units) as two-bedroom units and 49 (10.2%) of the net new units as three-bedroom units, which satisfies the unit mix objectives of the Growing Up guidelines. 48 (10.0%) of the proposed three-bedroom units are 135 square metres in size, which adequately satisfies the 3-bedroom unit size objective of the guidelines, although only 55 (11.2%) of the proposed two-bedroom units approximate 87 square metres in size, which does not satisfy the two-bedroom unit size objective.

As the detailed design of the proposed development progresses, City staff will work with the applicant to achieve the unit mix and size objectives of the Growing Up guidelines. The non-replacement rental unit mix and minimum unit sizes for non-replacement rental two-bedroom and three-bedroom units would be secured through a Section 37 agreement and in any amending zoning by-laws approved by the OLT.

### *New Affordable Housing*

Affordable housing is a strategic priority for both the City of Toronto and the Province of Ontario. 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, and the Growth Plan provides that the achievement of complete communities is supported by the provision of a diverse range and mix of

housing options, including affordable housing, to accommodate people at all stages of life and the needs of all household sizes and incomes.

The proposed development, in its current form, does not include any net new affordable housing (only affordable replacement rental housing), which is not acceptable. City Planning staff encourage the applicant to consider the City's Open Door Affordable Housing Program, which provides incentives to support the delivery of affordable housing in new developments.

## **Parkland**

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced, and expanded. Map 8B of the Official Plan illustrates local parkland provisions across the City. The lands which are the subject of this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as 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 increase the size of the adjacent existing park, improving an existing pedestrian connection between Yonge Street and Sheard Street. Parks, Forestry & Recreation staff are interested in accepting these lands as parkland dedication provided that the lands can be conveyed environmentally clean, free and clear of all encumbrances, and meet other applicable conditions that will be determined through further review of the application. Any parkland dedication would be required to be conveyed prior to issuance of the first above-grade building permit for the site.

## **Heritage Impact & Conservation Strategy**

The subject lands include four buildings that are included on the City's Heritage Register. These properties are also noted as contributing properties within the Historic Yonge Heritage Conservation District (HCD) which, although approved by Council, is the subject of an appeal and is therefore not yet in force and effect. They comprise of:

- 514-516 Yonge Street which is a 3-storey building that was constructed in 1877. Although over-clad its historic form as a Second Empire style commercial main street building remains;
- 522-524 Yonge which is a 2-storey building Edwardian building that was constructed in 1918; and
- 526-528 Yonge Street which is another 3-storey Second Empire style commercial main street building. It was built in 1881 and retains much of its original form and design including an elaborately ornamented cornice, central bay and mansard roof. This property also includes a former coach house (known

as at 7 Breadalbane Street) which was constructed in 1881 and although altered is of contextual value within this part of Yonge Street.

The applicant has submitted a Heritage Impact Assessment ("HIA") in support of the OPA and ZBA applications. Heritage Planning staff have reviewed the HIA and architectural plans and have raised no objections to the principle of constructing a new building on the site. However, Heritage Planning staff are concerned about the proposed conservation strategy and the impact of the form and design of the proposed new building on the heritage values and attributes of the existing buildings at 514-516, 522-524, and 526-528 Yonge Street and on this part of Yonge Street. In addition, staff are concerned about the proposed demolition of 7 Breadalbane Street which is included on the City's Heritage Register and will require further details of the proposed commemoration strategy before determining if this is acceptable.

Heritage Planning are concerned that the proposed new building does not comply with the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada or with the City's heritage policies as it has not been designed to be physically and visually compatible with, and subordinate to the historic buildings. Although the front facades are being conserved the interior spaces have not been designed to relate to the retained heritage facades. They include mezzanines, double height spaces and no demising walls between the ground floor retail uses or details of how the new floor levels would relate to the exterior windows of the heritage buildings. Unless designed to relate to the retained historic fabric the proposed new building have not been shown to be physically or visually compatible with the historic buildings or to respect or reflect the historic character or appearance of these main street buildings. The HIA recommends the retention or reconstruction of demising walls between the heritage buildings but this is not proposed as part of this application. By providing open volume spaces on the interior of heritage buildings that do not account for historic demising walls or floors, the historic buildings would not be perceived as historic buildings but as historic façades attached to a new building. The proposed new building is therefore not considered to conserve the historic character and form of the heritage buildings.

The HIA recommends that the storefront designs for the heritage reflect the original storefronts based on available archival records but this is not proposed as part of this application and no details of the conservation strategy for the windows or storefronts of the retained heritage buildings is included.

In order to conserve the sense of place within this part of Yonge Street, it is important to ensure that these historic main street buildings are conserved and new development is designed to respect, and not visually detract from them. Heritage Planning staff are concerned that proposed new building has not been designed to be physically and visually compatible with, and subordinate to the historic main street buildings within this part of Yonge Street. The lower levels of the new building do not reflect the solid to void ratio, articulation or materiality of the fine grain historic character of this part of Yonge

Street. As such the proposal would erode the historic main street character and appearance of this part of Yonge Street.

In the event that the OPA and ZBA appeals are approved by the OLT, the Tribunal will be asked to withhold its final Order(s) until the applicant has submitted a detailed Conservation Plan based on a conservation strategy outlined within an approved HIA, and a Heritage Easement Agreement. The conservation plan would identify all work required on the retained and rehabilitated building facades at 514-516, 522-524, and 526-528 Yonge Street. Heritage Planning would also require an Interpretation Plan, Signage Plan, and Lighting Plan, and a Heritage Easement Agreement to secure the long-term conservation of the property.

## **Transportation**

### *Road Widening*

A 0.26 metre lane widening is required for the portion of St Luke Lane at the rear of 510 Yonge Street, along the southerly portion of the subject site, to satisfy the requirement of a 6.0 metre lane right-of-way.

### *Traffic Impact*

The applicant submitted a Transportation Impact Study ("TIS") report in support of the applications. The study concludes that the site impacts will be negligible under future conditions within the site environs. Transportation Services accepts the conclusions of the submitted report, but notes that the submitted Transportation Demand Management (TDM) plan will need to be reviewed and accepted.

