

2674, 2676, 2678, and 2704 Yonge Street – Zoning By-law Amendment, and Rental Housing Demolition Applications – Final Report

Date: June 13 2022

To: North York Community Council

From: Director, Community Planning, North York District

Ward 8 - Eglinton-Lawrence

Planning Application Number: 20 194146 NNY 08 OZ

Related Application: 20 194151 NNY 08 RH

SUMMARY

The rental demolition application propose to demolish the existing three-storey building containing 31 rental dwelling units and ground-oriented commercial and retail uses facing Yonge Street at 2674, 2676, and 2678 Yonge Street. These lands will be consolidated with an adjacent vacant lot at 2704 Yonge Street, upon which an application to amend the Zoning By-law is proposed. The Zoning By-law Amendment application proposes a nine-storey (31.18 metres high plus 3.5 metres high mechanical equipment) mixed use building with ground-oriented non-residential uses along Yonge Street on the lands. The proposal is comprised of 91 dwelling units, of which 31 will be replacement rental units.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and conforms with intent of the Official Plan and Yonge-Eglinton Secondary Plan. This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 2674, 2676, 2678, 2704 Yonge Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to the report June 13, 2022 from the Director, Community Planning, North York District.

2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

3. City Council approve the Rental Housing Demolition application (20 194151 NNY 08 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 thirty-one (31) existing rental dwelling units at 2674, 2676, and 2678 Yonge Street, subject to the following conditions:

(a). The owner shall provide and maintain thirty-one (31) replacement rental dwelling units for a period of at least 20 years beginning from the date that each replacement rental unit is first occupied. During such 20-year period, no replacement rental dwelling unit shall be registered as a condominium or any other form of ownership housing that provides a right to exclusive possession of a dwelling unit, including life-lease or co-ownership, and no application shall be made to demolish any replacement rental dwelling unit or convert any replacement rental unit to a non-residential rental purpose. The thirty-one (31) replacement rental dwelling units shall be comprised of twenty-three (23) one-bedroom units and eight (8) two-bedroom units and collectively contain a total gross floor area of at least 2,090.5 square metres, as generally illustrated in the plans prepared by Studio JCI and dated April 11 and 26, 2022, with any revision to these plans being to the satisfaction of the Chief Planner and Executive Director, City Planning;

(b). The owner shall provide and maintain at least eighteen (18) one-bedroom replacement rental dwelling units and one (1) two-bedroom replacement rental unit at affordable rents, as currently defined in the Toronto Official Plan, and the remaining five (5) one-bedroom replacement rental units and seven (7) two-bedroom replacement rental units at mid-range rents, as currently defined in the Toronto Official Plan, for a period of at least ten (10) years beginning from the date of first occupancy of each unit.

(c). The owner shall provide an acceptable Tenant Relocation and Assistance Plan to all Eligible Tenants of the thirty-one (31) existing rental dwelling units proposed to be demolished, addressing the right to return to occupy one of the replacement rental dwelling units at similar rents, the provision of alternative accommodation at similar rents in the form of rent gap payments, and other assistance to mitigate hardship. The Tenant Relocation and Assistance Plan shall be developed in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning;

(d). The owner shall provide tenants of all thirty-one (31) replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed development at no extra charge, and on the same terms and conditions as any other resident of the development, without the need to pre-

book or pay a fee unless specifically required as a customary practice for private bookings;

(e). The owner shall provide ensuite laundry in each replacement rental dwelling unit within the proposed development at no additional cost to tenants;

(f). The owner shall provide central air conditioning in each replacement rental dwelling unit within the proposed development at no additional cost to tenants;

(g). The owner shall provide tenants of the replacement rental dwelling units with access to all bicycle and visitor vehicular parking on the same terms and conditions as any other resident of the development;

(h). The thirty-one (31) replacement rental dwelling units required in Part (a) of Recommendation 3 above shall be made ready and available for occupancy no later than the date by which seventy percent (70%) of the new dwelling units in the proposed development, exclusive of the replacement rental units, are made available and ready for occupancy, subject to any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning; and

(i). The owner shall enter into, and register on title to the lands at 2674, 2676, 2678, and 2704 Yonge Street, one or more agreement(s) to secure the conditions outlined in Parts (a) through (h) of Recommendation 3 above, including an agreement pursuant to Section 111 of the *City of Toronto Act, 2006*, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning.

4. City Council authorize the Chief Planner and Executive Director, City Planning to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* for the demolition of thirty-one (31) rental dwelling units at 2674, 2676, and 2678 Yonge Street after all the following have occurred:

(a). All conditions in Parts (a) through (h) of Recommendation 3 above have been secured through one or more agreements under Part (i) of Recommendation 3 above;

(b). The Zoning By-law Amendments have come into full force and effect;

(c). The issuance of the Notice of Approval Conditions for site plan approval by the Chief Planner and Executive Director, City Planning or their designate pursuant to Section 114 of the *City of Toronto Act, 2006*;

(d). The issuance of excavation and shoring permits (conditional or full permits) for the approved development on the site;

(e). The owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant; and,

(f). The execution of agreements pursuant to Section 37 of the *Planning Act* and Section 111 of the *City of Toronto Act, 2006* securing Parts (a) through (h) of Recommendation 3 above and any other requirements of the Zoning By-law Amendments (if applicable).

5. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning has given the Preliminary Approval referred to in Recommendation 4 above.

6. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Residential Demolition Permit under Section 33 of the *Planning Act* and Chapter 363 of the Toronto Municipal Code for 2674, 2676, and 2678 Yonge Street after the Chief Planner and Executive Director, City Planning has given the Preliminary Approval referred to in Recommendation 4 above, which may be included in the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:

(a). The owner removes all debris and rubble from the site immediately after demolition;

(b). The owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;

(c). The owner erects the proposed building no later than three (3) years from the date on which the demolition of the existing rental dwelling units commences, subject to the timeframe being extended to the discretion of the Chief Planner and Executive Director, City Planning; and,

(d). Should the owner fail to complete the proposed development containing the thirty-one (31) replacement rental dwelling units within the time specified in Part (c) of Recommendation 6 above, the City Clerk shall be entitled to enter on the collector's roll, as with municipal property taxes, an amount equal to the sum of twenty thousand dollars (\$20,000.00) per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the Residential Demolition Permit is issued.

7. City Council approve that prior to the first above grade building permit, the Owner shall convey an onsite parkland dedication having an area of approximately 127.2 square metres (located along the southern edge of the property with frontage on Yonge Street adjacent to Snider Parkette) with the remaining 103.54 square metres satisfied

through a cash-in-lieu payment under Section 42 of the Planning Act and the City's parkland dedication By-law (as reflected in Chapter 415 of the City's Municipal Code) all to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor. The value of the residual cash-in-lieu will be appraised through Real Estate Services, upon the submission of an application for the first above grade building permit, and is valid for six months.

8. City Council approve that the parkland dedication shall be conveyed to the City in base park condition, free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition. The Owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the General Manager, Parks, Forestry and Recreation, in consultation with the City Solicitor; and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the General Manager, Parks, Forestry and Recreation and the Executive Director, Corporate Real Estate Management.

9. City Council require the owner to enter into an Agreement pursuant to Section 37 of the *Planning Act* as follows:

(a). Prior to the issuance of the first above-grade building permit, , the owner shall pay to the City, a cash contribution in the amount of three hundred thousand dollars (\$300,000.00) to be allocated at the discretion of the Chief Planner and Executive Director, City Planning in consultation with the Ward Councillor, for the following matters:

(i) public park improvements;

(ii) public art; and/or

(iii) streetscape improvements within proximity of the lands in the Ward. Any streetscape improvements will be designed to comply with the Streetscape Manual or are to the satisfaction of the Chief Planner and Executive Director, City Planning;

(b). The cash contribution referenced in Part (a) of Recommendation 9 is to be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for Toronto for the period from the date of the registration of the Section 37 Agreement to the date of payment;

(c). In the event the cash contribution referred to in Part (a) of Recommendation 9 has not been used for the intended purpose(s) within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Ward Councillor, provided that the

purpose(s) is/are identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands;

(d). Prior to issuance of Notice of Approval Conditions in a site plan control application(s), the owner shall submit plans and materials sufficient to show the cost, location, configuration, and design of the reconstruction and restoration of the historic gates and columns located at the northwest and southwest corners of the intersection of Alexandra Boulevard and Yonge Street ("Gate Restoration"), to the satisfaction of the Chief Planner and Executive Director, City Planning, and the General Manager of Transportation Services, in consultation with the Ward Councillor and the Lytton Park Residents' Organization. The Owner shall post an irrevocable Letter of Credit in the amount of 120 percent of the cost of the Gate Restoration, to the satisfaction of the Chief Planner and Executive Director of City Planning and the City Solicitor; and

(e). Prior to the earlier of any non-residential or residential use or occupancy, and the registration of the first condominium on the lands, the owner shall demonstrate that the Gate Restoration has been undertaken and completed in accordance with the plans and materials submitted and approved in the context of site plan approval, to the satisfaction of the Chief Planner and Executive Director, City Planning, and the General Manager of Transportation Services.

10. City Council also direct that the following matters be secured in the Section 37 Agreement as a legal convenience to support development:

(a). The Owner will construct and maintain the development of the site in accordance with Tier 1, Toronto Green Standard, and the Owner will be encouraged to achieve Tier 2, Toronto Green Standard, or higher, where appropriate, consistent with the performance standards of Toronto Green Standards applicable at the time of the site plan application for each building on the site.

(b). Prior to the issuance of Notice of Approval Conditions in a site plan control application(s), the owner will demonstrate substantial compliance with the wind comfort conditions of the sensor locations shown in pedestrian level wind study dated August 31, 2020 by Gradient Wind, to the satisfaction of the Chief Planner and Executive Director of City Planning. The owner will endeavour to achieve ideal wind comfort conditions for the various location types of the site and adjacent public areas.

(c). The owner shall construct and maintain to the satisfaction of the Chief Planner and Executive Director, City Planning, an area of not less than 482 square metres at grade for use by the general public as publicly accessible, privately-owned open space ("POPS"), in a location generally identified in the Zoning By-law Amendment, with the location configuration and design of the

POPS to be determined in the context of site plan approval to the satisfaction of the Chief Planner and Executive Director, City Planning, and secured in a Site Plan Agreement with the City;

(d). Prior to the earlier of any non-residential or residential use or occupancy and registration of the first condominium on the lands, the owner shall have completed construction of the POPS referred to in Part (c) of Recommendation 10 above and shall prepare all documents and convey to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor, a public access easement in perpetuity in favour of the City over the POPS, including rights of support as applicable, on such terms and conditions as are set out in the Section 37 agreement and the Zoning By-law Amendment, including provision for insurance and indemnification associated with public access easements;

(e) Prior to the issuance of the first above grade building permit, the Owner shall satisfy the parkland dedication requirement for the development as set out in Recommendations 7 and 8 above;

(f). Prior to the issuance of the first building permit or first below-grade building permit, the owner shall demonstrate a minimum distance of 3 metres between the building, including all below and above grade structures, to all Toronto Transit Commission infrastructure, to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the Toronto Transit Commission; and

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

12. City Council authorize the City Solicitor to submit the necessary bill(s) to implement the foregoing recommendations provided the City Solicitor is satisfied that the appropriate legal mechanisms are in place to ensure that no building permit, will be issued until such time as the Section 37 Agreement is executed and registered.

FINANCIAL IMPACT

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

DECISION HISTORY

The Zoning By-law Amendment and Rental Housing Demolition applications were submitted on September 17, 2020. The Zoning By-law Amendment application was

deemed complete on October 19, 2020 and the Rental Housing Demolition application was deemed complete on October 30, 2020.

A Preliminary Report on the applications was adopted by North York Community Council on November 4, 2020 authorizing staff to conduct a community consultation meeting. The Preliminary Report can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.NY19.3>

Community consultation is summarized in the Comments section of this Report.

PROPOSAL

The applications propose to demolish the existing three-storey building containing 31 rental dwelling units and ground-oriented commercial and retail uses facing Yonge Street at 2674, 2676, and 2678 Yonge Street, and then consolidate those lands with the adjacent vacant lot at 2704 Yonge Street, for a new Zoning By-law Amendment application to redevelop the site. The application proposes a nine-storey (31.18 metres high plus 3.5 metres high mechanical equipment) mixed use building that consists of 91 dwelling units, including 31 replacement rental units. The dwelling units are broken down into 29 one-bedroom units (31.86%), 41 two-bedroom units (45.05%), and 21 three-bedroom units (23.07%).

On the ground floor of the building, non-residential uses with a gross floor area of 466.6 square metres are proposed along the Yonge Street frontage. The two-level underground garage would contain 90 parking spaces, which is broken down into 80 residential parking spaces, 6 visitor parking spaces, and 4 commercial parking spaces. The parking garage contains an additional 17 tandem parking spaces, which are not counted towards the Zoning By-law parking requirement.

The proposal also includes on-site public amenities as follows: (1) parkland dedication conveyance of 127.2 square metres for the enlargement of Snider Parkette public park; and (2) a privately-owned, publicly-accessible space with an area of 482 square metres generally adjacent to Snider Parkette public park.

