

## 475 Yonge Street – Official Plan and Zoning By-law Amendment Application – Preliminary Report

**Date:** December 10, 2021

**To:** Toronto and East York Community Council

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

**Ward:** 13 - Toronto Centre

**Planning Application Number:** 21 214165 STE 13 OZ

**Related Applications:** 21 214174 STE 13 SA

**Heritage Buildings on Site:** The entire site is designated under Part V of the Ontario Heritage Act as part of the Historic Yonge Street Heritage Conservation District (By-law 235-2016), which remains under appeal.

**Current Uses on Site:** 9- and 16-storey hotel with retail at grade.

### SUMMARY

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This report provides information and identifies a preliminary set of issues regarding the Official Plan and Zoning By-Law Amendment application located at 475 Yonge Street. The Application proposes to amend the Official Plan and Zoning By-law to permit the demolition of the existing 9- and 16-storey hotel to construct 2 mixed-use buildings of 75- and 78-storeys. The proposal includes a total of 1,611 dwelling units, 589 square metres of retail at grade, and 592 square metres of community space.

The application has been circulated to all appropriate agencies and City divisions for comment. City Planning staff will proceed to schedule a community consultation meeting for the application, in consultation with the Ward Councillor. Staff note that the application is not supportable in its current form.

### RECOMMENDATIONS

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 475 Yonge Street together with the Ward Councillor.

2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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On November 7, 2017, City Council approved a Zoning By-law Amendment application to permit the construction of a new mixed-use development on the subject site, consisting of 48- and 58-storey towers connected by a 4- to 9-storey podium. A stratified on-site parkland dedication of 908 square metres was also secured. Site-specific Zoning By-laws 1472-2017 and 1473-2017 implement the approved redevelopment and were enacted on December 8, 2017. To date, a Site Plan control application for this proposal has not been submitted and construction has not commenced. The City Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE27.6>

A pre-application meeting was held with the applicant on June 10, 2021 to discuss the proposed revised development concept and identify application requirements. Staff discussed the applicable policy framework and identified concerns with the proposal, including conformity with the Downtown Plan and North Downtown Yonge Site and Area Specific Policy (SASP 382), shadowing on Dr. Lillian McGregor Park, the configuration of the on-site parkland and POPS, overall building heights, and the overall density and scale of the buildings.

## **THE APPLICATION**

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**Complete Application Submission Date:** October 29, 2021

### **Description**

This applications propose to amend the Official Plan and Zoning By-law for the property at 475 Yonge Street to permit two mixed-use buildings with heights of 75- and 78-storeys (Block A - 246.4 metres and Block B - 255.25 metres inclusive of mechanical penthouse) located above 4- to 6-storey podiums.

Block A, located at the northwest corner of site at the intersection of Yonge Street and Alexander Street, includes 294 square metres of retail space at the ground floor fronting Yonge Street, a 592 square metre community space at the 2nd floor, and 57,193 square metres of residential gross floor area, resulting in a total of 58,080 square metres of gross floor area. Block A includes 785 dwelling units, comprised of 132 studio units (16.8%), 445 one-bedroom units (56.7%), 131 two-bedroom units (16.7%), and 77 three-bedroom units (9.8%).

Block B, located at the southwest corner of the site at the intersection of Yonge Street and Wood Street, includes 294 square metres of retail space at the ground floor fronting Yonge Street and 60,006 square metres of residential gross floor area, resulting in a total of 60,300 square metres of gross floor area. Block B includes 826 dwelling units, comprised of 138 studio units (16.7%), 466 one-bedroom units (56.4%), 138 two-bedroom units (16.7%), and 84 three-bedroom units (10.2%).

In total, the proposal includes 1,611 dwelling units and 118,382 square metres of gross floor area (FSI of 19.59). A total of 209 vehicle parking spaces (Block A - 106 resident spaces, 23 visitor spaces and 1 carshare space; Block B – 54 resident spaces, 24 visitor spaces, and 1 carshare space) provided within separate 4-level underground garages, which are proposed to be accessed from Alexander Street and Wood Street. A total of 1,936 bicycle parking spaces (Block A – 848 long-term spaces and 95 short-term spaces; Block B – 893 long-term spaces and 100 short-term spaces) are provided.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 2 and 3 of this report for three dimensional representations of the project in context and Attachment 6 for the Application Data Sheet.

### **Reasons for the Application**

The Official Plan Amendment Application has been submitted to exempt the site from policy 6.2.9 of OPA 183/SASP 382 for North Downtown Yonge to permit net-new shadow impacts on Dr. Lillian McGregor Park. The OPA also proposes to modify the policies for the Yonge Street Character Area respecting street wall heights and tower setbacks from Yonge Street.