### *Driveway Access and Site Circulation*

Vehicular access to the site is proposed to be provided via a driveway off of St. Luke Lane. The proposed vehicular access is generally acceptable, although further details of the driveway width and configuration are required. Additional comments related to site access arrangement, site circulation, and the layout and design of the proposed site entrance driveways will be provided through the site plan review process.

### *Parking*

By-law 569-2013 requires a total of 383 parking spaces (326 residential, 50 visitor, five retail, and two for the community space) to support the proposed development. The applicant is proposing to provide a total of 94 parking spaces (64 residential and 30 visitor), which equates to a parking supply ratio of 0.13 resident parking spaces per dwelling unit and 0.06 visitor parking spaces per dwelling unit.

A total of 500 bicycle parking spaces are proposed for residents and visitors. No bicycle parking spaces are proposed for the retail or community space uses.

Transportation Services staff have reviewed the proposed parking supply, the applicant's submitted parking justification, and approved parking variances for other developments in the City with a similar site context and number of residential units, and

have determined that the proposed parking supply is acceptable, subject to implementation of Transportation Demand Management (TDM) measures.

### **Servicing**

The applicant has submitted a Functional Servicing and Stormwater Management Report in support of the application. Engineering and Construction Services staff have reviewed the submitted materials and require revisions to the Functional Servicing and Stormwater Management Report, Hydrological Review Summary Form, Servicing Report Groundwater Summary, and relevant plans as outlined in the memorandum from Engineering and Construction Services dated January 20, 2021.

### **Toronto Green Standard**

The applicant is required to meet Tier 1 of the Toronto Green Standard (TGS), although the applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and of achieving net-zero emissions by 2050 or sooner. Should the OPA and ZBA appeals be approved by the OLT in any form, some performance measures for the Tier 1 development features would be secured in the site-specific zoning by-laws and others through a future Site Plan Control application.

### **Section 37**

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the Planning Act.

Section 37 benefits have not been discussed with the applicant because staff are of the opinion that the proposal, as currently constituted, is not good planning. Should the OPA and ZBA appeals be approved in some form by the OLT, it is recommended that City Council authorize City staff to negotiate an appropriate agreement for Section 37 benefits with the applicant, in consultation with the Ward Councillor.

### **Conclusion**

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Official Plan, including the Downtown Plan and the North Downtown Yonge Site and Area Specific Policy, and applicable City guidelines intended to implement Official Plan policies. As currently proposed, the proposal does not conform to the PPS, Growth Plan, Official Plan, Downtown Plan and SASP 382, and Tall Building Design Guidelines.

This report recommends that the City Solicitor, with appropriate staff, attend the OLT in opposition to the applications in their current form and to continue discussions with the applicant in an attempt to resolve outstanding issues. This recommendation is consistent with the PPS and conforms with the Growth Plan.

City Planning continues to receive additional information regarding this application as the result of ongoing review by City commenting divisions of materials submitted in support of the proposal and through deputation made by members of the public to Community Council. In addition, Planning staff may be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this report. As a result, in addition to the issues specifically addressed above, Planning staff may continue to identify further issues or supplement the reasons provided in this report. Where substantive changes to the proposal are made by the applicant, Planning staff may report back to City Council as necessary.

## **CONTACT**

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## **SIGNATURE**

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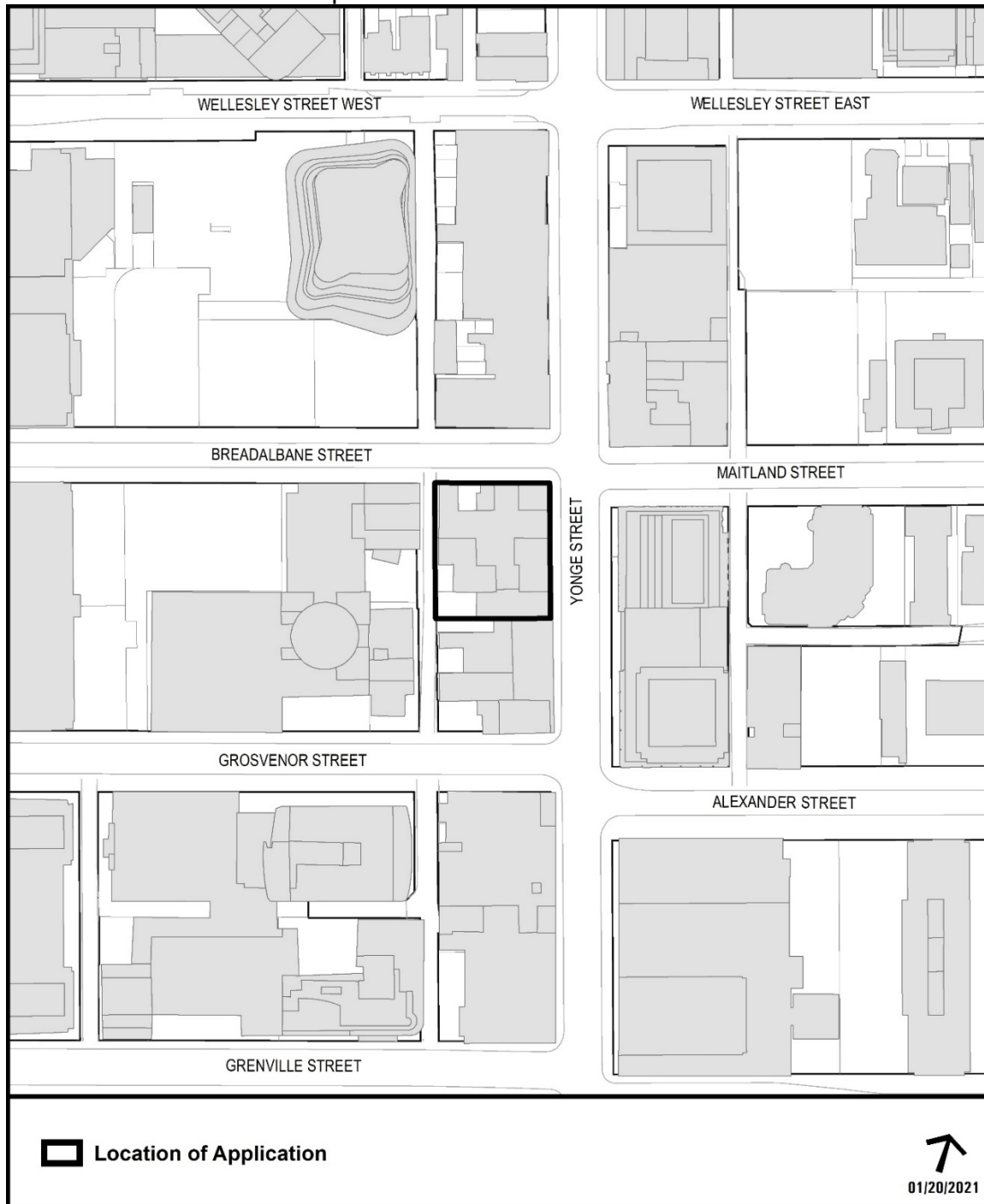
Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA,  
Director, Community Planning, Toronto and East York District