Summary of Revisions to Proposal

The current proposal incorporates numerous revisions from the original application as summarized below:

- Increase in the number of vehicle parking spaces from 82 to 90;
- Decrease in the number of bicycle parking spaces from 130 to 94;
- Decrease in residential gross floor area from 10,969.1 to 10,056.7 square metres;
- Decrease in number of dwelling units from 127 to 91;
- Decrease in commercial/retail gross floor area from 566 to 466.6 square metres;
- Decrease in indoor amenity space from 275.1 square metres (2.16 square metres per dwelling unit) to 124 square metres (1.36 square metres per dwelling unit);

- Decrease in outdoor amenity space from 142.7 square metres (1.12 square metres per dwelling unit) to 85.9 square metres (0.94 square metres per dwelling unit);
- On the west side of the site, removal of an outdoor, surface driveway and provision of 482 square metres privately-owned publicly accessible space;
- Increase in on-site parkland dedication from 118.3 square metres (5%) to 127.2 square metres (5.36%);
- Decrease in building setbacks to the west and east lot lines; and,
- Increase in building setback to the north lot line.

See Attachments 1, 2, and 7 to 12 of this report for a Location Map, Application Data Sheet, a breakdown of setbacks by floor, a three-dimensional illustration of the proposal, a site plan, and elevations, respectively. The Application Data Sheet contains additional details on the proposal including: site area and dimensions; floor area; unit breakdowns; and parking counts.

Site and Surrounding Area

The site is located on the west side of Yonge Street, and on the south side of Alexandra Boulevard. The site is generally trapezoidal in shape with a frontage of 53.27 metres along Yonge Street, a frontage of 48.57 metres along Alexandra Boulevard, and an approximate area of 2,392.2 square metres.

The lands at 2674-2678 Yonge Street are currently occupied by a three-storey rental apartment building with retail uses at grade and 31 rental dwelling units distributed between the basement, first, second, and third floors. As of the date of application, 29 of the 31 rental units were occupied, including one unit occupied by a superintendent. According to rent rolls submitted with the applications, the 31 existing rental dwelling units are comprised of the following unit mix and rent classifications:

Table 1. Existing Rental Unit Mix and Rent Classifications at 2674-2678 Yonge Street

	1-Bedroom	2-Bedroom	Total
Affordable	18	1	19
Mid-Range	5	7	12
Total	23	8	31

The lands at 2704 Yonge Street are currently vacant but were previously occupied by a funeral home that was demolished shortly before the applications were submitted to the City.

The surrounding uses are as follows:

- North: To north of the site, is the Alexandra Boulevard right-of-way; further north along both sides of Yonge Street are mid-rise buildings with heights ranging from four to seven storeys, and low-rise house forms along Alexandra Boulevard and Glencairn Avenue.
- South: To the south of the site, is Snider Parkette public park and a two-storey TTC utility building; further south is the Lytton Boulevard right-of-way, low-rise house forms along Lytton Boulevard, and low-rise commercial-retail buildings along Yonge Street.
- West: To the west of the site, are low-rise house forms along Lytton Boulevard and Alexandra Boulevard.
- East: To the east of the site is Yonge Street right-of-way; and further east are mid-rise buildings with heights from three-and-half to seven storeys, an one-storey commercial-retail building, and low-rise house forms along Blythwood Road.

Reasons for Application

The proposal requires an amendment to Zoning By-law 569-2013 to vary performance standards, including: increase in gross floor area, increase in building height, reduced setbacks, building protrusions into the front and rear angular planes, projections into setbacks, changes to amenity space rates, among others.

A Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* has been submitted to demolish the 17 existing rental dwelling units on the lands.

APPLICATION BACKGROUND

Application Submission Requirements

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

- Arborist Report;
- Archaeological Assessment;
- Architectural Plans, Elevations and Sections;
- Building Massing Model (digital copy);
- Community Services and Facilities Study;
- Draft Zoning By-law Amendment;
- Functional Servicing and Stormwater Management Report;
- Heritage Impact Assessment;
- Housing Issues Report;
- Hydrogeological Review Summary and Report;

- Landscape Plans;
- Pedestrian Level Wind Study;
- Planning Rationale Report;
- Renderings/Perspective Drawings;
- Survey Plan;
- Sun/Shadow Study;
- Toronto Green Standards Checklist;
- Transportation Impact Study; and,
- Tree Preservation Plan.

All submission materials can be found at the Application Information Centre webpage:
<http://app.toronto.ca/AIC/index.do>

Agency Circulation Outcomes

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

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given had an opportunity to view the oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

POLICY CONSIDERATIONS

Planning Act

Section 2 of the Planning Act sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities, including but not limited to the following:

- adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- orderly development of safe and healthy communities;
- adequate provision of a full range of housing, including affordable housing;
- appropriate location of growth and development;
- promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and
- promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant

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.

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.

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; and
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs;

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

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

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement.

Comprehensive, integrated and long-term planning is best achieved through official plans."

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 May 16, 2019, with Amendment 1 to the Growth Plan coming into effect on August 28, 2020 (the "Growth Plan (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 that comprehensively applies the policies and schedules of the Growth Plan (2020), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of employment areas, and others.

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

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and 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).

Staff have reviewed the proposed development for consistency with the PPS and for conformity with the Growth Plan (2020). The outcome of staff analysis and review are summarized in the Comments section of the Report.

Toronto Official Plan

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location and built form compatibility of different land uses and the provision of municipal services and facilities. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship, may be applicable to any application. The City of Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

As part of the City's ongoing Official Plan Five Year Review, Council adopted Official Plan Amendment ("OPA") 320 on December 10, 2015 to strengthen and refine the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods, allow limited infill on underutilized *Apartment Neighbourhoods*-designated sites and implement the City's Tower Renewal Program. The Minister of Municipal Affairs approved a modified OPA 320 in December 2018 and the changes are in full force and effect.

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

The Official Plan Amendments can be found at:

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

The following policies of the City of Toronto Official Plan, were considered relevant to the application:

Chapter 2 - Shaping the City

Policy 2.2.3 Avenues: Reurbanizing Arterial Corridors

The site is within the *Avenues* on Map 2 - Urban Structure of the Official Plan. The section states that "*Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street,

shopping opportunities and transit service for community residents. Such reurbanization is subject to the policies contained in this Plan, including in particular the neighbourhood protection policies."

Policy 2.2.3.1 states that reurbanizing the *Avenues* will be achieved through Avenue Studies for strategic mixed use segments.

Policy 2.2.3.7 states that the land use designation policies of the Official Plan apply to the lands within *Avenues*.

Chapter 3 - Building a Successful City

Section 3.1.1 - The Public Realm

Policy 3.1.1.1 states that the public realm is comprised of all public and private spaces to which the public has access, including streets, sidewalks, boulevards, open space areas, parks, and public buildings.

Policy 3.1.1.2 states that the public realm will provide the organizing framework and setting for development and foster complete, well-connected walkable communities and employment areas. The public realm will also contribute to the identity and physical character of the City and its neighbourhoods.

Policy 3.1.1.6 states that city streets are significant public open spaces. Design of streets require: balancing the needs and priorities of the various users and uses; improving the quality and convenience of active transportation; providing amenities such as view corridors, sky view and sunlight; and serving as community destinations and public gathering places.

Policy 3.1.1.13 states that sidewalks and boulevards will be designed to provide safe, attractive, interesting and comfortable spaces for users of all ages and abilities.

Policy 3.1.1.16 states that all development will prioritize the preservation, long-term growth, and numerical increase of trees, and new development proposals must demonstrate how this will be achieved.

Section 3.1.2 - Built Form

Policy 3.1.2.1 states that development will be located and organized to fit within its existing and planned context.

Policy 3.1.2.2 states that development will provide accessible open space, where appropriate and Policy 3.1.2.3 states that development will protect privacy within adjacent buildings by providing setbacks and separation distances from neighbouring properties and adjacent building walls containing windows.

Policy 3.1.2.4 requires new development to locate and organize vehicle parking, vehicular access and ramps, loading, servicing, storage areas and utilities to minimize their impact and improve the safety and attractiveness of the public realm, the site and surrounding properties.

Policy 3.1.2.5 requires development be located and massed to fit within the existing and planned context, define and frame the edges of the public realm with good street proportion, fit with the character, and ensure access to direct sunlight and daylight on the public realm.

Policy 3.1.2.6 requires new development to provide good transition in scale between areas of different building heights and/or intensity of use in consideration of both the existing and planned contexts of neighbouring properties and the public realm.

Policy 3.1.2.7 refers to transition in scale being incorporated within the development site.

Policy 3.1.2.11 states that new indoor and outdoor shared amenity spaces provided as part of multi-unit residential developments are encouraged to be high quality, well designed, and consider the needs of residents of all ages and abilities over time and throughout the year.

Section 3.1.3 Built Form - Building Types

Mid-Rise Buildings

Policy 3.1.3.4(a) states that mid-rise buildings will have heights generally no greater than the width of the right-of-way that it fronts onto.

Policy 3.1.3.4(b) requires that mid-rise buildings maintain street proportion and skyviews from the public realm by stepping back massing generally at a height equal to 80% of the adjacent right-of-way width.

Policy 3.1.3.4(c) requires that mid-rise buildings be designed to allow for daylight and privacy for ground floor oriented units.

Policy 3.1.3.6 requires mid-rise buildings on deep sites to provide and frame accessible and well-proportioned open spaces that have access to sunlight and daylight.

Policy 3.2.1 Housing

Policy 3.2.1 provides policy direction with respect to housing. Policy 3.2.1.1 states a full range of housing, in terms of form, tenure and affordability will be provided and maintained to meet the current and future needs of residents. A full range of housing includes: social housing, shared and/or congregate-living housing arrangements.

Policy 3.2.1.6 prevents new development that would result in the loss of six or more rental dwelling units unless all of the existing rental units have rents that exceed mid-range rents at the time of application or, in cases where planning approvals other than site plan are being sought, at least the same number, size, and type of rental units are replaced and maintained with similar rents and the applicant develops an acceptable tenant relocation and assistance plan, addressing the right to return to the replacement units at similar rents and other assistance to mitigate hardship.

Chapter 4 – Land Use Designations

Policy 4.5 Mixed Use Areas

The subject lands are designated *Mixed Use Areas* on Map 18 of the Official Plan. *Mixed Use Areas* are intended to provide a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings.

Policy 4.5.2(c) states that development will locate and mass new buildings to provide a transition between areas of different intensity and scale through means such as setbacks and/or stepping down of heights, particularly to lower scale *Neighbourhoods*.

Policy 4.5.2(d) states that development will locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;

Policy 4.5.2(e) states that development will frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

Policy 4.5.2(i) refers to development that will provide an adequate supply of parking for residents and visitors; and in Policy 4.5.2(j) development will locate and screen service areas, ramps, and garbage storage to minimize impact on adjacent streets and residences.

Policy 4.5.2(k) also refers to development that will provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Chapter 5 – Implementation

Policy 5.1.1 Height and/or Density Incentives

This section refers to Section 37 of the *Planning Act* and establishes the provisions under which Section 37 may be used.

Section 37 of the *Planning Act* allows the City to enter into an agreement with an applicant to grant a height and/or density increase for a project that is greater than the zoning by-law would otherwise permit in return for community benefits. The Official Plan

Policy 5.1.1.1 and City Council's approved Section 37 protocol requires that the proposed development represent good planning and meet a minimum size requirement of 10,000 square metres and an increase in density of at least 1,500 square metres.

Policy 5.6 Interpretation

Policy 5.6.1 states that the Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making and in Policy 5.6.1.1 that policies should not be read in isolation. When more than one policy is relevant, all appropriate policies are to be considered in each situation.

Yonge-Eglinton Secondary Plan

On July 23, 2018, City Council adopted OPA 405 to replace the former Yonge-Eglinton Secondary Plan in its entirety. On August 9, 2018, OPA 405 was submitted to the Ministry of Municipal Affairs and Housing for review and approval pursuant to Section 26 of the *Planning Act*. On June 5, 2019, the Minister of Municipal Affairs and Housing approved OPA 405 with modifications. The application is subject to the approved and in-force Yonge-Eglinton Secondary Plan.

The Yonge-Eglinton Secondary Plan sets out a long-term vision for Midtown that emphasizes the importance of complete communities and the diversity of Midtown's character areas. The Midtown Villages are characterized as "historic main streets that will continue to be vital retail and service destinations for residents, workers and visitors. These areas will accommodate a mix of uses in well-proportioned buildings that appropriately conserve heritage resources. Buildings will reinforce the local character of these main streets by providing narrow retail frontages, frequent entrances and active uses at grade. Their design will complement planned public realm improvements, resulting in comfortable, attractive and accessible public spaces that support civic and community life."

The subject site is identified as Character Area C2 – Yonge Street North, which forms part of the Midtown Villages under Map 21-2, and designated *Mixed Use Areas "C"* under Map 21-4. The site also fronts onto a designated priority retail street (Yonge Street) under Map 21-5, and is subject to the Yonge Street Squares Extension Public Realm Moves policies under Map 21-6.

It is noted that OPA 405 amended Site and Area Specific Policy 176 to be between Alexandra Boulevard and Donwoods Drive, thereby removing the subject site from the area of SASP 176.

The Yonge-Eglinton Secondary Plan is available on the City's website at:
https://www.toronto.ca/wp-content/uploads/2019/07/96a5-CityPlanning_OPA405.pdf

The outcome of staff analysis and review of relevant Official Plan policies and designations and the Yonge-Eglinton Secondary Plan are summarized in the Comments section of the Report.

Zoning

Under the former City of Toronto Zoning By-law 438-86, the site is zoned CR T3.0 C0.5 R3.0 (Mixed-Use District). Under the current City of Toronto Zoning By-law 569-2013, the site is zoned CR 3.0 (c0.5; r3.0) SS2 (x2234). Both zone designations permit a wide range of residential, commercial, and institutional uses. The site is permitted a maximum height of 18.0 metres and maximum gross floor area equal to 3 times the site area.

