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Delivered by email: [councilmeeting@toronto.ca](mailto:councilmeeting@toronto.ca)

City Council  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

Attention: Marilyn Toft, Secretariat

**Re: Ready, Set, Midtown: Zoning Review – Zoning By-law Amendment for Midtown Village Character Areas Comments on behalf of 25 Imperial Street  
Agenda Item: PH34.10**

We are writing on behalf of the owners (Plaza Partners – Plaza Imperial Dupont LP) of the properties municipally known as 25 Imperial Street (the “subject site”) which is subject to a Zoning By-law amendment application and related Site Plan application (file #21 115800 STE 12 OZ & 21 223837 STE 12 SA). We are writing to provide comments to City Council regarding the above noted matter and in particular, the proposed Zoning By-law amendment as it applies to the subject site and surrounding properties within the Yonge Street South Village. We request that our comments, concerns, and objections in this letter, be considered.

We are writing on behalf of the owners of the property municipally known as 25 Imperial Street (the “subject site”) which is subject to a Zoning By-law amendment application (file #21 115800 STE 12 OZ & 21 223837 STE 12 SA.) and related Site Plan Approval application (the “applications”). The subject site is an irregular shaped lot with frontage on Imperial Street, with a lot area of approximately 1,108.7 sm (0.27 ac) in size, and located 15 m east of the open-cut TTC subway tracks. The subject site contains a 4-storey commercial building with frontage on Imperial Street. The application proposes to demolish the existing building and construct a 14-storey residential building. The proposed development consists of a total of 10,516 square metres of combined residential and non-residential gross floor area (GFA) which results in a total Floor Space Index (FSI) of 9.48.

The subject site is identified in the City of Toronto Official Plan (City OP) as being along Imperial Street, and is designated Mixed Use on Map 17 – Land Use Plan, a designation where mixed use buildings are permitted, subject to the policies of the City OP. The subject site is 40 m west of Yonge Street which is a designated *Avenues* in the City OP. The City OP recognizes *Avenues* as important corridors along major streets where re-urbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment. The

subject site is also located within the Yonge-Eglinton Centre within the Yonge Eglinton Secondary Plan (YESP) (OPA 405).

The subject site is located within the Yonge Street South Village of the Yonge-Eglinton Secondary Plan (YESP) on Map 21-2 and is designated Mixed Use Area “C” on Map 21-4. Policy 5.4.3 of the YESP permits a height range for the subject site between 8- and 15- storeys

The subject site is located within a Secondary Zone (500 m radii from a Major Transit Station Area) on the Midtown Transit Station Areas Map 21-3 of OPA 405. Policy 2.4.2(ii) provides that a Secondary Zone is a Transit Node will support “transit supportive development in a compact urban form and a mix of uses in Midtown” and goes on further to state that the intensity of development will generally be less than the Station Area Core with development generally transitioning down in height and scale. This site is also within a Major Transit Station Area and a Strategic Growth Area, within the meaning of the Growth Plan. Therefore, the subject site is located within an area targeted to accommodate significant population growth.

The City of Toronto Planning Division, at the direction of Toronto City Council, is undertaking a comprehensive, City-initiated zoning review for Midtown’s 22 Character Areas referred to as the Midtown Zoning Review. The purpose of the review is to align the zoning in the area to the recently approved Yonge-Eglinton Secondary Plan (YESP), and to allow housing to get to market quicker without the need for one-off development approvals.

The first phase of the draft Zoning By-law, focussed on the Secondary plan ‘Villages’ was released on March 16, 2022 and updated on March 24, 2022.

Diagram 1E (page 22) locates the subject site within the Yonge Street South area of the By-law. Diagram 3E (page 36) locates the subject site within the CR SS2 (x554) zone which includes site specific provisions and refers to some general exceptions. It also sets a minimum street yard setback of 1.5 metres. Diagram 4E (page 36) proposes a maximum height of 46.5m on the subject site. Diagram 5E (page 46) locates the subject site within the Policy Overlay PA-2 which regulates a variety of areas, including smaller scale retail, prevents front yard parking, and does not permit townhouses. It also regulates parking until such time as the city-wide parking standards change. Diagram 6E (page 46) locates the subject site within the rooming house overlay map of the city-wide by-law.

The draft By-law proposes transition clauses on page 20. Clause 28 specifies “Nothing in By-law [Clerks to insert by-law ####] will prevent the erection or use of a building or structure, for which a complete application for a zoning by-law amendment was filed on or prior to [insert date of Council adoption of this By-law], whereby a "complete application for a zoning by-law amendment" means an application which satisfies the requirements set out in the City of Toronto Official Plan”. To this effect, the Zoning By-law amendment application was deemed complete as of November 8, 2021.

In addition, Clause 30 specifies “Nothing in By-law [Clerks to insert by-law ####] will prevent the erection or use of a building or structure for which a complete application for site plan approval

was filed on or prior to [insert date of Council adoption of this By-law], whereby a "complete application for site plan approval" means an application which satisfies the requirements set out in the City of Toronto Official Plan". To this effect, the Site Plan application was deemed complete as of October 8, 2021.

It is our opinion that the draft Zoning By-law in its current form inappropriately limits the development potential of the subject site, particularly the permitted height at 46.5 m (or approximately 15-storeys). The Provincial policies contained in the PPS and the Growth Plan promote and encourage compact urban form, intensification, optimization of the existing land base and infrastructure, and development that is transit-supportive. In particular, both the Growth Plan and OPA 405 plan for higher densities within this Major Transit Station Area up to 15-storeys. With respect to OPA 405 the proposed development includes a 14-storey mixed use building which is within the height range of 8- and 15-storeys contemplated for the Yonge Street South Village Character Area. The proposal also provides for adequate setbacks and separation distances, does not cast any undue shadows on specific neighbourhood parks, and meets the minimum unit mix requirement under OPA 405. The proposed development promotes the achievement of numerous policy directions which support intensification. From a local planning perspective, the proposal, if approved, implements, and satisfies the applicable Growth Management, Mixed Use Areas, Housing, and Built Form provisions and policies of the City OP. It has been demonstrated that the subject site can comfortably accommodate the height and density and provides for appropriate transition between adjacent buildings and land uses. The design of the proposed development has also been undertaken to sensitively accommodate for new residential dwelling units, contributing to the creation of 'complete communities'.

On behalf of our clients, we request that the height limit for this site be revised to the proposed 54.3 m (inclusive of mechanical penthouse) and that the transition clauses be maintained so that the subject site would be exempt from the regulations under this draft By-law. Further details may arise as the application progresses.

We also request notice of any decision regarding this matter.

Yours very truly,

**GOLDBERG GROUP**



Michael S. Goldberg, MCIP, RPP  
Principal

cc. O. Richichi – Plaza Imperial Dupont LP