## **ATTACHMENTS**

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Attachment 1: Location Map  
Attachment 2: Application Data Sheet  
Attachment 3: 3D Model of Proposal in Context Looking Southwest  
Attachment 4: 3D Model of Proposal in Context Looking Northeast  
Attachment 5: Site Plan  
Attachment 6: Policy Considerations  
Attachment 7: Official Plan Land Use Map  
Attachment 8: Downtown Plan Land Use Map  
Attachment 9: SASP 382 Character Area Map  
Attachment 10: SASP 382 Height Area Map  
Attachment 11: Zoning By-law Map

## Attachment 1: Location Map





## Attachment 2: 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

**Floor Area Breakdown    Above Grade (sq m)    Below Grade (sq m)**

Residential GFA: 40,879

Retail GFA: 520

Office GFA:

Industrial GFA:

Institutional/Other GFA: 465

**Residential Units  
by Tenure                      Existing                      Retained                      Proposed                      Total**

Rental: 19 19 **19**

Freehold:

Condominium: 481 **481**

Other:

**Total Units: 19 500 500**

**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

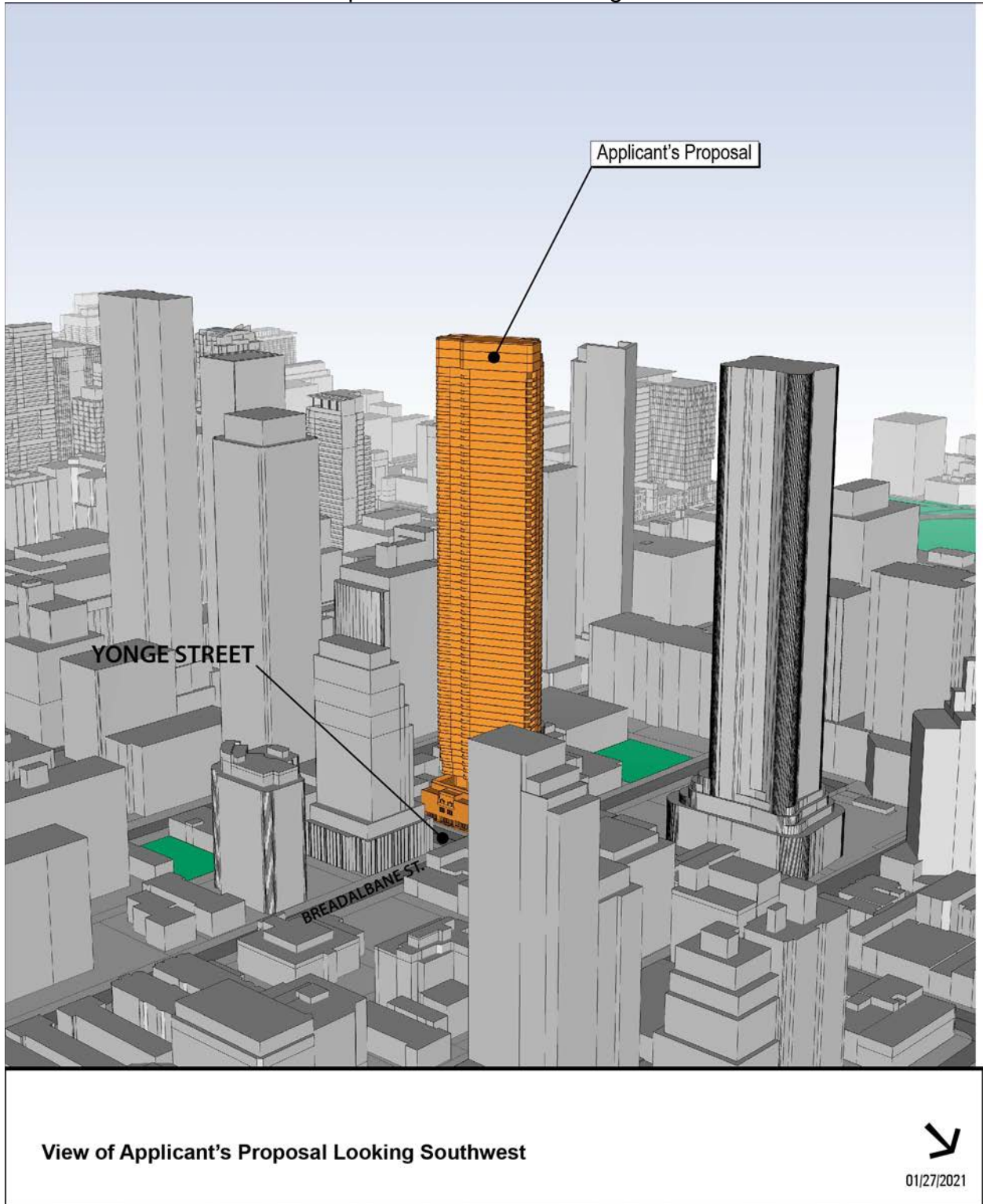
**CONTACT:**

Matthew Zentner, Planner

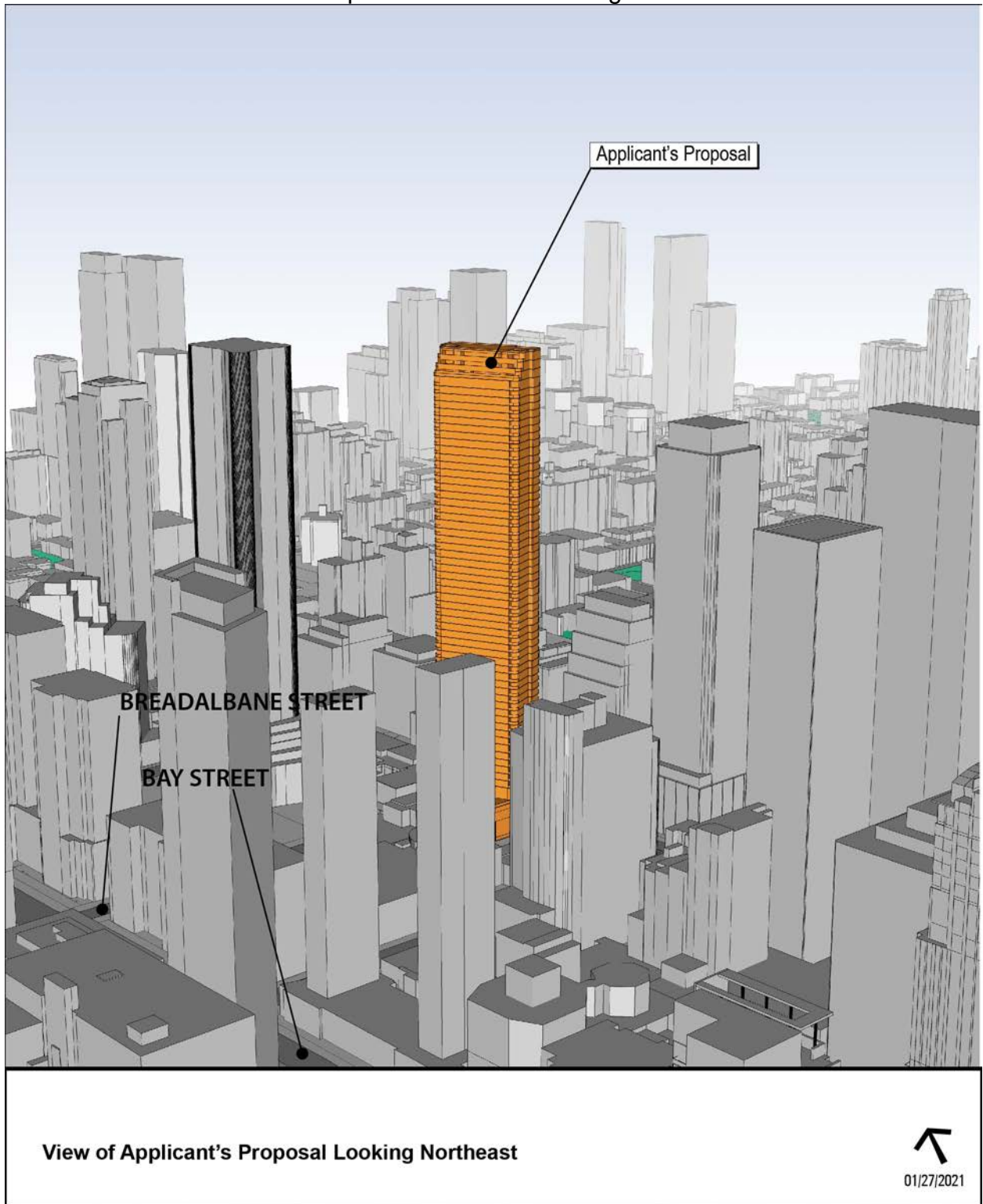
(416) 397-4648

Matthew.Zentner@toronto.ca

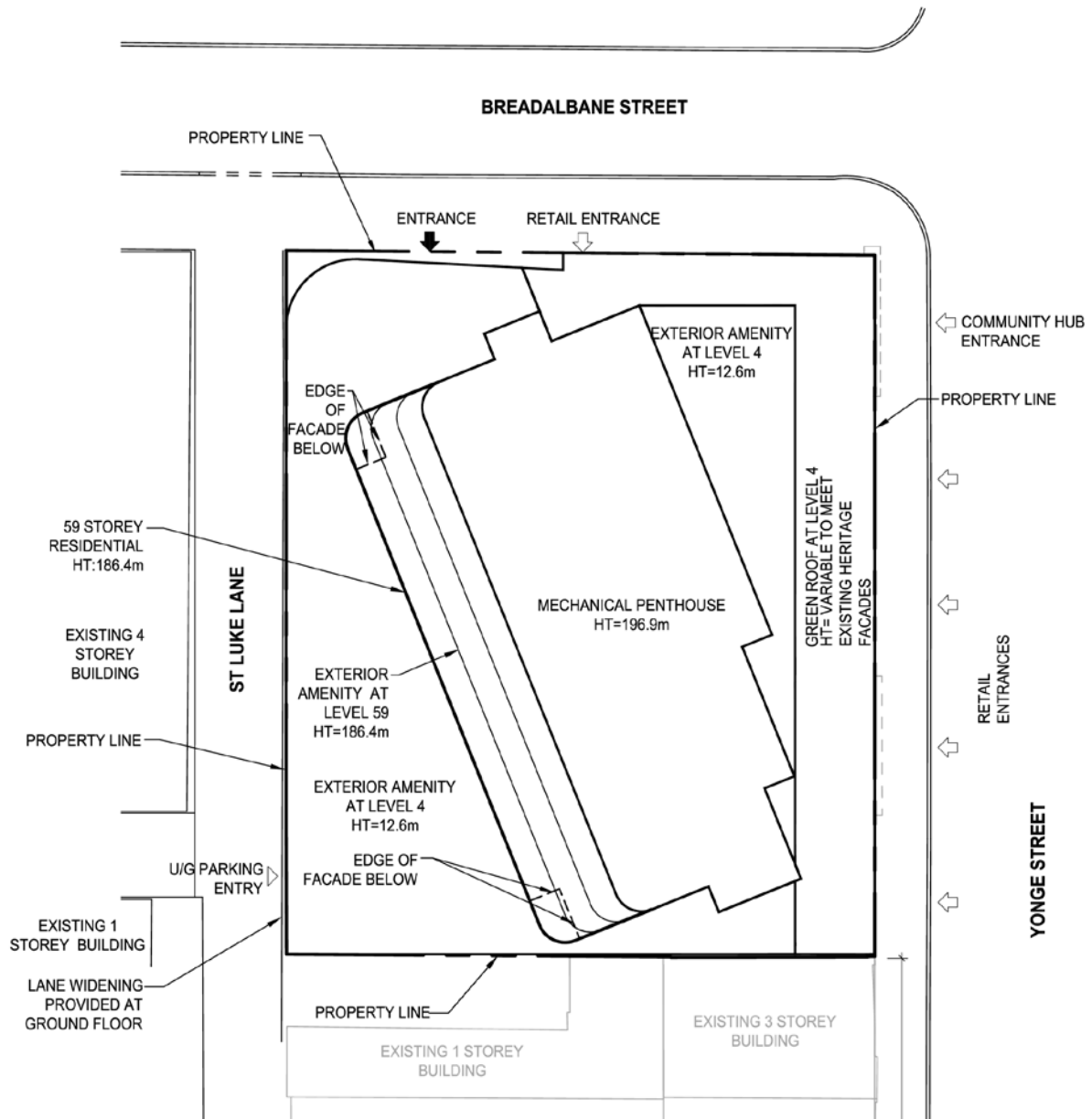
Attachment 3: 3D Model of Proposal in Context Looking Southwest



Attachment 4: 3D Model of Proposal in Context Looking Northeast



## Attachment 5: Site Plan



Site Plan



## Attachment 6: 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.

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 4.7 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) came into effect on August 28, 2020. This was an amendment to the 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.

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 (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020), take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

### **Conformity with Growth Targets and Density Targets**

The most recent Official Plan update was undertaken when the City's Official Plan was approved by the Ontario Municipal Board in 2006 and considered further through the statutory five-year review of the Official Plan that commenced in 2011. The five-year review resulted in a number of Official Plan amendments that were approved by the