Zoning By-law 569-2013 also has additional geographic-based performance standards for CR zones, known as Development Standard Sets. The site is subject to Development Standard Set 2, which sets out requirements for matters including setbacks, front angular plane, wall-to-wall separation distances, and permitted projections into required setbacks.

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

The City is presently undertaking the Midtown Zoning Review. In this regards, the staff report and recommended zoning by-law amendment for the Midtown "villages" is now available and may be found here: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/ready-set-midtown/midtown-zoning-review/>

Notwithstanding the foregoing, the proposed Midtown "villages" zoning by-law amendment would not apply to the subject application. The subject application was submitted and deemed complete prior to the initiation of the Midtown "villages" zoning by-law amendment.

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 that collectively contain six or more dwelling units without obtaining a permit from the City and requires a decision by City Council or, where delegated, the Chief Planner.

Under Sections 14 and 15 of Chapter 667, Council may refuse an application or impose conditions on an approval, 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.

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 any demolition of a residential property that contains six 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, 1992*. Where a proposal requires Council approval of a residential demolition application under Chapter 363 and a Rental Housing Demolition application under Chapter 667, Council typically considers both applications at the same time.

The proposal to demolish 31 rental dwelling units at 2674, 2676, and 2678 Yonge Street requires approval under both Chapters 363 and 667 of the Toronto Municipal Code because it would entail the demolition of at least six dwelling units and at least one rental dwelling unit.

Design Guidelines

Avenues and Mid-rise Buildings Study and Performance Standards

City Council adopted the Avenues and Mid-rise Buildings Study and an addendum containing performance standards for mid-rise buildings. They identify a list of best practices and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and step backs, sunlight and skyview, pedestrian realm conditions, transition to *Neighbourhoods* and *Parks and Open Space Areas* and corner sites. The Study can be found at:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/>

City Council also adopted a revised Mid-Rise Building Performance Standards Addendum (2016), for staff to use together with the 2010 approved Mid-Rise Building Performance Standards in the preparation of area studies or during the evaluation of development applications, where mid-rise buildings are proposed and Performance Standards are applicable, until such time as City Council adopts updated Mid-Rise Building Design Guidelines.

The Addendum recommends that the Performance Standards apply to evaluate mid-rise developments on *Mixed Use Areas*-designated sites that front onto Major Streets with planned widths of at least 20 metres, as shown on Map 3 of the Official Plan. The addendum further states that the Performance Standards are flexible, their importance varies by site, and the measure of its effectiveness is whether it achieves the relevant and appropriate goals and principles in the Official Plan.

Council's decision can be found at:

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

The Avenues and Mid-Rise Building Study Performance Standards and its Addendum will be referred to in the following sections of the report, as the "Mid-Rise Performance Standards."

Other guidelines

Other guidelines that are relevant to the review of the Zoning By-law Amendment application include:

- Growing Up: Planning for Children in New Vertical Communities; and
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings:

Site Plan Control

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

COMMUNITY CONSULTATION

Community Consultation

A virtual community meeting was held on March 1, 2021, and attended by approximately 65 members of the public and the Councillors of Wards 8 and 15, City staff, and the applicant's team. At the meeting, City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework, and the original building proposal. Following the presentations, City staff led a town hall format question and answer period. The attendees asked questions and expressed a number of comments, issues and concerns, including:

- Concerns about character, materiality, sunlight, shadow, overlook, and transition impacts to the adjacent older residential area;
- Concern about the height, massing, and scale of the building. This proposal would be taller than other developments in the area;
- There should be stepbacks above the first or second storey, in particular on the south side in consideration of Snider Parkette;
- There should be reduction of the six-storey massing that is adjacent to Snider Parkette. The six-storey high bumpout at the southwest corner of the building is of particular concern;
- In addition to more parkland dedication, the Yonge Street entrance to Snider Parkette should be widened and improved for aesthetic and safety reasons;

- Addition of green landscaping along Alexandra Boulevard, through setback;
- The public realm should be expanded, including cycling lanes on Yonge Street and wider sidewalks and patios;
- Yonge Street should be a walking and cycling-oriented retail street;
- Concerns with traffic congestion and spillover effects to the west-adjacent residential areas. Additionally, there is an issue with vehicular/loading access location on Alexandra Boulevard;
- Concern with the residential entrance's proximity to the driveway;
- There should be a pick-up and drop-off area;
- Switching the location of the multi-dwelling residential entrance with the townhouse units;
- Excitement about the restoration of the Alexandra Gates (columns and gates at northwest and southwest corners of the intersection of Yonge Street and Alexandra Boulevard);
- Consideration of incorporating the first house west of the site, into the development site, to expand the development footprint and the park; and,
- Concern about precedence being set for Alexandra Boulevard.

Tenant Consultation

On May 10, 2022, a tenant consultation meeting was held to review the City's housing policies, the impact of the proposed demolition on existing tenants, and the proposed Tenant Relocation and Assistance Plan. The meeting was held virtually (due to the COVID-19 pandemic) and attended by 24 tenants, representatives of the applicant (including the applicant's architect), City Planning staff, and a representative of the local Councillor's office.

During the meeting, tenants asked questions and expressed concerns about:

- How and when tenants would receive notice of the Community Council meeting at which the application will be considered by members of Council;
- The timing of the proposed demolition, when tenants would have to vacate their existing rental units, and the estimated length of time over which the proposed development would be constructed;

- The proposed replacement rental unit layouts and whether the layouts may be modified by the applicant in the future;
- Seniority and the process for selecting and returning to a replacement rental unit, including any permissions for returning to a replacement rental unit of a different bedroom type than the rental unit a tenant currently occupies;
- How rent increases would be calculated over the construction period;
- How the rent gap payments would be calculated, and how and when the financial compensation provided under the City-approved Tenant Relocation and Assistance Plan would be administered to tenants;
- The process for formally requesting a leasing agent as part of the Tenant Relocation and Assistance Plan; and
- Whether the City has contingencies in place for construction delays.

COMMENTS

Planning Act

The *Planning Act* governs land use planning in Ontario and sets out the means by which a municipality must implement land use planning decisions. Section 2 of the *Planning Act* sets out matters of provincial interest that City Council shall have regard to in making any decision under the *Planning Act* and requires that municipalities, when carrying out their responsibility under this Act regard shall be had to matters of provincial interest including:

- (a) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- (b) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (c) the orderly development of safe and healthy communities;
- (d) the adequate provision of a full range of housing, including affordable housing;
- (e) the appropriate location of growth and development; and,
- (f) the promotion of built form that is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The proposed development has regard to the relevant matters of provincial interest. These provincial interests are further articulated through the PPS (2020) and the Growth Plan (2020).

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020).

Provincial Policy Statement (2020)

Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan (2020) as follows.

- Policy 1.1.1(b) refers to healthy communities accommodating an appropriate affordable and market-based range and mix of residential uses. Policy 1.4.3 references an appropriate range and mix of housing options and densities and in (a) establishing minimum targets for affordable to low and moderate income households and in (f) establishing development standards for residential intensification.

The proposal provides purpose-built rental housing, comprised of a mix of unit types including 41 two-bedroom units (45.05%), and 21 three-bedroom units (23.07%).

- Policy 1.1.3.3 states planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development accommodating a significant supply and range of housing options through intensification and redevelopment. Furthermore, Policy 1.6.7.4 promotes a land use pattern, density and mix of uses that minimizes the length and number of vehicle trips and supports current and future use of transit and active transportation.

The Yonge-Eglinton Secondary Plan, has identified the area where the site is situated in, as suitable for intensification. The site is within the Yonge Street North Midtown Village character area, which allows for development intensification through a mix of uses, that is sensitive to older and established residential areas and main retail streets, while promoting enhancements of the unique, existing public realm pattern. The site is also within the *Mixed Use Areas "C"* land use designation, which provides permissions for uses of land and buildings, specifically a mix of uses to develop in the form of continuous streetwalls of narrow-frontage commercial and retail, with residential above.

- Policy 1.1.3.4 refers to promoting appropriate development standards which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. Policy 1.7.1 states that place-making through well-designed built form, supports long-term economic prosperity.

The proposal has been modified through the application review process, to shape the building massing to be compact and sensitive to adjacent existing built form, while being substantially consistent with the planned context. The proposal has also been revised to provide a better quality of life within the development, including increasing on-site parkland, open space and amenity.

- Policy 1.5.1(a) states that healthy, active communities should be promoted by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.

The proposal has been modified through the application review process, to create street frontages that animate both Yonge Street and Alexandra Boulevard and facilitate pedestrian movements along Yonge Street and Alexandra Boulevard.

It is City Planning staff's opinion that the applications are consistent with the PPS. The applicable Official Plan policies and relevant guidelines and their link in assessing PPS consistency is examined in the sections below.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

Section 2.2.1.4 states that the Growth Plan (2020) policies will support the achievement of complete communities that:

- Feature a diverse mix of land uses including residential and employment uses and access to local amenities (Policy 2.2.1.4(a)).

The proposal provides a mix of residential and commercial-retail uses and various publicly-accessible on-site amenities. In addition to the future residents of the proposed building, the proposal will serve commuters, visitors, and neighbouring residents of the adjacent residential area and the nearby stretch of Yonge Street.

- Provide a diverse range and mix of housing options for diverse demographics (Policy 2.2.1.4(c)). This policy is supported by Policy 2.2.6.3, which directs municipalities to consider use of available tools to require multi-unit residential developments to incorporate a mix of unit sizes.

The proposal provides a mix of dwelling units including 41 two-bedroom units (45.05%), and 21 three-bedroom units (23.07%). The proposal has also secured full replacement of 31 existing rental dwelling units.

- Provide for a more compact built form, and a vibrant public realm (Policy 2.2.1.4(e)). Moreover, Policy 2.2.2.3(b) instructs municipalities to plan for achieving intensification in delineated built-up areas, and identify an appropriate type and scale of development and transition of built form to adjacencies.

The proposal has been modified through the application review process, such that an appropriate development type and scale and built form transition has been achieved.

In implementing these policies, policy 5.2.5.6 states municipalities are to develop and implement urban design and site design official plan policies and other supporting documents that direct the development of a high quality public realm and compact built form. As such, the City's Official Plan and design guidelines have direct relevance for assessing Growth Plan (2020) conformity.

It is City Planning staff's opinion that the application conforms with the Growth Plan. The applicable Official Plan policies and relevant guidelines and their link in assessing Growth Plan (2020) conformity is examined in the sections below.

Land Use

The applications have been reviewed against the Official Plan ("OP") policies and the Yonge-Eglinton Secondary Plan ("YESP") policies described in the Policy Consideration Section of the Report. The site is designated in the Official Plan as *Mixed Use Areas*, which is comprised of a broad range of uses including commercial and residential in single or mixed use buildings (OP policy 4.5.1).

The YESP gives greater certainty and clarity to how development will occur on *Mixed Use Areas*-designated lands in the Midtown area; it does this by categorizing *Mixed Use Areas* into three sub-designations. The site is located within the sub-designation called *Mixed Use Areas "C"* where development is encouraged to include configurations such as retail and service commercial at grade and residential above (YESP policy 2.5.9). Moreover, map 21-5 of the YESP depicts the site fronting onto a priority retail street, which are main streets that contribute to Midtown area's complete communities.

In accordance with YESP policy 2.6.1, most of the ground floor that fronts on Yonge Street is occupied by commercial/retail gross floor uses; the commercial/retail gross floor area is arranged to be up to 14 metres in depth.

A small proportion of the Yonge Street building frontage is occupied by a townhouse unit that is significantly recessed back from the lot line to accommodate a privately-owned publicly accessible space ("POPS"). The main pedestrian entrance to the residential uses on floors two to nine, is located on Alexandra Boulevard. The proposed land uses conform with the YESP and applicable Official Plan and provincial policies.

Height and Massing

The Zoning By-law Amendment application has been reviewed against the built form policies of the Official Plan and the Yonge-Eglinton Secondary Plan, applicable design guidelines, and applicable Zoning By-law performance standards, as generally described in the Policy Consideration Section of the Report.

The proposed building has a height of 31.18 metres to the top of the ninth floor, plus an additional 3.5 metres of mechanical structures and equipment. The proposal is considered a mid-rise building in accordance with YESP policy 5.3.18, which states that

Midtown mid-rise buildings have a range of permitted heights of generally between five to twelve storeys depending on the Character Area, with consideration for other built form and public realm matters. While the proposed building exceeds the anticipated height range of eight storeys for the Yonge Street North Village character area, the excess height is limited to one additional storey and the overall proposed building form is substantially mid-rise in nature.

YESP policies 5.4.3 and 5.4.10, allow consideration of greater or lesser height beyond the anticipated height range, with additional storeys in Midtown Mid-rise sites evaluated for fit within any required angular plane and progressive setbacks from *Neighbourhoods*-designated lands and side streets. The proposal will introduce one additional storey beyond the Yonge Street North character area height range of eight storeys; this additional storey aligns with a rear angular plane (that begins 4.6 metres above grade at the rear lot line) established by a pattern of progressive setbacks along the rear building facade. Moreover the ninth storey has adequate setbacks at 8.66 metres to the front lot line, 6.77 metres to the Alexandra Boulevard flanking side lot line, and 23 metres to the rear lot line. It is noted that the additional shadow cast by the ninth storey does not significantly impact the adjacent streets. The overall shadow impacts of the proposal are examined in the subsequent sections of the report.