The Zoning By-law Amendment Application has been submitted in order to amend City-wide Zoning By-law 569-2013 and Former City of Toronto Zoning By-law 438-86, as amended by site-specific Zoning By-laws 1472-2017 and 1473-2017, to permit an increase in the overall height and density on the site and to modify various performance standards such as those for setbacks and parking.

## **Site Plan Control**

The application is subject to Site Plan Control. A Site Plan Control application has been submitted and is under review.

## **POLICY CONSIDERATIONS**

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### **Provincial Policy Statement and Provincial Plans**

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

### **Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act*.

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

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

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

### **Major Transit Station Areas**

The Growth Plan (2020) as amended contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs are planned for the prescribed densities.

The proposed development is within two draft MTSA boundaries (College and Wellesley stations) along the Yonge-University-Spadina subway line as depicted in Attachment 2 to report PH22.6, which was adopted by the Planning and Housing Committee on April 22, 2021. The report is available at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH22.6>

### **Toronto Official Plan Policies**

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

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

The site is located on lands shown as Downtown and Central Waterfront on Map 2, and is designated Mixed Use Areas on Map 18 of the Official Plan. See Attachment 5: Official Plan Map.

## **Downtown Plan**

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

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

The in-force Downtown Plan may be found here:

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

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

City Council adopted the North Downtown Yonge Area Specific Policy 382, known as Official Plan Amendment (OPA) 183 at its meeting on November 13, 2013. Parts of OPA 183 were approved by the OMB in a Phase I hearing and are in full force and effect, including many area-wide policies. Other parts of OPA 183, including the policies related to the Historic Yonge Street HCD and the Yonge Street Character Area, remain under appeal and will be addressed through a Phase II hearing, which is not yet scheduled. As a condition of the previous approval, the applicant was required to withdraw their site-specific appeal of OPA 183.

The site is located within the 'Height Transition Area' of the Yonge Street Character Area, as illustrated on Attachments 6 & 7.

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

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area. The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area-specific Zoning By-laws 1106-2016 and 1107-2016, which provide the detailed performance standards for setbacks and separation distances for buildings taller than 24 metres.

OPA 352 and Zoning By-laws 1106-2016 and 1107-2016 were appealed to the Local Planning Appeal Tribunal ("LPAT") following City Council's adoption of the planning instruments.

On November 25, 2020 and February 2, 2021, City Council approved modifications to OPA 352 and the Zoning By-laws with the intention of resolving the appeals.

On May 28, 2021, the LPAT partially approved modifications to OPA 352 and the Zoning By-laws; however, some properties remain under site-specific appeal.

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

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

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

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

The Official Plan Amendment can be found here:

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

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

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

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

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

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

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

## **Zoning By-laws**

The site is zoned Commercial Residential CR 7.8 (c4.5; r7.8) SS1 (x126) under the City's harmonized Zoning By-law 569-2013. This zoning designation permits a variety of commercial and residential uses. The current zoning exception (x126) includes the height, density, setbacks and built form standards set out in site-specific Zoning By-law 1473-2017 which implements the previously-approved development scheme. The site is also zoned CR T7.8 C4.5 R7.8 under the former City of Toronto Zoning By-law 438-86, and is subject to site-specific Zoning By-law 1472-1017 which includes comparable provisions to Zoning By-laws 569-2013 and 1473-2017.

The City's Zoning By-law 569-2013 may be found here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Site-specific Zoning By-law 1473-2017 may be found here:

<https://www.toronto.ca/legdocs/bylaws/2017/law1473.pdf>

## **Design Guidelines**

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

- North Downtown Yonge Urban Design Guidelines;
- City-wide Tall Building Design Guidelines;
- Downtown Tall Buildings Vision and Supplementary Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet-Friendly Design Guidelines;
- Retail Design Manual;
- Best Practices for Bird-Friendly Glass;
- Best Practices for Effective Lighting; and
- Toronto Accessibility Design Guidelines.

The City's Design Guidelines may be found here:

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



## **COMMENTS**

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### **ISSUES TO BE RESOLVED**

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

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

Staff will evaluate this application to determine its consistency with the PPS and conformity to the Growth Plan, including but not limited to whether: the proposal makes efficient use of land and resources, infrastructure and public facilities; the proposal is directed at an appropriate location; appropriate development standards are promoted which facilitate compact form; an appropriate range of housing to accommodate a range of incomes and household sizes is provided; and the proposal represents an appropriate type and scale of development and transition of built form to adjacent areas.

#### **Official Plan Conformity**

Staff will evaluate this planning application to determine its conformity to the Official Plan, including the Downtown Plan and the North Downtown Yonge SASP.