Province on various dates. The Official Plan sets out areas for future growth while at the same time establishing policies that are appropriate and considerate of the surrounding context.

The site is within the Urban Growth Centre of the built-up area boundary as identified in the Growth Plan, where a significant share of population and employment growth is anticipated. The City of Toronto is required through its Official Plan to plan for a future population of 3,190,000 people by the year 2041. Additional density targets are provided for the various urban growth centres in the City at a rate of 400 ppl/jobs per hectare to help achieve this overall population. The City is presently on track to meet these overall 2041 Growth Plan forecasts based on Census data, current development proposals and future trends that are currently being considered by the City.

The density of the Downtown Toronto Urban Growth Centre area in 2016 is 354 people and jobs per hectare, based on the 2016 Census population and the 2016 Toronto Employment Survey results. From 2011 to 2016, the population increased by 41,668. people. Employment increased by 69,280 jobs over the same period. The increase in density as a result of this growth is an additional 52 people and jobs per hectare over the 2011-2016 period. This demonstrates the growth and growth in density of the Urban Growth Centre.

Table 1: Downtown Toronto Urban Growth Centre



Year	Census Population	TES Employment	Area (hectares)	Density (people & jobs)
2011	205,888	441,920	2,143	302
2016	247,556	511,200	2,143	354
2011-2016	41,668	69,280	2,143	52

Sources: 2011 and 2016 Census, Statistics Canada, 2011 and 2016 Toronto Employment Survey, City of Toronto