The development is designed to fit within the existing and planned context, and achieve a consistent streetwall and good proportion with the surrounding built form character, in accordance with OP policies 3.1.2.1, 3.1.2.5, and YESP Policies 3.2.4(b), 5.3.4, 5.3.5, 5.3.6, 5.3.19, 5.3.20, and 5.3.24.

With regards to building setbacks, the proposed building will have a zero metre at grade front yard setback to Yonge Street, after the conveyance of a 0.4 metres wide portion of land along the entire Yonge Street frontage. This proposed setback condition will align with the narrow and zero front yard setbacks established by adjacent buildings on both sides of Yonge Street. The proposal will provide an southerly interior side yard setback of 3 metres after the conveyance of land to enlarge the abutting Snider Parkette public park. And lastly, the proposed rear yard setback complies with the minimum 7.5 metres standard in Zoning By-law 569-2013.

With respect to setbacks, beginning above the third storey, all sides (except for the northeast corner) are setback, with progressive rear setbacks on every ascending floor, and additional front and side setbacks at the eight floor and ninth floor. The front setbacks generally align with the front angular plane that begins at 21.6 metres or 80% of the 27 metres wide planned Yonge Street right-of-way, as required in the development standard set 2 of the Zoning By-law 569-2013 and the Mid-rise Performance Standard 4A. The flanking side setbacks progressively setback from Alexandra Boulevard and do not penetrate the flanking angular plane, which is equivalent to the front angular plane. On the south interior side yard, the proposed building steps back above the third storey and is maintained to the ninth storey, to provide 4.5 metre

separation distance to the south lot line. The setbacks as proposed allow adequate skyviews and sunlight, the latter of which is discussed in another section of the report.

Regarding streetwall conditions, the proposal creates a streetwall that ranges between three- and four-storeys on both Yonge Street and Alexandra Boulevard frontages. The proposed streetwall represents a datum line that transitions between a two- to three-storey streetwall that is south of the site on Yonge Street, and a streetwall character that is north of the site, established by mid-rise buildings on Yonge Street.

The proposal meets the intent of the built form policies of the Yonge-Eglinton Secondary Plan and Official Plan that require fit and transition to the public realm and the existing and planned built form context. Given the existing and the planned contexts for the subject property and the surrounding area, the height and massing proposed by the applicant is appropriate.

Streetscape

The proposal acts upon OP policies 3.1.1.6, 3.1.1.13, and 3.1.1.16, and YESP policies 3.1.4 and 3.2.4, by the improvement of the immediately-adjacent portion of Yonge Street that is designated as a Public Realm Move area and a priority retail street. The proposal would provide a 0.4 metres wide road widening along the entire Yonge Street lot frontage, as well as a square-like POPS fronting onto Yonge Street. This area is identified within the Midtown Public Realm Implementation Strategy as being partly within one of the Yonge Street Squares where landscape setbacks and public realm are to be secured through the proposed development. The proposed widening of the Snider Park and the POPS along the Yonge Street frontage achieves this objective.

Furthermore, the proposal will contribute tree-lined sidewalk zones (building to street curb) on both Yonge Street and Alexandra Boulevard, at widths of 5.2 metres and 6.3 metres, respectively. The two sidewalk zones provide space for 2.1 metre wide pedestrian walkways, street furniture, and tree and landscape planting.

The proposal also implements OP policy 3.1.2.4 and YESP policy 3.1.7.a, by mitigating impacts of service and ancillary functions and structures on the streetscape. The proposal consolidates existing curb cuts on Alexandra Boulevard and provides a new, narrower curb cut, thereby improving the pedestrian character of the streetscape. Similarly the existing surface driveway area would be reduced and landscaped space added to the site. Additionally, the proposal would locate a pick-up/drop-off area within the site, to reduce traffic flow impacts on Alexandra Boulevard, in line with YESP policy 4.34.

Streetscaping on the Yonge Street and the Alexandra Boulevard frontages will be refined and finalized through the Site Plan Control application process.

Sunlight and shadow

As shown in the revised shadow study dated November 11, 2021 and prepared by Studio JCI, the proposal will cast shadows on the surrounding streets and sidewalks, as well as neighbouring properties, on March 21st and September 1st. It is noted that the proposal maintains a combined total of over 5 hours of sunlight on the public sidewalks on the east and west sides of Yonge Street. It is determined that the proposal conforms with the public realm sunlight policies in the OP (3.1.1.6 and 3.1.2.5) and the YESP (5.1.1.i). The shadows cast on adjacent *Neighbourhoods*-designated properties is limited in the morning, in line with YESP policy 5.1.1.b.

Planning staff find the level of shadow impact generated by the revised proposal to be acceptable.

Wind

The wind impacts of the proposal are detailed by RWDI, in the Pedestrian Level Wind Study dated August 30, 2020.

The studies concluded that there are no anticipated uncomfortable wind conditions in the nearby Yonge Street and Alexandra Boulevard public sidewalks, Snider Parkette, and future POPS. It is noted that the findings did not factor elements such as trees, vegetation, and landscaping.

While the wind study was based on the original proposal design, staff recognize that the revised proposal has a smaller footprint and has significantly more articulation through stepbacks, especially at the lower storeys.

Planning staff generally accepts the study's conclusions but will further assess the future building during the Site Plan Control process for more detailed analysis and mitigation and design strategies; this will be further secured in the Section 37 agreement.

Open Space/Parkland

The City of Toronto [Parkland Strategy](#) is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The Strategy includes a new methodology to measure and assess parkland provision, using the baseline of residential population against the area of parkland available across the city. According to the Strategy's methodology, the development site is currently in an area with 12-28 m² of parkland per person, which is comparable to the city-wide average provision of 28 m² of parkland per person (2016). Given the future expected growth both on the development site itself and surrounding sites, a parkland deficit will be generated if no new parks are created. This anticipated parkland deficit must be addressed through the creation of a new park to serve the future population.

The Yonge-Eglinton Secondary Plan also contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through a combination of on-site parkland dedication and the payment of cash-in-lieu of parkland. The non-residential component of this proposal is subject to a 2% parkland dedication while the residential component is subject to a cap of 10% parkland dedication. In total, the parkland dedication requirement is 230.74 m².

The proposal will dedicate and convey to the City, an irregular-shaped portion of the subject site that runs along the south side of the subject site, and is 127.2 square metres in size. The dedicated parkland will enlarge the abutting Snider Parkette public park and increase its frontage along Yonge Street. The proposal will rezone the dedicated parkland to "Open Space-Recreation (OR)" Zone in Zoning By-law 569-2013.

The value of the residual cash-in-lieu of parkland dedication will be appraised through Real Estate Services. The appraisal will be conducted upon the submission of an application for the first above ground building permit and is valid for six months. Payment will be required prior to the issuance of said permit.

Parks, Forestry and Recreation staff have also commented on the need to provide on-site dog relief stations to help alleviate the pressure on neighbourhood parks. Details of same will be assessed through the Site Plan Control approval process.

Privately-Owned Publicly Accessible Open Space (POPS)

A privately-owned publicly accessible open space (POPS) with an area of 482 square metres is being proposed on the site; the POPS have three distinct parts: (1) a rectangular-shaped POPS that is oriented north-south and located on the west side of the site; (2) a 3-metre wide area oriented west-east and located on the south side of the site; and (3) a square-like POPS at the southeast part of the site, the square-like POPS has a significant frontage on Yonge Street and is fully cantilevered overhead by the proposed building.

Staff considers the proposed POPS to be a positive element of the proposal, and aligns with public realm and parkland policies in the YESP. The POPS effectively creates an animated mid-block connection from Yonge Street through to Alexandra Boulevard, and allows easier access to the expanded Snider Parkette. The POPS and the expanded Snider Parkette will create a contiguous frontage along Yonge Street (YESP policy 3.3.4). It is noted that the square-like component of the POPS, aligns with YESP policy 3.2.4(a) and (c) which call for landscaped, public-accessible squares in the Yonge Street North Midtown Village.

The proposal would also provide a POPS at and along the south side of the site, serving to buffer and transition between the enlarged Snider Parkette and the proposed

building. Staff and the applicant worked to ensure that the size, configuration, and interface with Yonge Street, the proposed building and private-public open spaces, represent good planning and conforms to YESP Policies 3.1.4, 3.3.2, 3.3.3, 3.3.4, 3.3.5(a), 3.3.22(b), and 3.3.24(a).

Staff recommend that the POPS be secured in the Section 37 Agreement and its final design be secured through the Site Plan Control approval process.

Amenity Spaces

The Official Plan requires through policies 3.1.2.11 and 4.5.2(k) that multi-unit residential developments provide new indoor and outdoor amenity spaces that meets the seasonal and year-round needs of a diverse resident demographic. The YESP requires design of amenity spaces to be functional and sensitive to the needs of its users (policies 5.7.1 and 5.7.2). Zoning By-law 569-2013 also requires a minimum of 4.0 square metres (of which at least 2.0 square metres must be indoor).

The proposal will contain both indoor and outdoor amenity spaces, at 124 square metres (1.36 square metres per dwelling unit) and 85.9 square metres (0.94 square metres per dwelling unit), respectively. The indoor amenity space is entirely located on the third floor, while the outdoor amenity space is located on the third floor and eighth floor. The indoor amenity space has been designed to be adjacent to a portion of the outdoor amenity space.

Staff consider the amenity spaces of the proposed building as adequate.

Residential Unit Mix

Policy 7.1 of the YESP states that, to achieve a balanced mix of unit types and sizes and to support the creation of housing suitable for families, development containing more than 80 new residential units will include:

- a. a minimum of 15 per cent of the total number of units as two-bedroom units;
- b. a minimum of 10 per cent of the total number of units as three-bedroom units; and
- c. an additional 15 per cent of the total number of units will be a combination of two-bedroom and three-bedroom units, or units that can be converted to two-bedroom and three-bedroom units through the use of adaptable design measures.

The applications propose the provision of 28 of the 62 net new residential units as two-bedroom units (representing 51.6% of all net new residential units) and 21 of the net new residential units as three-bedroom units (representing 33.9% of all net new residential units), which conforms to Policy 7.1 of the Yonge-Eglinton Secondary Plan and satisfies the unit mix objectives of Guideline 2.1 of the Growing Up Guidelines.

Rental Housing Demolition and Conversion By-law

In accordance with Policy 3.2.1.6 of the Official Plan, the applicant is proposing to replace all 31 existing rental dwelling units by their respective bedroom types, with the same or larger unit sizes, and at similar rents to those in effect at the time of application. The total GFA of the 31 replacement rental units is 2,090.5 square metres, which exceeds the GFA of the existing rental units proposed to be demolished by 174.6 square metres. The replacement rental units are proposed to be located on the second and third floors of the proposed development.

All bedrooms in 30 of the 31 replacement rental units would be located on an exterior wall, to align with the existing condition. One two-bedroom replacement rental unit on the third floor would have an interior bedroom, although the new unit would be replacing a rental unit that is currently located in the basement of the existing building, resulting in an overall improvement to the existing condition.

The applicant has confirmed that tenants would reserve the right to return to a replacement rental unit of a similar unit type at similar rent, and that rents for replacement rental units without returning tenants would not exceed the applicable affordable or mid-range rent thresholds for a period of at least 10 years. Tenants who return to replacement rental units would be protected by the provincial rent increase Guideline, irrespective of whether such Guideline applied to the proposed development under the *Residential Tenancies Act 2006* (RTA), until their tenancies end.

Tenant Relocation and Assistance Plan

The applicant has agreed to implement the City-approved Tenant Relocation and Assistance Plan for all Eligible Tenants who reside in the existing rental apartment building to be demolished at 2674-2678 Yonge Street. The plan would assist tenants in finding and securing alternative accommodation while the proposed development and replacement rental units are being constructed. The plan would consist of the following:

For each Eligible Tenant:

- The right to return to a replacement rental unit of the same bedroom type and a similar unit size, and at similar rent, as the rental unit they currently occupy;
- At least six months' notice before having to vacate their existing dwelling unit;
- Financial compensation, above and beyond that required under the RTA, in the form of a rent gap payment, where the rent gap would be calculated as the difference between the rent paid by the tenant on the date their tenancy is terminated and the most recent average rent for vacant private rental apartments by unit type in Canada Mortgage and Housing Corporation's (CMHC) Rental Market Survey (RMS) Zone 3 – Toronto (North), which encompasses the development site, for a 36-month period. In the event the proposed development took longer than 36 months to complete, the owner would provide the tenant additional monthly rent gap payments until the replacement rental units were ready for occupancy;

- Two moving allowances to cover expenses for moving off-site into alternative interim accommodation and then moving back from interim accommodation into a replacement rental unit;
- Special needs compensation for applicable tenants; and,
- Upon request, a rental leasing agent will be made available to the Eligible Tenant to provide them with a list of rental vacancies in the neighbourhood, co-ordinate referrals and references from the current landlord, and provide similar assistance commensurate with the tenant's needs.

Any Post-Application Tenants would receive the same amount of notice before having to move as Eligible Tenants, as well as the baseline financial compensation equal to three months' rent or an alternative unit acceptable to the tenant, as required under the *Residential Tenancies Act, 2006*.

The Tenant Relocation and Assistance Plan is consistent with the City's current practices, will ensure that tenants can continue to access and afford suitable housing within the neighbourhood until the replacement rental units are complete, and will be secured through one or more agreements with the City and to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

Servicing

The applicant submitted a Functional Servicing Report and supporting documents dated November 2021, by Fabian Papa, and a Hydrogeological Assessment Report dated September 4, 2020, by Haddad Geotechnical. Engineering and Construction Services staff have reviewed the submitted materials and require a number of minor revisions as stated in the memorandum from Engineering and Construction Services dated January 18, 2022. These revisions may be addressed in submission for a Site Plan Control application.