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

Staff will evaluate the suitability and appropriateness of the proposed height, massing, transition, and other built form issues based on Section 2 (d), (p), (q) and (r) of the Planning Act; the PPS; the Growth Plan; the City's Official Plan policies; OPA 352; the Downtown Plan (OPA 406); the North Downtown Yonge SASP (OPA 183), and the City's Design Guidelines and identify necessary changes to arrive at a proposal supportable by staff.

The following preliminary issues have been identified:

- The proposal generates new net shadow on Dr. Lillian McGregor Park, contrary to in-force SASP 382 policy 6.2.9;
- The proposed tower heights do not achieve an appropriate transition to the existing and planned context of adjacent sites;
- The appropriateness of the proposed tower floorplates and massing;
- The appropriateness of the massing and height of the base building; and
- The appropriateness of the site organization including location of driveways and servicing;

Staff will continue to assess:

- The shadow, wind and privacy impacts of the proposed buildings;
- The appropriateness of the proposed setbacks, stepbacks, and streetwall height;
- The adequacy of the location and amount of proposed indoor and outdoor amenity space.

### **Public Realm**

Staff will continue to review the proposed built form in relation to the public realm including:

- The appropriateness of the proposed enhancements to the public realm, including sidewalk widths and streetscape design along Yonge Street, Wood Street and Alexander Street;
- Pedestrian level wind conditions along Yonge Street and adjacent street frontages; and
- The design and configuration of on-site public outdoor spaces.

### **Affordable Housing**

Affordable Housing and Smart Urban Growth are strategic actions for the City of Toronto. Section 3.2.1 of the City's Official Plan states that a full range of housing, including affordable housing, will be provided and maintained to meet the needs of current and future residents. The Growth Plan also contains policies to support the development of affordable housing and the provision of a range of housing options to accommodate the needs of all household sizes and incomes.

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

### **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has submitted an Arborist Report and a Tree Inventory and Preservation Plan. Staff will assess the appropriateness of the applicant's Preservation Plan.

### **Heritage Impact & Conservation**

The subject site is situated within the Historic Yonge Street HCD, which has been adopted by Council but is currently under appeal and not yet in force. Staff will review the submitted Heritage Impact Assessment for compliance with the existing policy and cultural heritage framework and will evaluate the impact of the proposed development on the adjacent heritage resources.

## **Community Services and Facilities**

Staff will evaluate the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support the proposed future resident and worker population.

The applicant has submitted a CS&F review in support of the application and has included a 592 square metre community space as part of the proposal. Staff are reviewing the submitted material to determine the suitability of the proposed community space in meeting the identified CS&F needs in the area.

## **Infrastructure/Servicing Capacity**

Staff and commenting agencies are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.

The applicant has submitted the following studies and reports which have been reviewed by Engineering and Construction Services and Transportation Services staff: a Functional Servicing and Stormwater Management Report; Geohydrology Assessment; Hydrological Review Summary; and Transportation Considerations Report.

Staff will continue to assess:

- The Servicing Report provided by the applicant, to evaluate the effects of the development on the City's municipal servicing infrastructure and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide adequate servicing to the proposed development; and
- The Transportation Impact Study submitted by the applicant, to evaluate the effects of the development on the transportation system, and to identify any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

## **Site Access, Circulation and Parking**

Staff and commenting agencies are reviewing the submitted plans and Transportation Considerations Report to evaluate the proposed site access and circulation, amount and location of loading spaces, and vehicle and bicycle parking supply.

Staff will continue to assess:

- The appropriateness of the proposed site access and circulation;
- The appropriateness of the proposed supply of parking for residents and visitors; and
- The appropriateness of the location and configuration of the proposed loading spaces.

## **Toronto Green Standard**

Climate change mitigation and resilience are key concerns of the City. On October 2, 2019, City Council declared a Climate Emergency and set a new goal to achieve net zero greenhouse gas emissions by 2050 or sooner. In 2021, an updated TransformTO Net Zero Strategy will be presented to Council, outlining the necessary climate action to reach net zero GHG emissions community-wide. In June 2019, the Resilience Strategy was published, which set out that new development should be resilient to a changing climate.

The Toronto Green Standard (the "TGS") sets out the key sustainable performance measures new developments are required to meet to address climate mitigation and resilience. The TGS is a critical component of the City's efforts to achieve zero emissions buildings by 2030, to meet 2050 citywide greenhouse gas reduction targets, and to build a more resilient city. The TGS also supports other City-wide strategies related to environmental sustainability, including TransformTO, the Resilience Strategy, Ravine Strategy and Biodiversity Strategy.

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 TGS. Tier 1 performance measures are secured on site plan drawings and through a site plan agreement or registered plan of subdivision. Tiers 2+ are voluntary higher levels of performance with financial incentives (post-construction development charge refunds) intended to facilitate the foregoing objectives. Applicants are strongly encouraged to pursue higher tiers of the TGS wherever possible.