In the Downtown Toronto Urban Growth Centre area, the 2016 Q4 Development Pipeline contained 42,556 units in projects that were built between 2012 and 2016, and a further 45,236 units in projects which are active and thus which have at least one Planning approval, for which Building Permits have been applied for or have been issued, and/or those which are under construction, but are not yet built (see Profile Toronto: How Does the City Grow? April 2017). The number of units in the area that are in active projects is greater than the number of units which have been built over the past five years.

If a similar number of units in active projects were realized in the near term as were built in the previous five years, and if the same population and employment growth occurred in the Downtown Toronto Urban Growth Centre over the near term from 2016 as occurred over the past five years from 2011 to 2016, the resulting density would be 406 people and jobs per hectare. Thus if the current trends continued, the resulting density would be above the minimum Urban Growth Centre density target of the Growth Plan for the Greater Golden Horseshoe (2019). In addition, there would remain an additional ten years for additional approved development to occur.

### **Planning for Major Transit Station Areas**

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 (2020) requires that, at the time of the next MCR, the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs plan for the prescribed densities.

### **Toronto Official Plan**

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.

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 by-laws 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.

The site is designated Mixed Use Areas as shown on Land Use Map 18. See Attachment 7 of this report for the Official Plan Land Use Map.

### **Downtown Plan**

Official Plan Amendment 406 ("OPA 406" or the "Downtown Plan") is now in force and effect. 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 midtown rail corridor and Rosedale Valley Road to the north and the Don River to the east.

Map 41-3-B designates the eastern portion of the site as *Mixed Use Areas 1 - Growth*. Development within *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.

The Downtown Plan identifies Yonge Street as both a Great Street and a Priority Retail Street. The Downtown also designates the adjacent Dr. Lillian McGregor Park as a Sun Protected Parks and Open Space.