Detailed functional servicing and stormwater management plans, and agreements, as necessary, will be entered into as part of the Site Plan Control application.

Road Widening

In order to satisfy the Official Plan requirement of a 27 metre right-of-way for this segment of Yonge Street, a 0.4 metre road widening dedication along the Yonge Street frontage of the subject site is required. The road widening is proposed to be shown in the new site-specific Zoning By-law, and secured and conveyed to the City through the Site Plan Control process.

Traffic Impact, Access, Parking

A Transportation Impact Study was submitted with the application and has been reviewed by Transportation Services staff. Vehicular access and egress to the site is proposed on Alexandra Boulevard with passenger vehicles entering and leaving through an internalized 6.0 metres wide driveway. The proposed development would provide vehicular parking in a two-level underground parking garage. Parking is broken down

into 80 resident parking spaces, 6 residential visitor parking spaces, and 4 commercial parking spaces. The proposal will furnish 10 short-term bicycle parking spaces and 84 long-term bicycle parking spaces. On the ground level, one Type 'G' loading space and one pick-up/drop-off space is provided. The proposed parking and loading space are acceptable and will be incorporated into the implementing draft site-specific zoning by-law.

In addition to Transportation Services comments, the Toronto Transit Commission ("TTC") has requested that a minimum 20 metre approach to the bus stop marker on the Yonge Street sidewalk, just outside the southeast corner of the site be provided. This requirement would remove one (1) proposed new street tree. Staff accepts this technical request and will explore relocation of the one proposed street tree, where feasible through the Site Plan control review process. The TTC has also requested a minimum 3 metres setback buffer between any part of the proposed building and all TTC infrastructure; this technical requirement will be secured as a legal convenience in the Section 37 Agreement.

Heritage

The development site does not include any properties that have been listed on the City's Heritage Register, nor designated under the Ontario Heritage Act. Heritage Planning reviewed the Heritage Impact Assessment dated September 10, 2020 and prepared by ERA Architects, and other supporting documents, including a memo for the proposed reconstruction of the Alexandra Boulevard gates (dated July 18, 2019). Heritage Planning staff support the applicant's proposed restoration of the Alexandra Boulevard gates, as secured in the Section 37 Agreement.

Tree Preservation

An Arborist Report and Tree Preservation Plan dated November 19, 2021 by Urban Forest Innovations Inc., Soil Volume Plan dated March 24, 2022 by Forrec, and other materials, were submitted by the applicant. Staff determined that the proposal provides the soil volume amount of 308 cubic metres as required in the Toronto Green Standard version 3.

Urban Forestry has also commented that at the time of Site Plan application, the applicant needs to provide revisions and information that addresses among other things tree protection, soil conditions, soil trench configuration, and design measures to resolve potential conflicts with below/above-grade structures and utility assets.

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 that are in effect at the submission date of a site plan control application. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are

secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Performance measures for the Tier 1 development features will be secured through the Site Plan Control process.

Community Consultation

A virtual community consultation meeting was held for this proposal on March 1, 2021. Approximately 65 community members attended the meeting, providing feedback on various aspects of the development. Attendees expressed concerns and issues, included height, transition in scale, sunlight-shadow, parkland, and vehicular access location, among others. These concerns have been taken into consideration while evaluating the merit of the proposal. The proposal was revised after the meeting and in response to staff comments and City staff have concluded that the impacts of the proposal are on the whole, are been reduced from the original proposal, and are not significant. The proposal provides positive aspects such as on-site parkland dedication, POPS, and the historic gates restoration.

Section 37

The Official Plan contains policies pertaining to the municipalities permitting increases in height and/or density in return for the provision of community benefits, pursuant to Section 37 of the *Planning Act*. The Official Plan Policy 5.1.1.1 and City Council's approved Section 37 protocol requires that the proposed development represent good planning and meet a minimum size requirement of 10,000 square metres and an increase in density of at least 1,500 square metres.

The proposal proposes a total gross floor area that exceeds 10,000 square metres and therefore Section 37 benefits apply.

The community benefits recommended to be secured in the Section 37 Agreement are as follows:

1. Prior to the issuance of the first above-grade building permit, the owner shall pay to the City, a cash contribution in the amount of three hundred thousand dollars (\$300,000.00) to be allocated at the discretion of the Chief Planner and Executive Director, City Planning in consultation with the Ward Councillor, for public park improvements, public art, and/or streetscape improvements within the vicinity of the subject property, with such amount to be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for Toronto for the period from the date of the registration of the Section 37 Agreement to the date of payment.

2. Prior to issuance of Notice of Approval Conditions in a site plan control application(s), the owner shall submit plans and materials sufficient to show the cost, location, configuration, and design of the reconstruction and restoration of the historic gates and columns located at the northwest and southwest corners of the intersection of Alexandra Boulevard and Yonge Street ("Gate Restoration"), to the satisfaction of the Chief Planner and Executive Director, City Planning, and the General Manager of Transportation Services, in consultation with the Ward Councillor and the Lytton Park Residents' Organization. The Owner shall post an irrevocable Letter of Credit in the amount of 120 percent of the cost of the Gate Restoration, to the satisfaction of the Chief Planner and Executive Director of City Planning and the City Solicitor.

3. Prior to the earlier of any non-residential or residential use or occupancy, and the registration of the first condominium on the lands, the owner shall demonstrate that the Gate Restoration has been undertaken in accordance with the plans and materials submitted and approved in the context of site plan approval, to the satisfaction of the Chief Planner and Executive Director, City Planning, and the General Manager of Transportation Services.

The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

4. The Owner will construct and maintain the development of the site in accordance with Tier 1, Toronto Green Standard, and the Owner will be encouraged to achieve Tier 2, Toronto Green Standard, or higher, where appropriate, consistent with the performance standards of Toronto Green Standards applicable at the time of the site plan application for each building on the site.

5. Prior to the issuance of any Notice of Approval Conditions in a site plan control application(s), the owner will demonstrate substantial compliance with the wind comfort conditions of the sensor locations shown in pedestrian level wind study dated August 31, 2020 by Gradient Wind, to the satisfaction of the Chief Planner and Executive Director of City Planning. The owner will endeavour to achieve ideal wind comfort conditions for the various location types of the site and adjacent public areas.

6. The owner shall construct and maintain to the satisfaction of the Chief Planner and Executive Director, City Planning, an area of not less than 482 square meters at grade for use by the general public as publicly accessible, privately-owned open space ("POPS"), in a location(s) generally identified in the Zoning By-law Amendment, with the location configuration and design of the POPS to be determined in the context of site plan approval to the satisfaction of the Chief Planner and Executive Director, City Planning, and secured in a Site Plan Agreement with the City.

7. Prior to the earlier of any non-residential or residential use or occupancy and registration of the first condominium on the lands, the owner shall have completed

construction of the POPS referred to in Part (c) of Recommendation 10 above and shall prepare all documents and convey to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor, a public access easement in perpetuity in favour of the City over the POPS, including rights of support as applicable, on such terms and conditions as are set out in the Section 37 agreement and the Zoning By-law Amendment, including provision for insurance and indemnification associated with public access easements.

8. Prior to the issuance of the first above grade building permit, the Owner shall satisfy the parkland dedication requirement for the development as set out in Recommendations 7 and 8 above;

9. Prior to issuance of first building permit or first below-grade building permit, the owner shall demonstrate a minimum distance of 3 metres between the building, including all below and above grade structures, to all Toronto Transit Commission infrastructure, to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the Toronto Transit Commission.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Toronto Official Plan, and Yonge-Eglinton Secondary Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020). Furthermore, the proposal conforms with the Official Plan, particularly as it relates to intensification on an *Avenue* and in the Midtown; a contextually appropriate built form with substantial preservation of sunlight on the public realm and *Neighbourhoods*-designated lands; the addition of on-site parkland and open spaces; and the introduction of varied family-size housing options. The proposal will also fully replace the existing rental housing and provide the City-approved Tenant Relocation and Assistance Plan that addresses the right for each existing tenant whose rental unit would be demolished to return to a replacement rental unit at similar rent and additional financial compensation in the form of rent gap payments to mitigate hardship from having to move in the interim.

Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE

David Sit, MCIP, RPP, Director
Community Planning, North York District

ATTACHMENTS

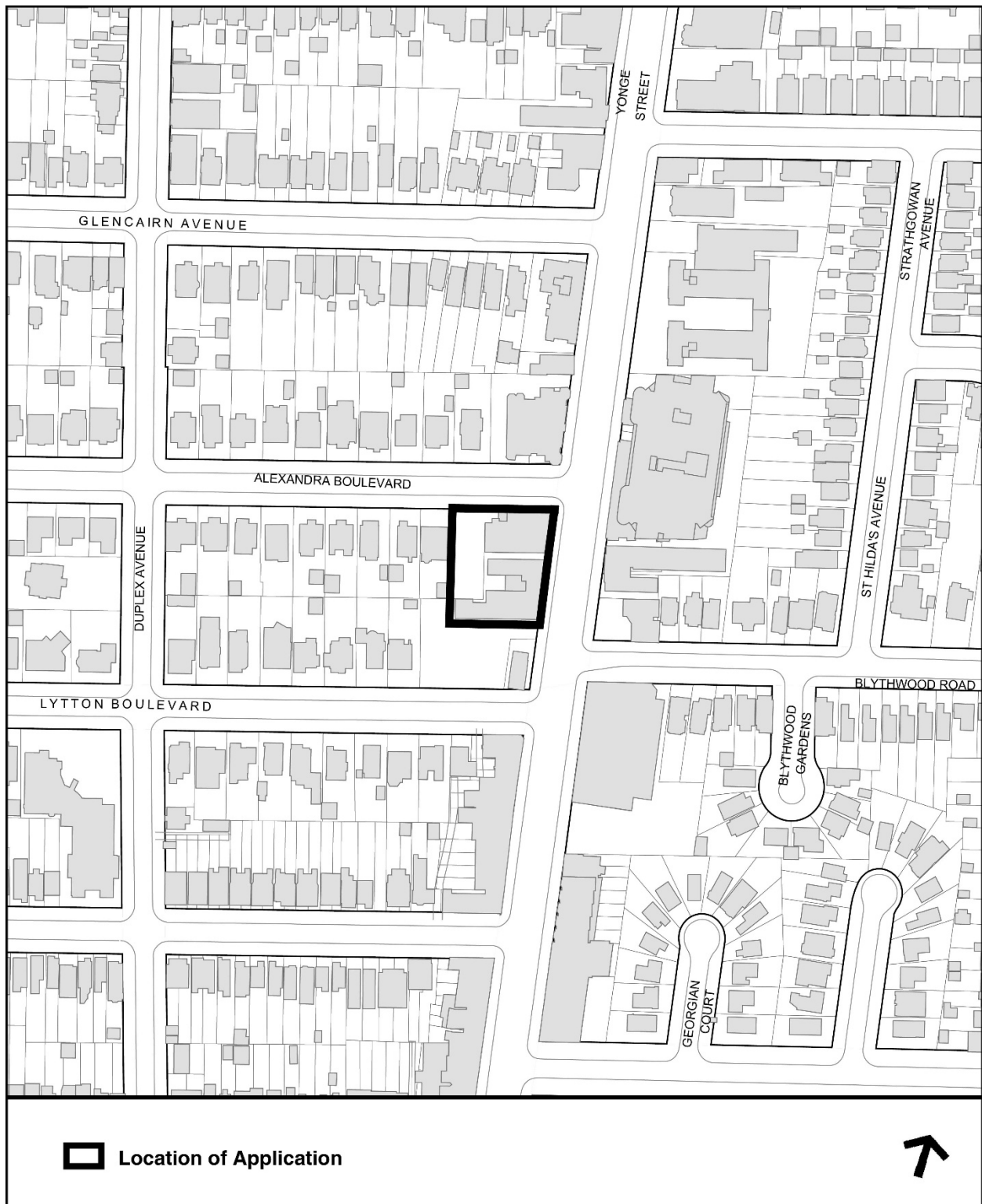
City of Toronto Data/Drawings

- Attachment 1: Location Map
- Attachment 2: Application Data Sheet
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Yonge-Eglinton Secondary Plan Map
- Attachment 5: Existing Zoning By-law 7625 Map
- Attachment 6: Existing Zoning By-law 569-2013 Map
- Attachment 7: Draft Amendment to Zoning By-law 569-2013

Applicant Submitted Drawings

- Attachment 8: Table of setbacks by floor in the Current Proposal
- Attachment 9: Site Plan
- Attachment 10: 3D Model of Proposal in Context Looking Northwest
- Attachment 11: 3D Model of Proposal in Context Looking Southeast
- Attachment 12: North Elevation
- Attachment 13: South Elevation
- Attachment 14: West Elevation
- Attachment 15: East Elevation

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 2674 YONGE ST Date Received: September 16, 2020

Application Number: 20 194146 NNY 08 OZ

Application Type: Rezoning

Project Description: Zoning By Law Amendment application for the proposed 9 storey mixed use building with ground-oriented residential uses along Yonge Street

Applicant	Agent	Architect	Owner
TRIAGE DEVELOPMENT CORP		STUDIO JCI	2229502 ONTARIO LTD

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: CR 3.0 (c0.5;
r3.0) SS2 Heritage Designation:
(x2234)