Applications must use the documentation required for the version of the TGS in effect at the time of the initial site plan application. TGS Version 3.0 applies to new applications submitted on or after May 1, 2018. TGS Version 4.0 will apply to all new applications submitted on or after May 1, 2022.

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

## **Section 37 Community Benefits**

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

The proposal at its current height and density would be subject to Section 37 contributions under the Planning Act. Section 37 benefits have not yet been discussed. City staff intend to apply Section 37 provisions of the Planning Act should the proposal be approved in some form.

## **Other Matters**

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

## **Next Steps**

City Planning staff will host a Community Consultation Meeting.

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

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

Attachment 1: Location Map

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

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

Attachment 4: Site Plan

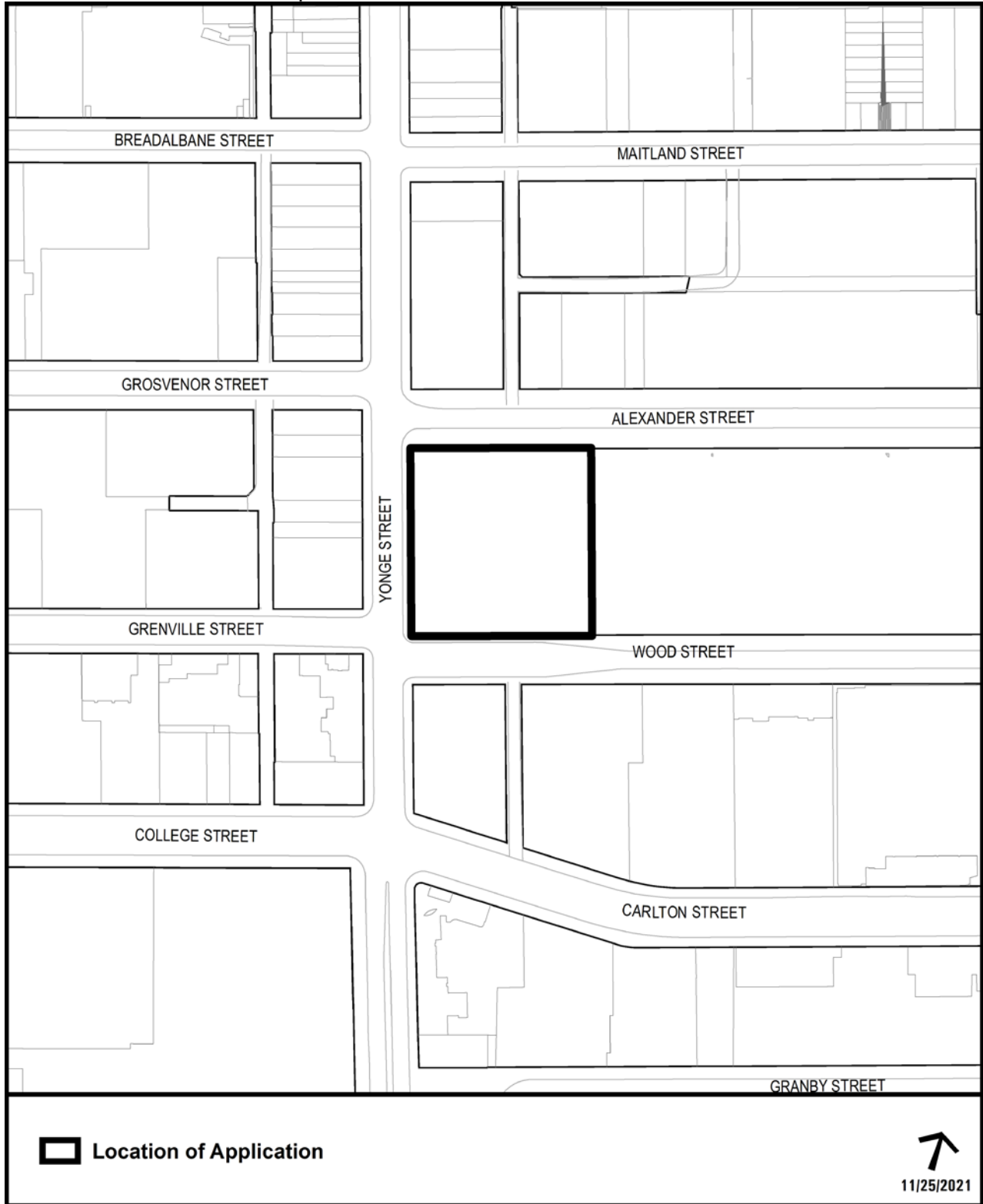
Attachment 5: Official Plan Map

Attachment 6: SASP 382 Character Area Map

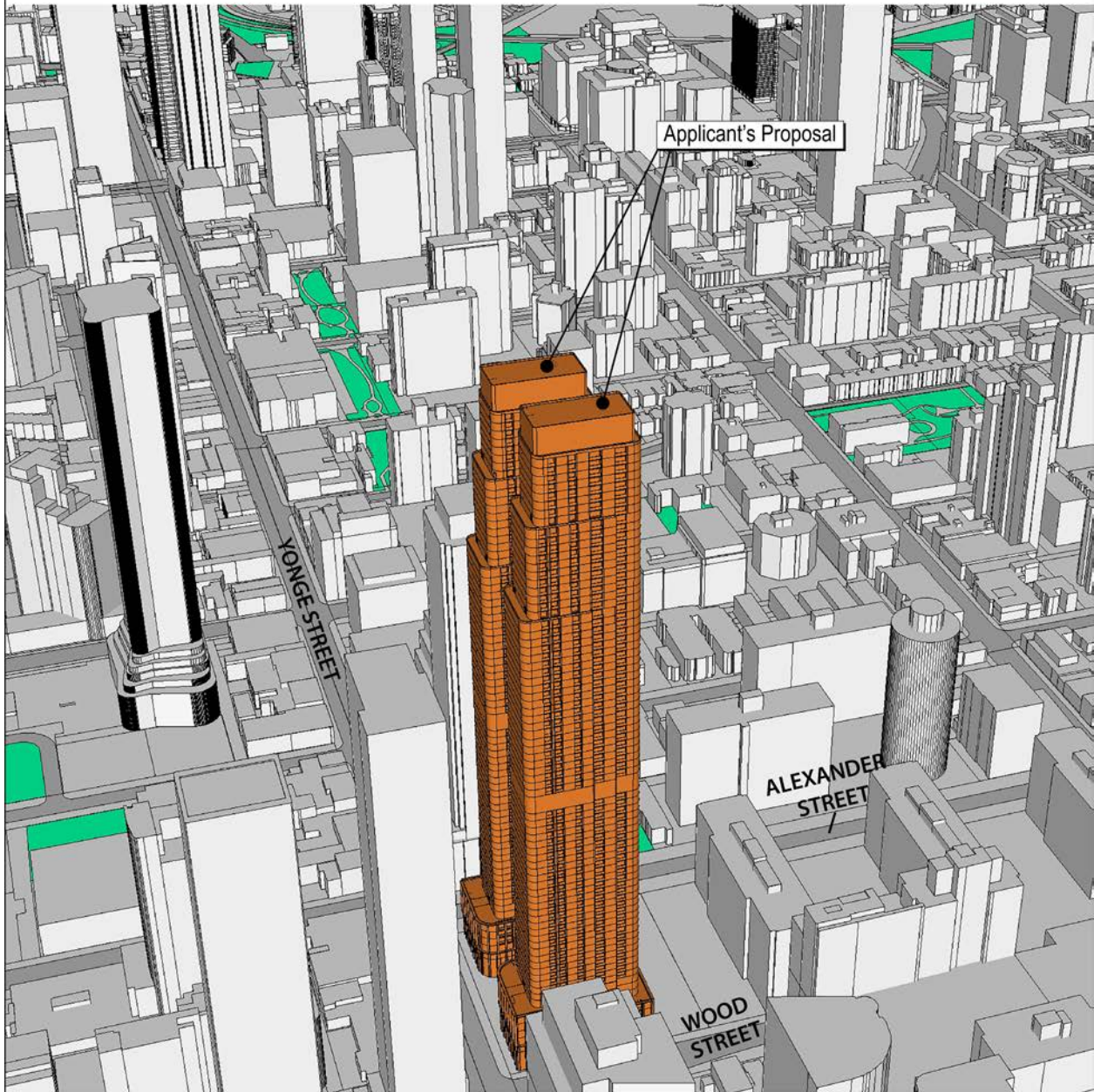
Attachment 7: SASP 382 Height Area Map

Attachment 8: Application Data Sheet

Attachment 1: Location Map



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



View of Applicant's Proposal Looking North



11/26/2021



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