The in-force Downtown Plan may be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

See Attachment 8 for the site's Downtown Plan Mixed Use Area designation.

### **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 9 & 10.

### **Official Plan Amendment 352 – Downtown Tall Building Setback Area**

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area. The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area-specific Zoning By-laws 1106-2016 and 1107-2016, which provide the detailed performance standards for setbacks and separation distances for buildings taller than 36 metres. These policies remain under appeal for this site.

The Official Plan Amendment and associated Zoning By-law Amendments can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE18.7>

### **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>

## **Heritage**

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. The remaining buildings at 510-512 Yonge Street and 518-520 Yonge Street are not listed or contributing. The site is also adjacent to a number of other listed properties that contribute to the Historic Yonge Street HCD.

## **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/>

See Attachment 11 of this report for the existing Zoning By-law Map.

## **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:

- 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 can be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-planguidelines/design-guidelines/>

### **City-Wide Tall Building Design Guidelines**

City Council has adopted city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of tall building development Applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The link to the guidelines may be found here: <https://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-57177.pdf>.

### **Downtown Tall Buildings: Vision and Supplementary Design Guidelines**

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines. This document identifies where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate Downtown tall building proposals.

The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate Downtown tall building proposals. The link to the guidelines is here:

<https://www.toronto.ca/wp-content/uploads/2018/03/9712-City-Planning-Downtown-Tall-Building-Web.pdf>

### **Growing Up Guidelines: Planning for Children in New Vertical Communities**

In July 2020, City Council adopted updated 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 greater than 20 residential units and future city-wide and area-based planning frameworks. The objective of the Growing Up Urban Design Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children, at the neighbourhood, building and unit scale.

The link to the Growing Up Guidelines may be found here:

<https://www.toronto.ca/citygovernment/planning-development/planning-studiesinitiatives/growing-up-planning-forchildren-in-new-vertical-communities/>

### **Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings**

The purpose of the Pet Friendly Design Guidelines is to guide new developments in a direction that is more supportive of a growing pet population, considering opportunities to reduce the current burden on the public realm, and provide needed pet amenities for high density residential communities.

The link to the guidelines may be found here:

<https://www.toronto.ca/citygovernment/planning-development/planning-studies-initiatives/pet-friendly-designguidelines-for-high-density-communities/>

### **Retail Design Manual**

On October 27, 2020, City Council adopted the Retail Design Manual. The Retail Design Manual supports the objectives of complete communities and vibrant streets which are closely tied to the provision of successful, resilient and dynamic retail uses. The Retail Design Manual is a collection of best practices and is intended to provide guidance on developing successful ground floor retail spaces by providing aspirational retail design best practices to inform, guide, inspire and educate those involved in the design and development of retail uses. The Retail Design Manual can be found here:

<https://www.toronto.ca/legdocs/mmis/2020/ph/bgrd/backgroundfile-157291.pdf>

### **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 Toronto Green Standard in effect at the time of the initial application. TGS Version 3.0: new applications submitted on or after May 1, 2018. Visit

<https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/toronto-green-standard/tier-1-planning-application-requirements/>.

## **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.

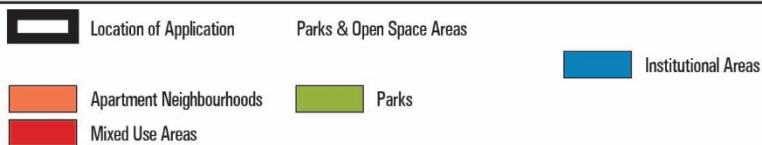


## Attachment 7: Official Plan Land Use Map



### Official Plan Land Use Map

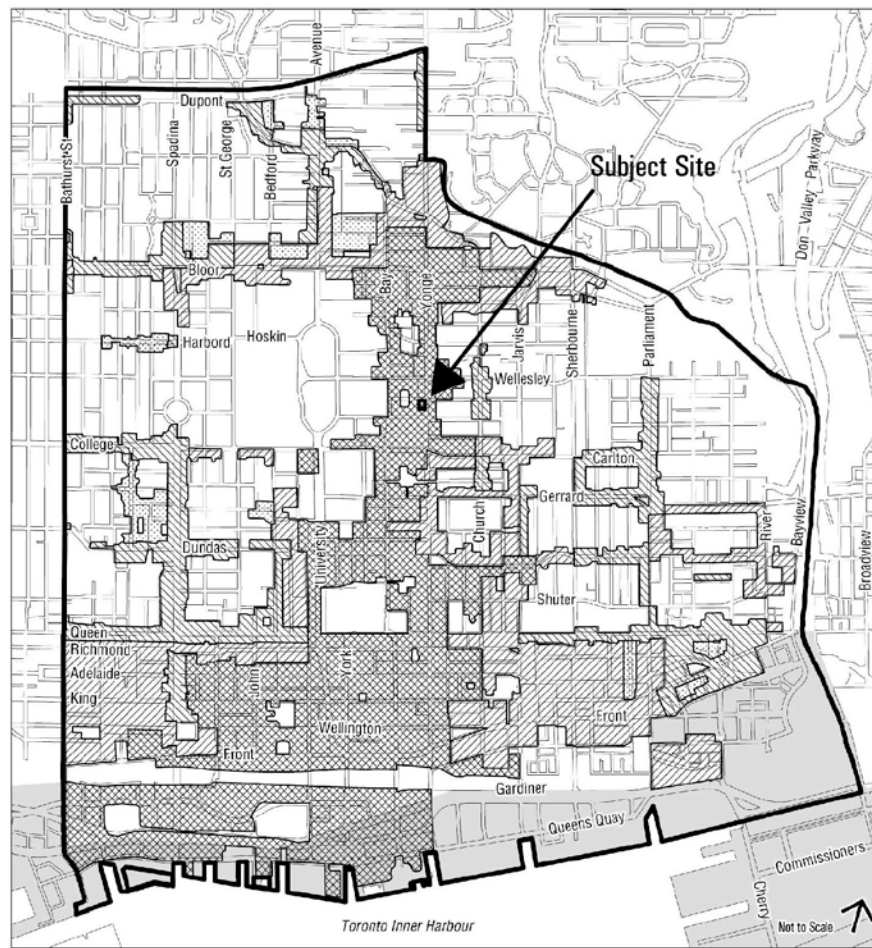
510-528 Yonge Street &  
7 Breadalbane Street  
File # 20 207354 STE 13 0Z