Height Limit (m): 18 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	2,392.2	Frontage (m):	53.27	Frontage (m):	48.57
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,367.5		1,362.4	1,362.4
Residential GFA (sq m):	1,915.9		10,056.7	10,056.7
Non-Residential GFA (sq m):	1,175		466.6	466.6
Total GFA (sq m):	3,090.9		10,523.3	10,523.3
Height - Storeys:	3		9	9
Height - Metres:	9		31.18	31.18

Lot Coverage Ratio (%) 56.95 Floor Space Index: 4.4

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	10,015.1	41.6
Retail GFA:	466.6	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	31		31	31
Freehold:				
Condominium:				
Other:			60	60
Total Units:	31		91	91

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			29	41	21
Total Units:			29	41	21

Parking and Loading

Parking Spaces:	90	Bicycle Parking Spaces:	94	Loading Docks:	1
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CONTACT:

Jason Xie, Planner
416-338-3004
Jason.Xie@toronto.ca

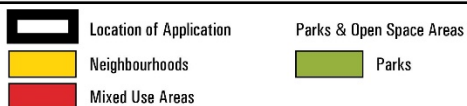
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

2674, 2676, 2678 And 2704 Yonge Street

File # 20 194146 NNY 08 0Z



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Not to Scale
Extracted: 10/02/2020

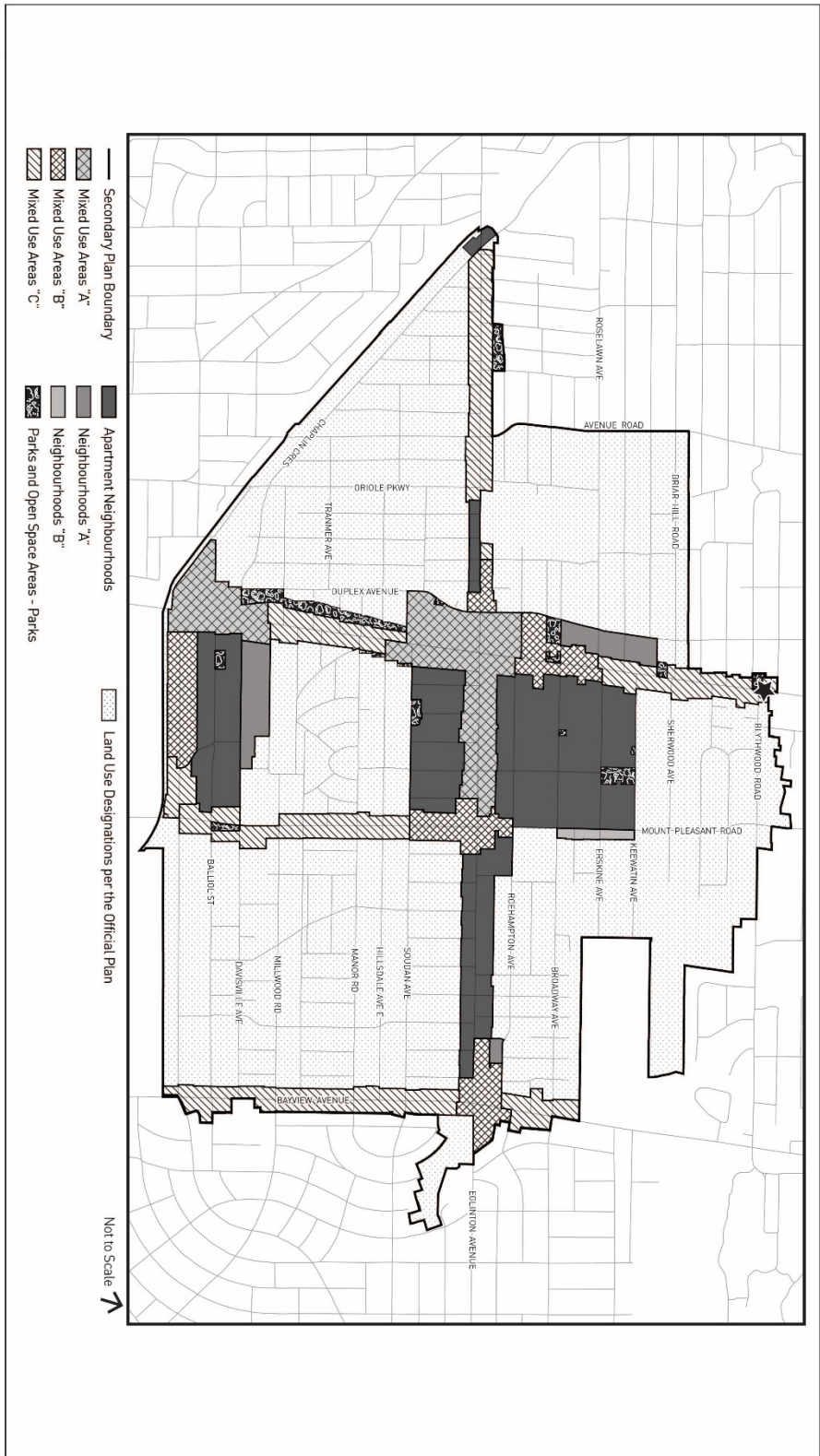
★ Site Location



Yonge-Eglinton Secondary Plan - OPA 405

2674, 2676, 2678 And 2704 Yonge Street

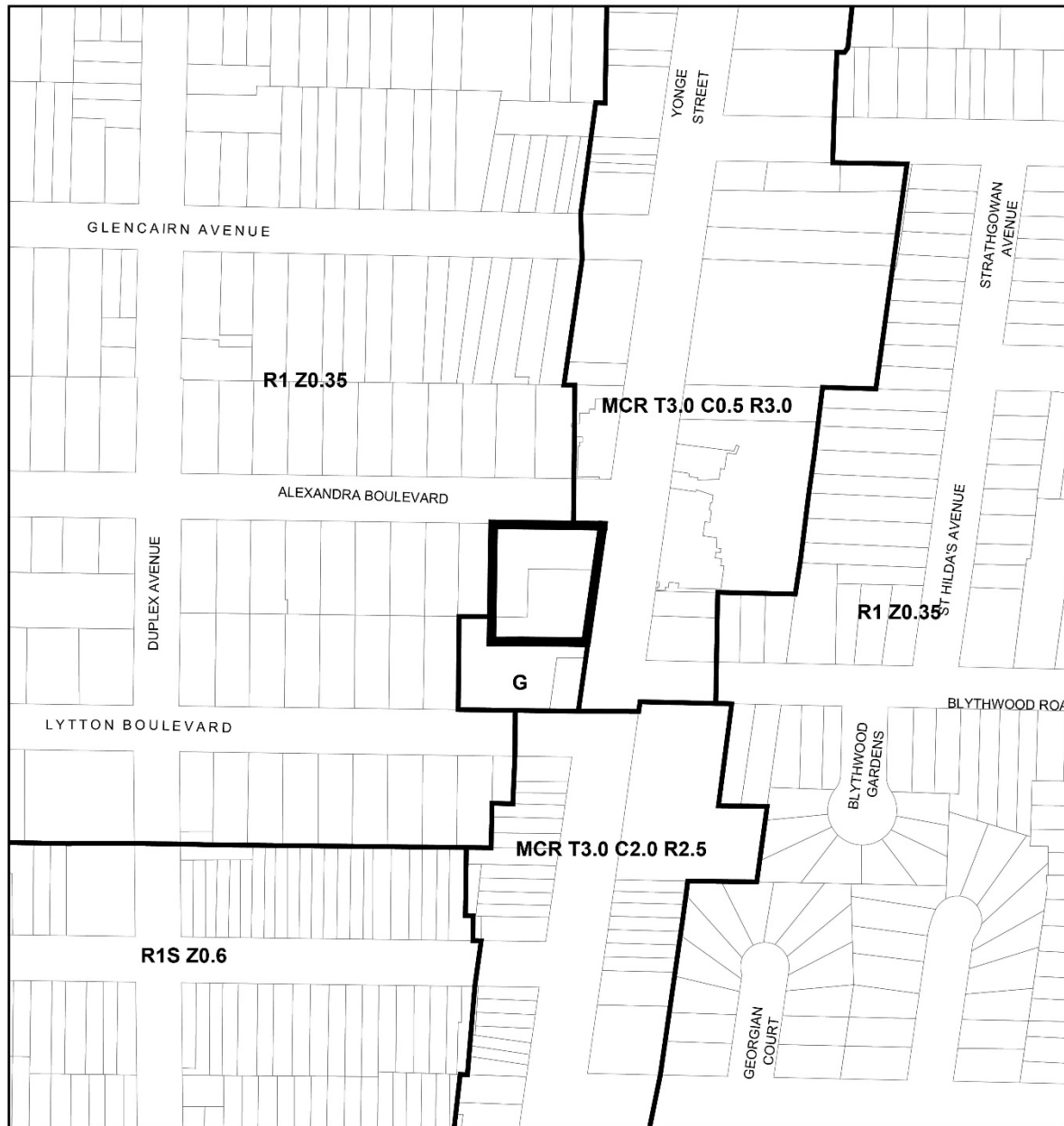
File # 20 194146 NNY 08 02



Not to Scale ↗

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10/07/2020

Attachment 5: Existing Zoning By-law 7625 Map



Zoning By-law 7625

2674, 2676, 2678 And 2704 Yonge Street

File # 20 194146 NNY 08 0Z



Location of Application

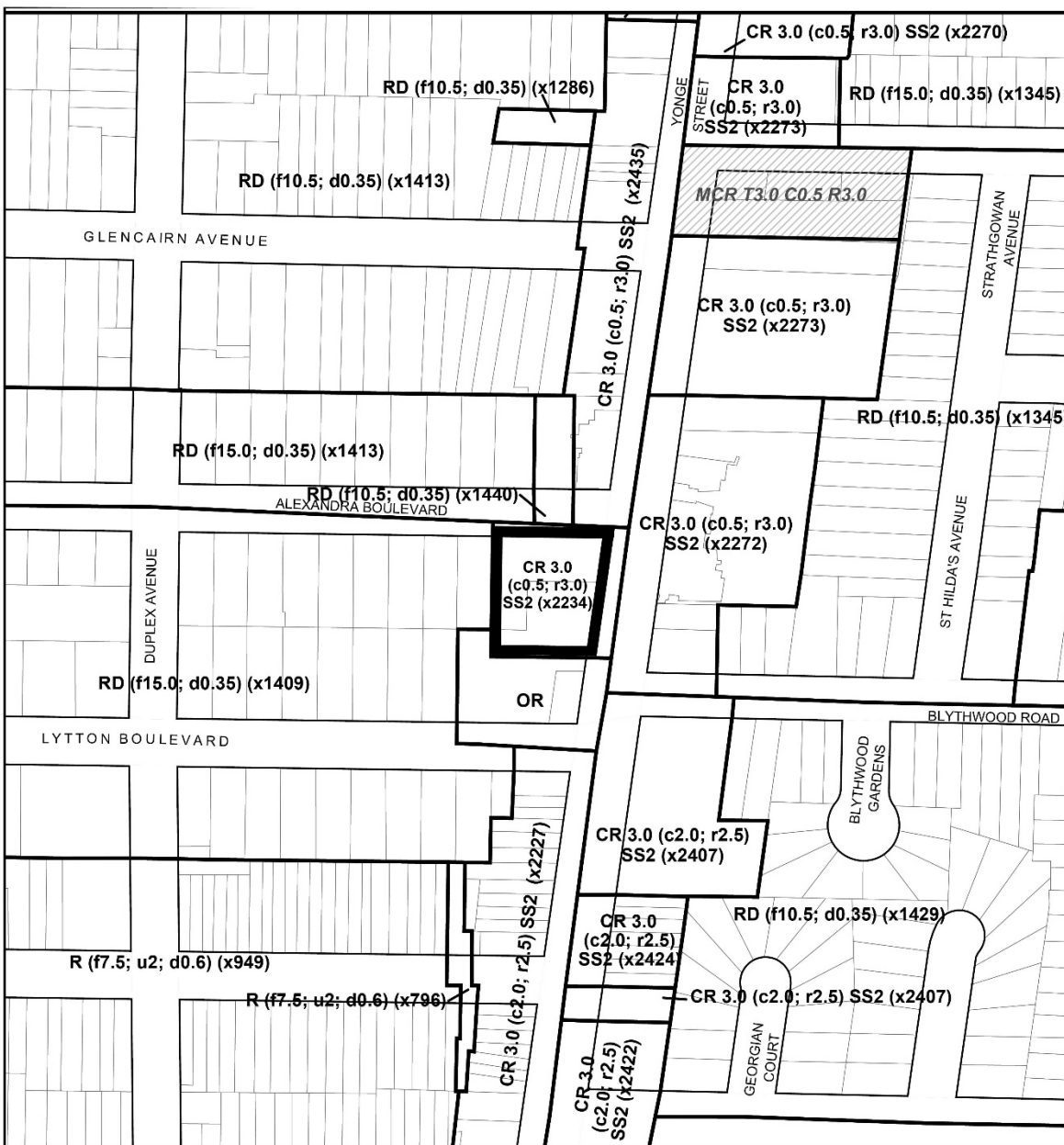
See Former City of Toronto By-law No. 438-86

R1 Residential District
MCR Mixed-Use District
G Parks District



Not to Scale
 Extracted: 10/02/2020

Attachment 6: Existing Zoning By-law 569-2013 Map



Zoning By-law 569-2013

2674, 2676, 2678 And 2704 Yonge Street

File # 20 194146 NNY 08 02

- Location of Application
- R** Residential
- RD** Residential Detached
- CR** Commercial Residential
- ON** Open Space Natural
- OR** Open Space Recreation