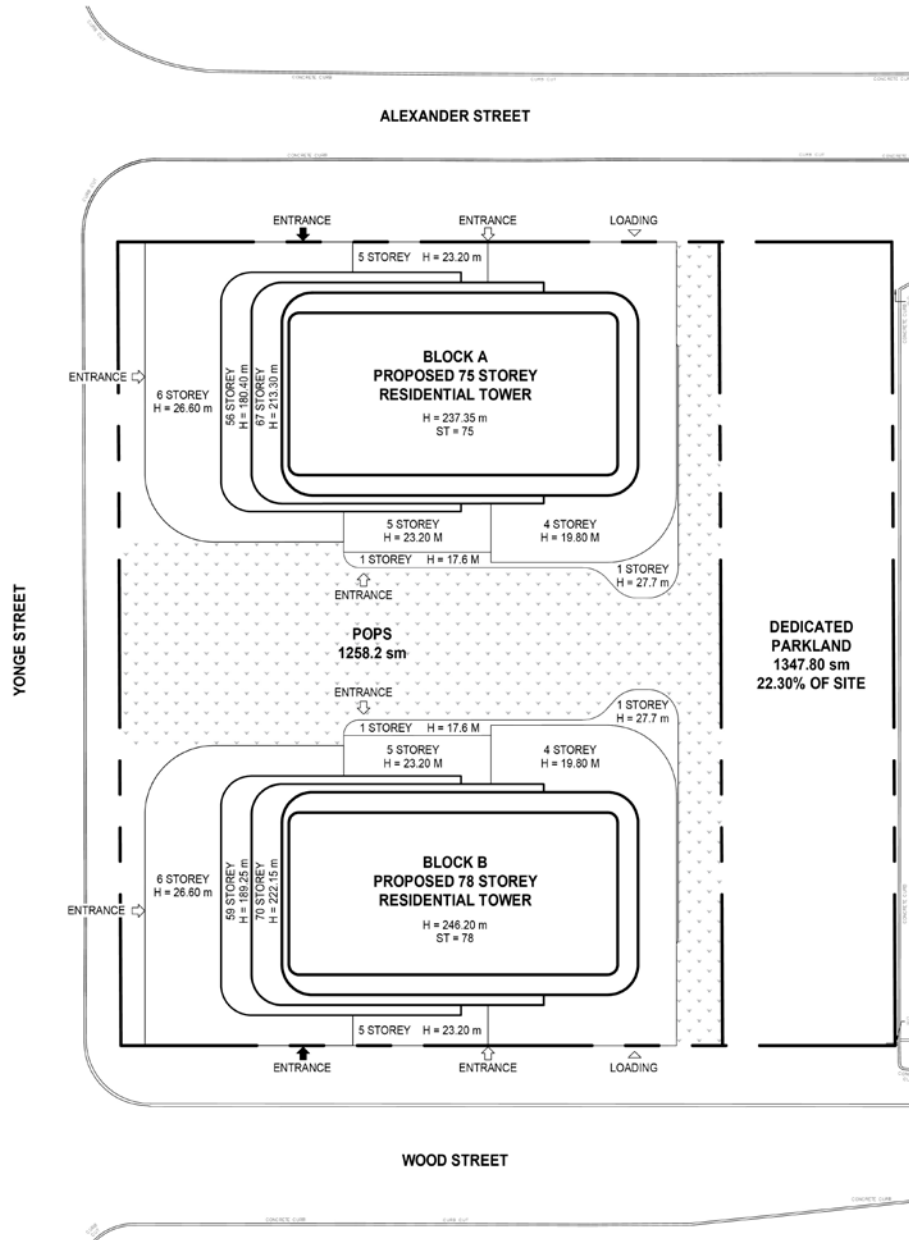


View of Applicant's Proposal Looking South



11/26/2021

Attachment 4: Site Plan



Site Plan



Attachment 5: Official Plan Map



475 Yonge St

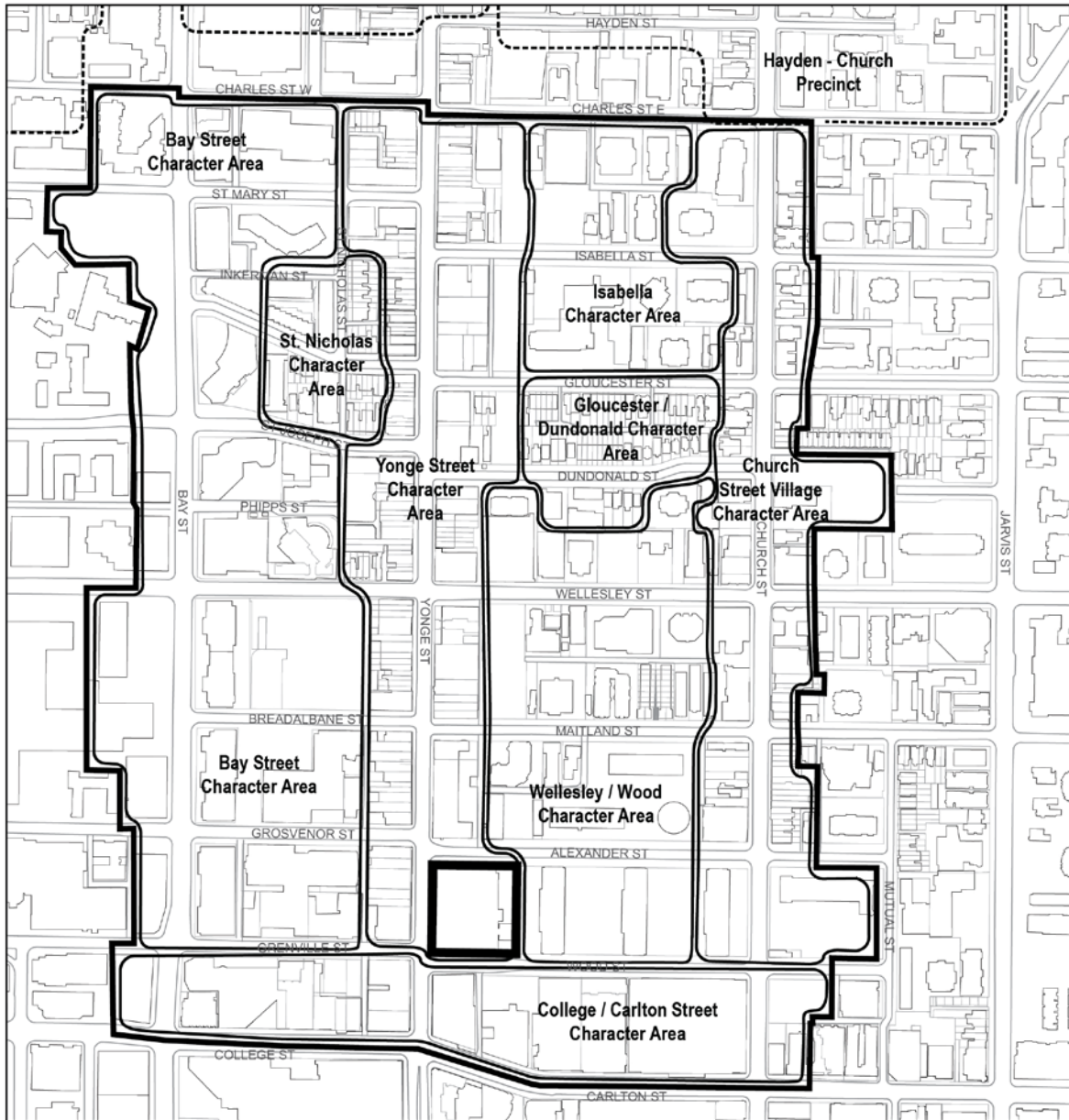
Official Plan Land Use Map #18

File # 21 214165 STE 13 0Z

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|--|--|
|  Location of Application  |  Parks & Open Space Areas |
|  Apartment Neighbourhoods |  Parks                    |
|  Mixed Use Areas          |  |