↑  
Not to Scale  
01/20/2021



## Attachment 8: Downtown Plan Land Use Map



**Downtown Plan**  
**MAP 41-3 Mixed Use Areas**

- Downtown Plan Boundary
- Central Waterfront Secondary Plan
- ▨ Mixed Use Areas 1 - Growth
- ▨ Mixed Use Areas 2 - Intermediate
- ▨ Mixed Use Areas 3 - Main Street
- ▨ Mixed Use Areas 4 - Local

### Downtown Plan Map 41-3 (Mixed Use Areas)

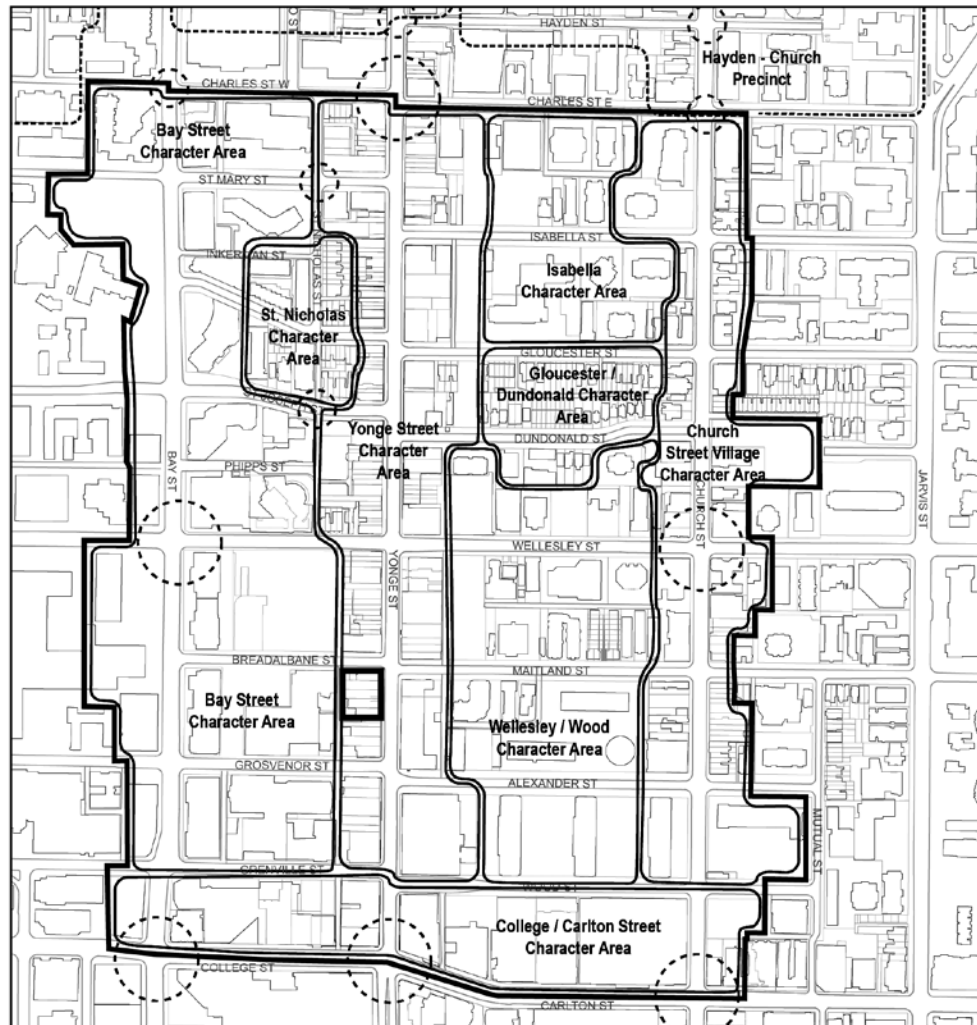
▨ Location of Application

**510-528 Yonge Street**

File # 20 207354 STE 13 02

Not to Scale  
 08/13/2021

## Attachment 9: 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



Not to Scale  
08/22/2013

**OPA 183 Character Areas**

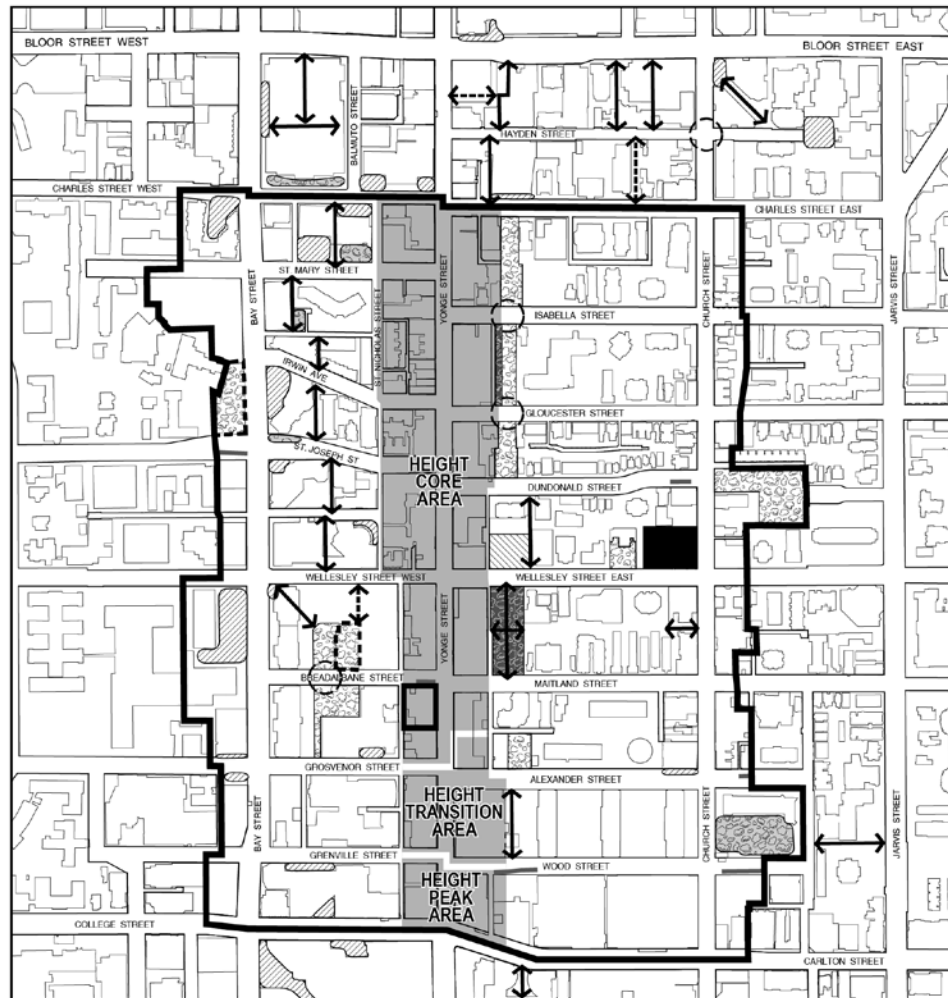
 Location of Application