- See Former City of Toronto By-law No. 438-86
- R1** Residential District
- MCR** Mixed-Use District

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Not to Scale
Extracted: 10/02/2020

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

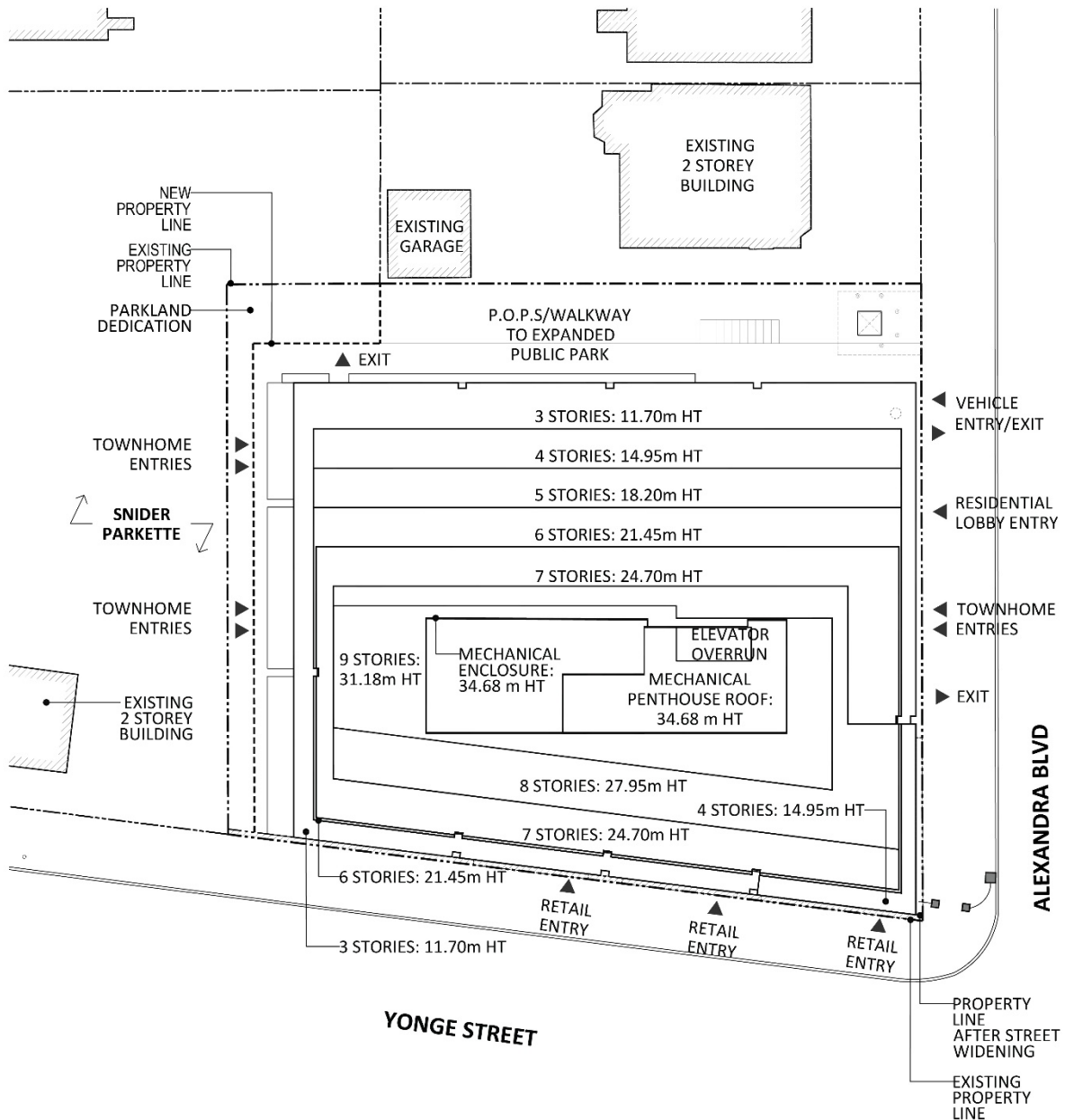
To be provided prior to the North York Community Council meeting

Attachment 8: Table of setbacks by floor in the Current Proposal

Ground Floor Setbacks (excludes southeast POPS square-like area)	Proposed (approximate)
North East South West	0.4 to 2.42 metres Zero to 0.85 metres 2.1 to 3.09 metres 3.0 to 7.5 metres
Upper Floor Setbacks (excludes minor notchouts)	Proposed (approximate)
North	0.4 metres (2nd and 3rd storeys) 0.52 to 1.5 metres (4th storey) 1.5 to 1.62 metres (5th storey) 1.5 to 1.62 metres (6th storey) 1.7 to 1.82 metres (7th storey) 1.82 to 5.57 metres (8th storey) 6.77 to 6.89 metres (9th storey)
East	Zero metres (2nd and 3rd storeys) Zero to 1.5 metres (4th storey) 1.5 metres (5th storey) 1.5 metres (6th storey) 1.7 metres (7th storey) 4.8 metres (8th storey) 8.66 metres (9th storey)
South	3.0 to 3.1 metres (2nd and 3rd storeys) 4.5 metres (4th storey) 4.5 to 4.59 metres (5th storey) 4.5 to 4.59 metres (6th storey) 4.7 metres (7th storey) 6.0 metres (8th storey) 6.0 metres (9th storey)

Upper Floor Setbacks (excludes minor notchouts)	Proposed (approximate)
West	3.0 to 7.5 metres (2nd and 3rd storeys) 6.5 to 11 metres (4th storey) 9.5 to 14 metres (5th storey) 12.5 to 17 metres (6th storey) 15.5 to 20 metres (7th storey) 18.5 to 23 metres (8th storey) 20 to 25.5 metres (9th storey)