  
Not to Scale  
11/25/2021

Attachment 6: SASP 382 Character Area Map



**TORONTO** City Planning  
**Official Plan Amendment #183**  
**Character Areas**

475 Yonge Street

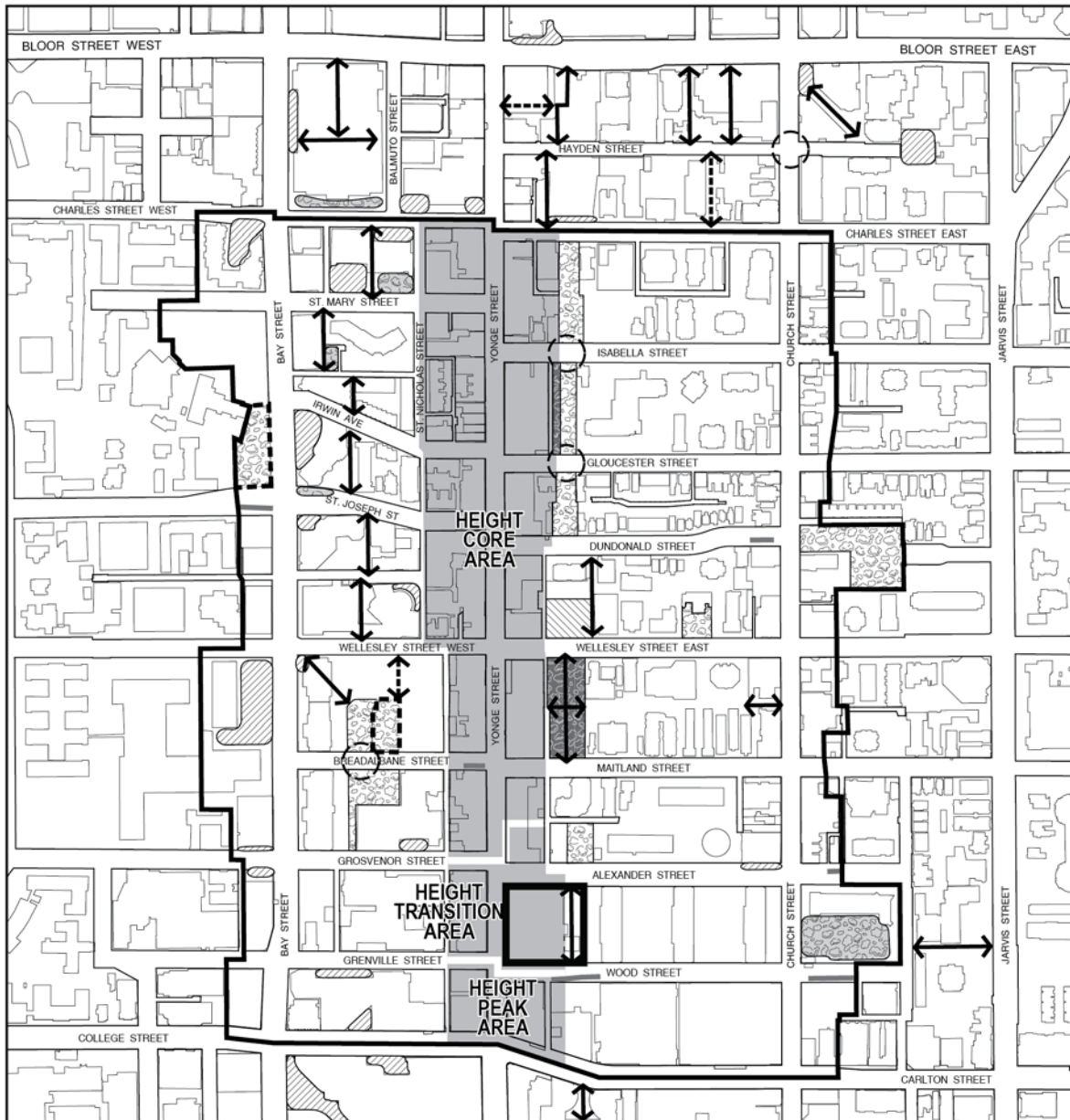
File # 21 214165 STE 13 0Z

-  Location of Application
-  Character Areas



Not to Scale  
 12/01/2021

Attachment 7: SASP 382 Height Area Map



**Official Plan Amendment #183**  
**Open Space Network and Height Areas**

Location of Application

**475 Yonge Street**

File # 21 214165 STE 13 0Z

- Public Park
- New Public Park
- Green Open Space
- Courtyards, Forecourts and Squares
- Potential Open Space Opportunity
- Publicly Accessible Green Roof
- Park Connections
- Pedestrian Mid-block Connections
- Proposed Future Pedestrian Connections
- Boulevard Parking Transformation

Not to Scale  
 12/01/2021

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

**APPLICATION DATA SHEET****Municipal Address:** 475 YONGE ST      **Date Received:** September 17, 2021**Application Number:** 21 214165 STE 13 OZ**Application Type:** OPA / Rezoning, OPA & Rezoning**Project Description:** Official Plan and Zoning By-law Amendment to facilitate the redevelopment of the site for a 75-storey tower located at the northwestern corner of the Site, and a 78-storey tower located at the southwestern corner of the Site. The proposed non-residential gross floor area is 1182 square metres, and the proposed residential gross floor area is 117,199.7 square metres. A total of 1611 residential dwelling units are proposed.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
CYM TORONTO HOLDINGS INC		BDP Quadrangle	CYM TORONTO HOLDINGS INC

**EXISTING PLANNING CONTROLS**

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Downtown Plan/SASP 382
Zoning:	CR7.8 (c4.5; r7.8) SS1 PA1 (x126; x1861)	Heritage Designation:	Y
Height Limit (m):	61, 190.5	Site Plan Control Area:	Y

**PROJECT INFORMATION**

Site Area (sq m):	6,044	Frontage (m):	79	Depth (m):	76
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<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):			3,185	<b>3,185</b>
Residential GFA (sq m):			117,200	<b>117,200</b>
Non-Residential GFA (sq m):	31,534		1,182	<b>1,182</b>
<b>Total GFA (sq m):</b>	<b>31,534</b>		<b>118,382</b>	<b>118,382</b>
Height - Storeys:	17		78	<b>78</b>
Height - Metres:	53		246	<b>246</b>
Lot Coverage Ratio (%):	52.7	Floor Space Index:	19.59	

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	115,315	1,885
Retail GFA:	590	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	592	

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:				
Freehold:				
Condominium:			1,611	<b>1,611</b>
Other:				
<b>Total Units:</b>			<b>1,611</b>	<b>1,611</b>

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

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		270	911	269	161
<b>Total Units:</b>		<b>270</b>	<b>911</b>	<b>269</b>	<b>161</b>

#### **Parking and Loading**

Parking Spaces: 209      Bicycle Parking Spaces:  $\frac{1,93}{6}$       Loading Docks: 4

#### **CONTACT:**

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