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

File # 20 207354 STE 13 02

Not to Scale  
01/21/2021

## Attachment 10: 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**

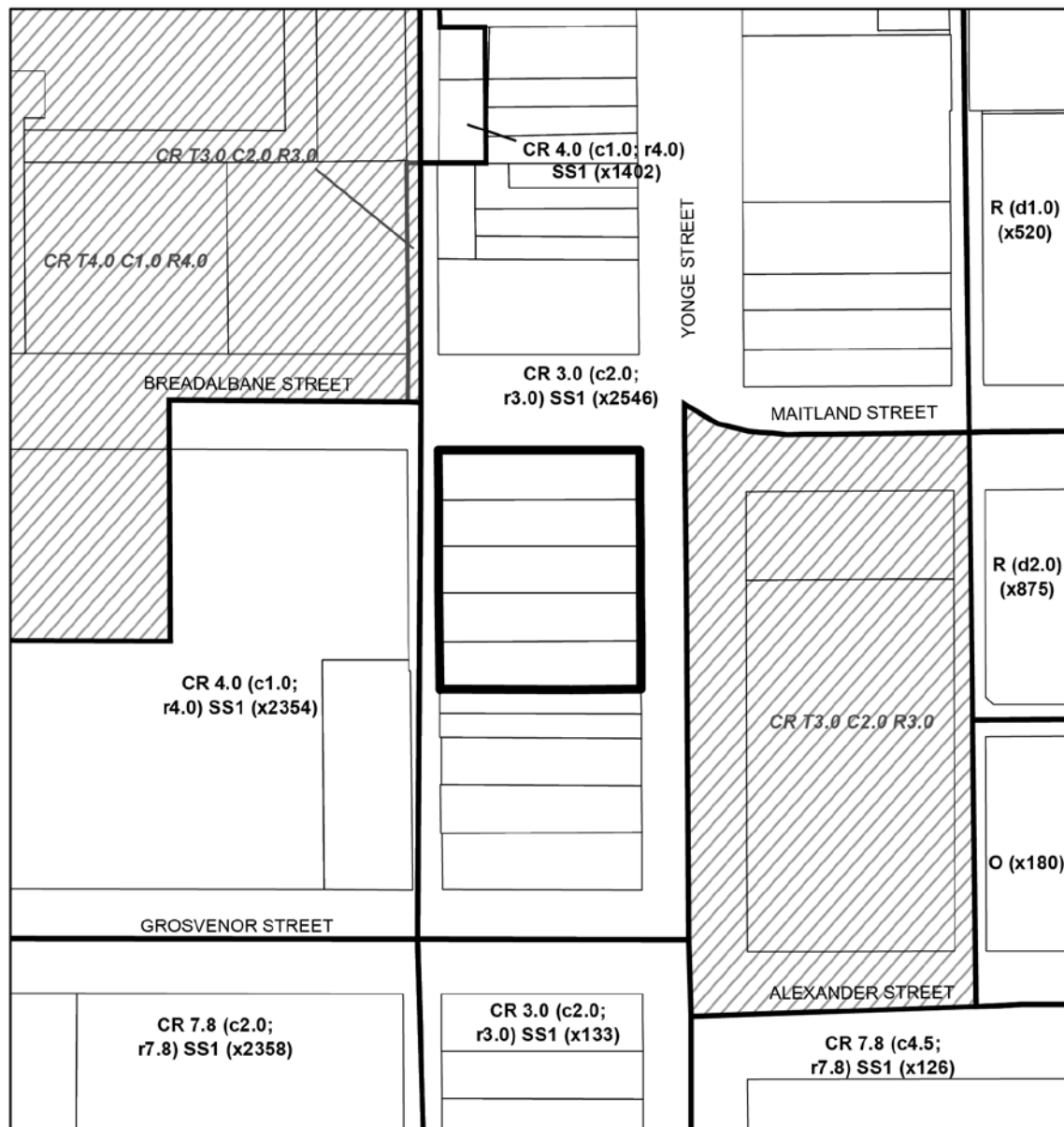
Location of Application

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

File # 20 207354 STE 13 02

Not to Scale  
01/21/2021

# Attachment 11: Zoning By-law Map



**Zoning By-law 569-2013**


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

File # 20 207354 STE 13 02

 Location of Application

R Residential    CR Commercial Residential  
O Open Space

 See Former City of Toronto By-law No. 438-86  
CR Mixed-Use District

  
Not to Scale  
Extracted: 01/21/2021