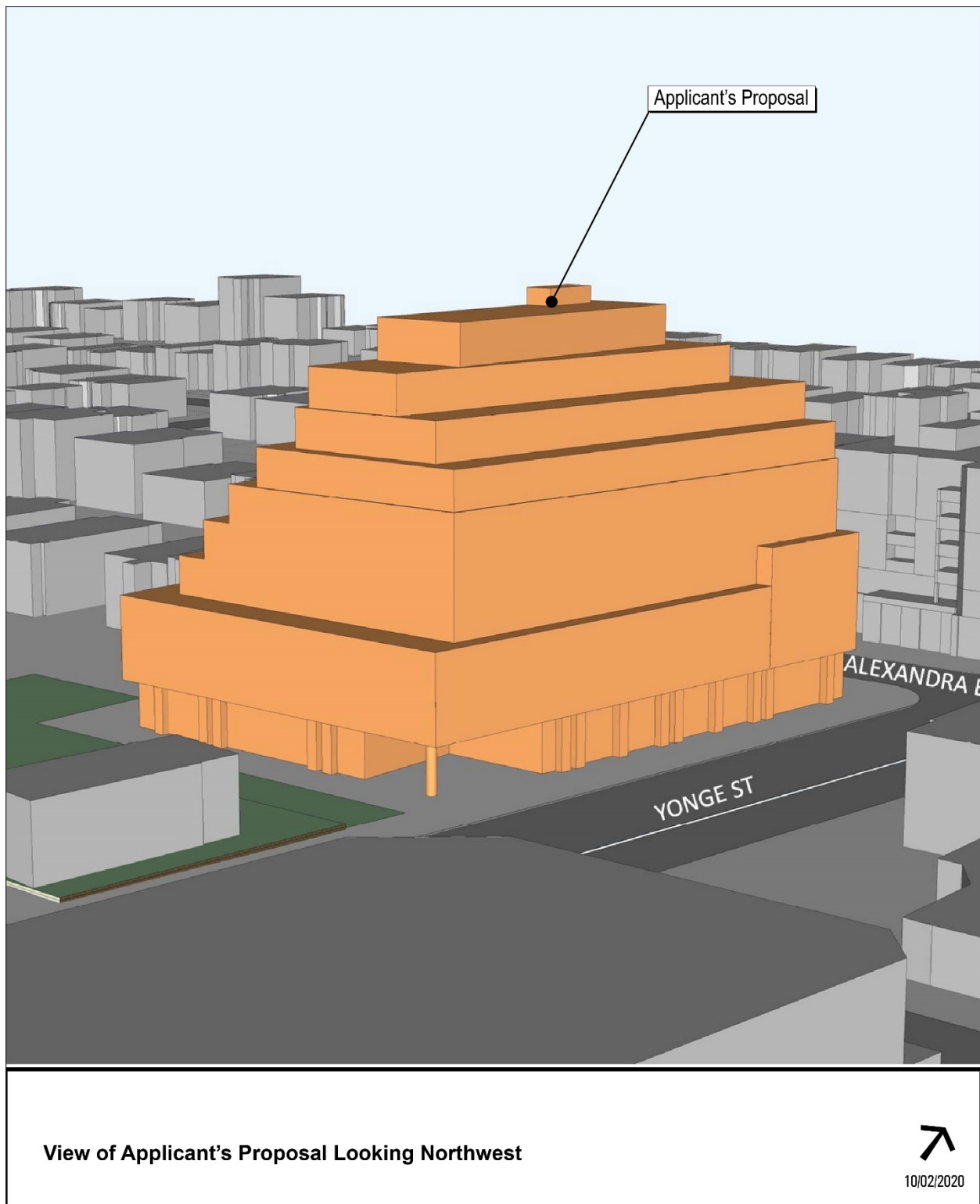
Attachment 9: Site Plan



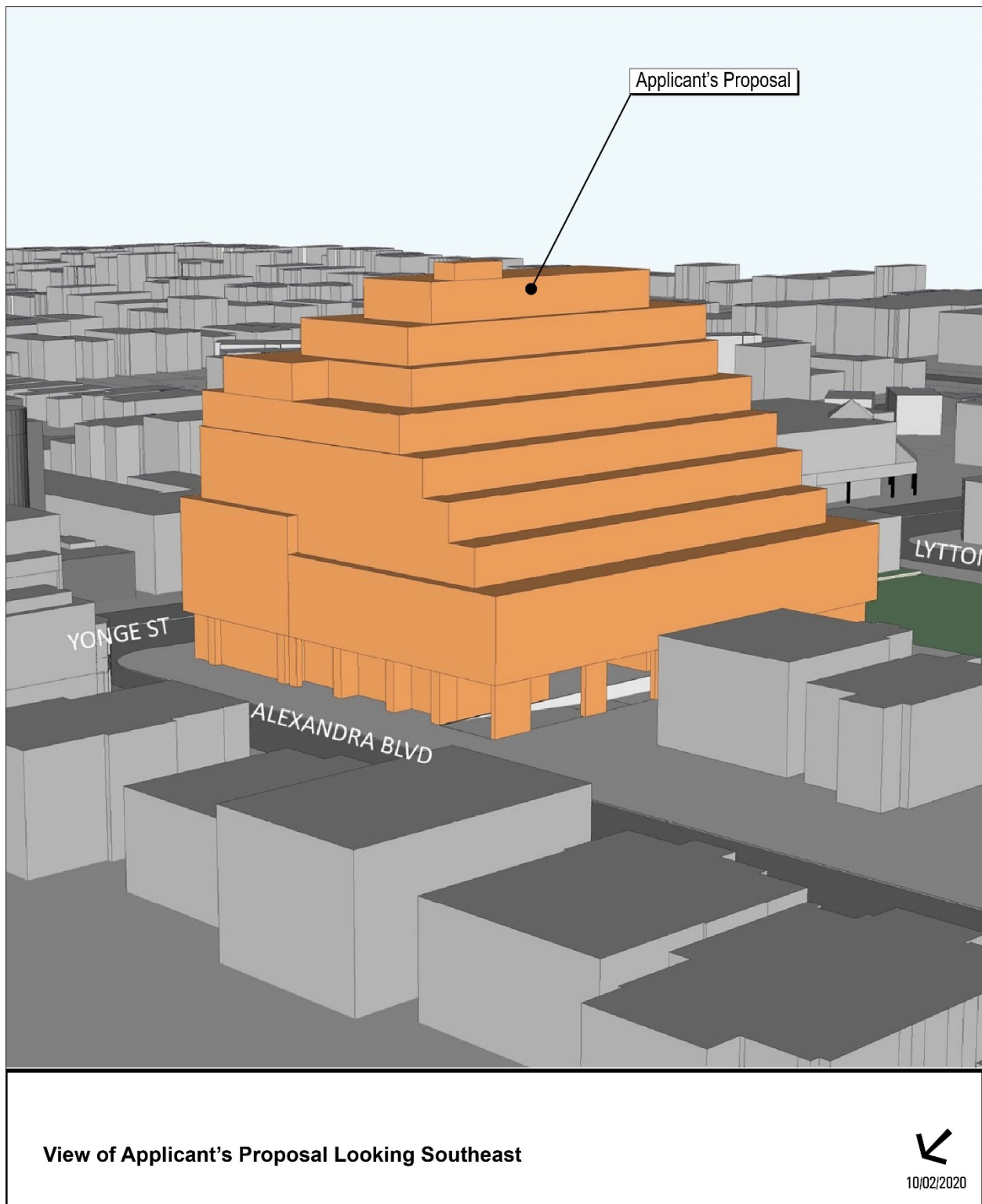
Site Plan



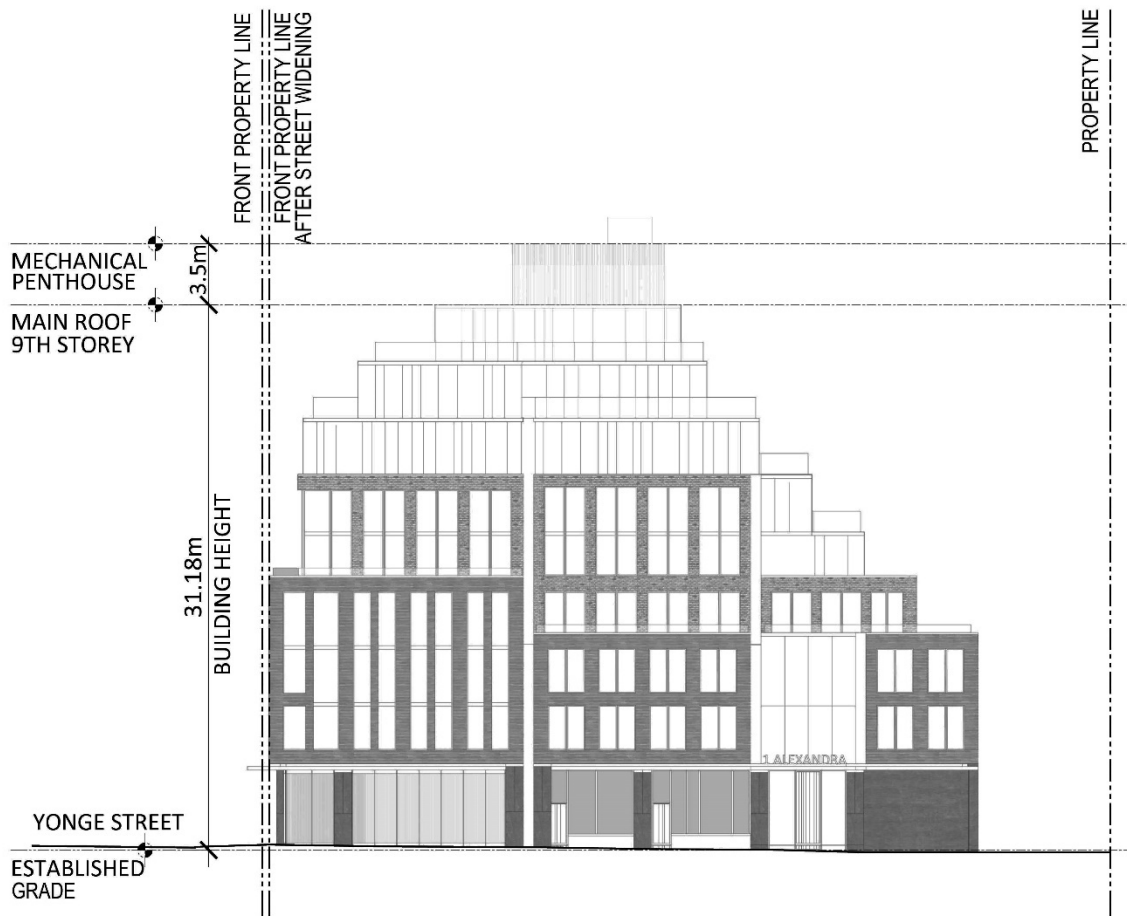
Attachment 10: 3D Model of Proposal in Context Looking Northwest



Attachment 11: 3D Model of Proposal in Context Looking Southeast

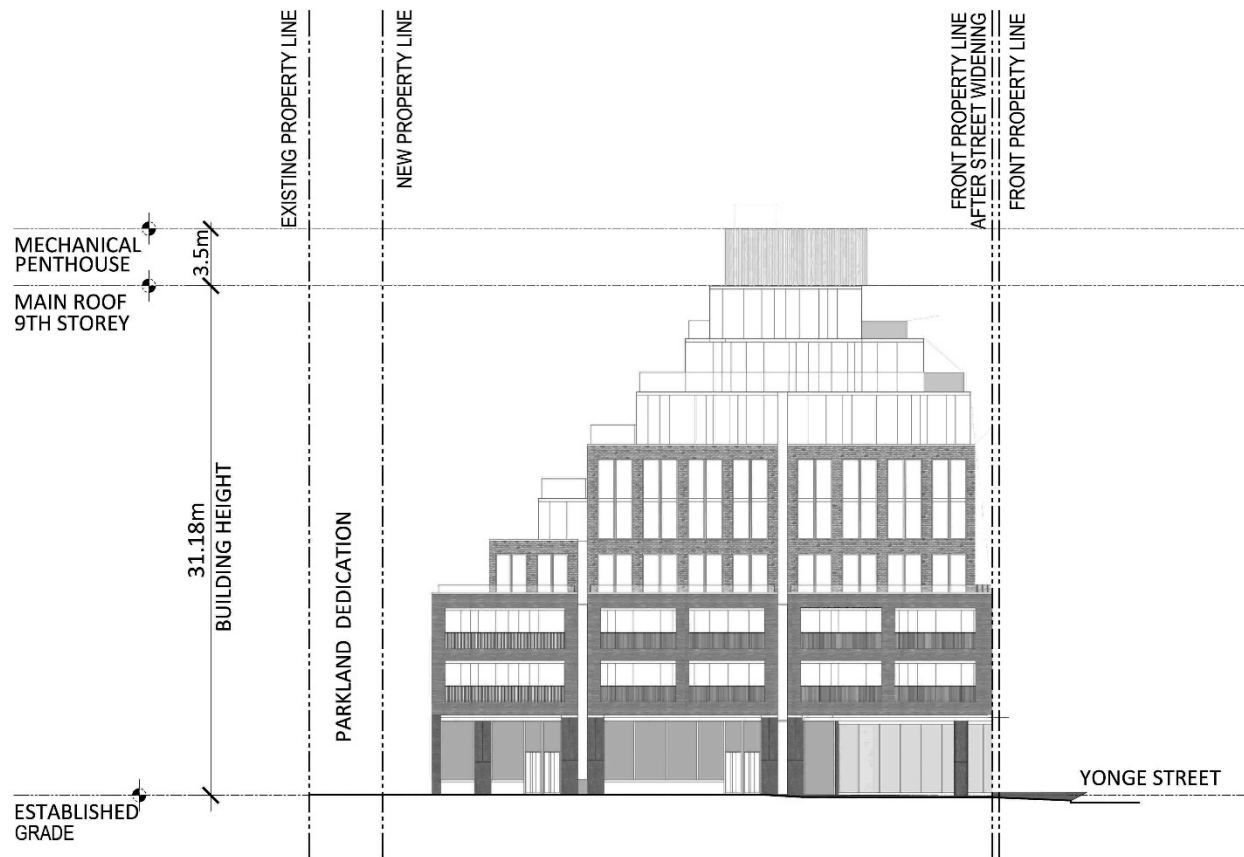


Attachment 12: North Elevation



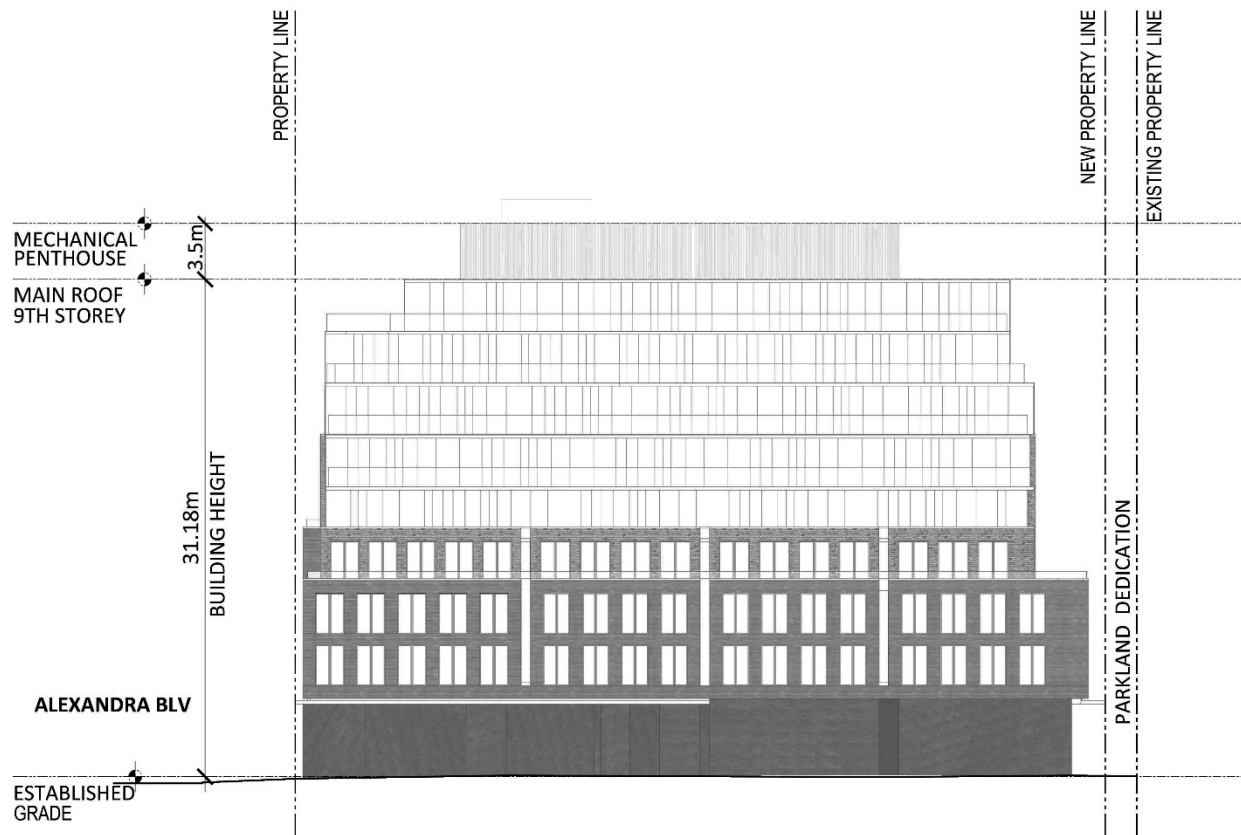
North Elevation

Attachment 13: South Elevation



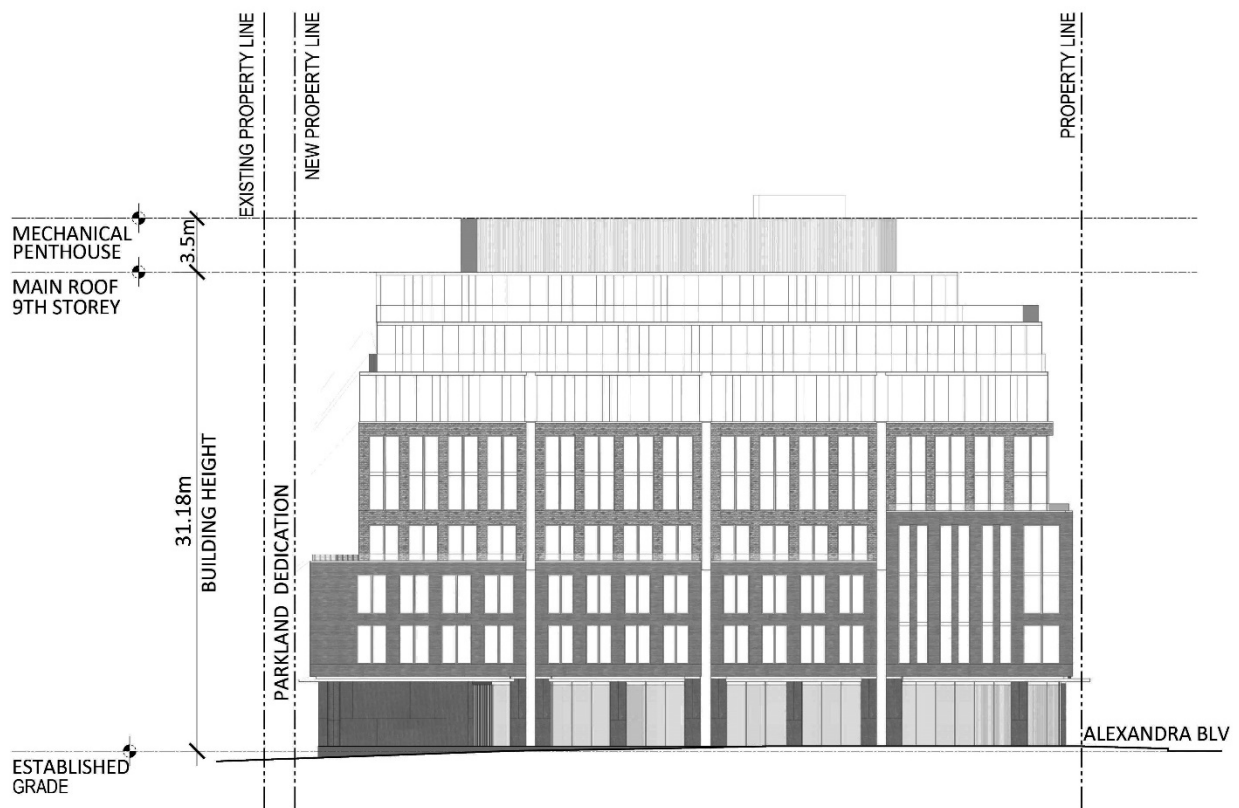
South Elevation

Attachment 14: West Elevation



West Elevation

Attachment 15: East Elevation



East Elevation