

2345 Yonge Street – 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: 12 - Toronto-St. Paul's

Planning Application Number: 21 220609 STE 12 OZ

Related Application: 21 220607 STE 12 SB

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application for a 34 and 36 storey mixed use development with a shared 7-storey base building. A total of 648 dwelling units and 12,590 square metres of non-residential floor area is proposed.

Staff are currently reviewing the application. It 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.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Planning staff schedule a Community Consultation Meeting for the development application located at 2345 Yonge Street, together with the Ward Councillor.
2. Notice for the Community Consultation Meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

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

THE SITE

Description: The site is located on the east side of Yonge Street, approximately midway between Roehampton Avenue and Broadway Avenue. The site is generally rectangular in shape with a frontage of 32 metres on Yonge Street, widening to 42.6 metres approximately midway through the site, and a depth of 95 metres, totalling 3,680 square metres in size. The site is generally flat and contains one tree on private property and three trees within the public boulevard.

Existing Uses: A 10-storey office building set back on a 1 and 2-storey podium with approximately 11,700 square metres of office gross floor area and 2,300 square metres of retail gross floor area.

Official Plan Designation: *Mixed Use Areas*. The eastern portion of the site was re-designated from *Apartment Neighbourhoods* to *Mixed Use Areas* as part of Official Plan Amendment 405. Yonge Street is defined as a Major Street with a planned right-of-way width of 27 metres and 30 metres. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Yonge-Eglinton Secondary Plan: The Secondary Plan designates the site as Mixed Use Areas "B" and is located within the Montgomery Square Character Area and Secondary Zone of the Transit Node associated with the Eglinton Subway Station. The Montgomery Square Character Area is planned to have an anticipated height range of 20 to 30 storeys, with heights generally decreasing from south to north and from east to west.

Tall buildings and large redevelopment sites capable of accommodating multiple buildings will provide 100 per cent replacement of any existing office gross floor area located on the site.

See Attachment 4 of this report for the Secondary Plan Land Use Map. The Yonge-Eglinton Secondary Plan can be found here: [Official Plan Amendment No. 405 \(toronto.ca\)](https://www.toronto.ca/official-plan-amendment-no-405/)

Zoning: Mainstreet Commercial-Residential (MCR T3.0 C2.0 R2.5) with a height limit of 16.0 metres along the Yonge Street frontage and Residential (R2 Z2.0) for the rear portion of the site with a height limit of 38.0 metres.

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/>

THE APPLICATION

Complete Application Submission Date: October 1, 2021

Description: A 34 and 36 storey (118.7 and 125.2 metres plus mechanical penthouse) mixed-use development including a shared 7-storey (34.5 metres) base building.

Density: 14.22 times the area of the lot.

Office Space and Dwelling Units: The proposal replaces the amount of office gross floor area which currently exists on site. A total of 648 dwelling units, 1,850 square metres (2.85 square metre per unit) of indoor amenity space and 810 square metres (1.25 square metre per unit) of outdoor amenity space is proposed.

Access, Parking and Loading: Vehicle and loading access would be provided from the south side of Broadway Avenue through the existing residential building at 7 Broadway Avenue. A total of 255 vehicular parking spaces (153 residential, 102 commercial), 708 bicycle parking spaces, and 4 loading spaces are proposed in a shared 3-level underground garage which will adjoin with the existing 3-level underground garage at 7 Broadway Avenue.

Additional Information

See Attachments 2, 3 and 6 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <http://app.toronto.ca/AIC/index.do?folderRsn=Jq9u4BgQdcOfnF1QXCb33g%3D%3D>

Reason for the Application

The Zoning By-law Amendment application proposes to amend former City of Toronto Zoning By-law 438-86 to vary performance standards including: building height; building setbacks; and floor space index requirements. Additional amendments to the Zoning By-law may be identified as part of the application review.

This Zoning By-law Amendment will bring the subject site into City-wide Zoning By-law 569-2013.

Site Plan Control

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

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the PPS, conformity with the Growth Plan, and conformity to the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified to be resolved:

- The proposed height of the towers and base building in relation to the existing and planned built form context of the area including, massing, transition and scale;
- The suitability of the site to accommodate two tall buildings with appropriate tower separation distances and setbacks to property lines;
- The potential impacts associated with the proposed massing, including but not limited to wind and shadowing of nearby parks and open spaces including the adjacent North Toronto Collegiate Institute Field and the public realm;
- The proposed public realm including building setbacks and treatment of the public right-of-way on Yonge Street;
- The mix and size of dwelling units;
- The location and amount of proposed indoor and outdoor amenity space;
- The provision of high quality building materials and on-site landscaping;
- The appropriateness of the proposed adjoining vehicular access for pick up, drop off, parking and loading from the existing internal driveway at 7 Broadway Avenue;
- The proposed details and programming of the midblock connection from Yonge Street to Broadway Avenue;
- The appropriateness of the proposed tree removal, preservation, and replanting plans;
- The applicant will be encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard; and
- In the event the applicant provides in-kind benefits pursuant to Section 37 of the Planning Act, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Additional Issues

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.

A Statutory Public Meeting will be held, as required by the Planning Act, at a Toronto and East York Community Council meeting, when a Final Report is prepared.

CONTACT

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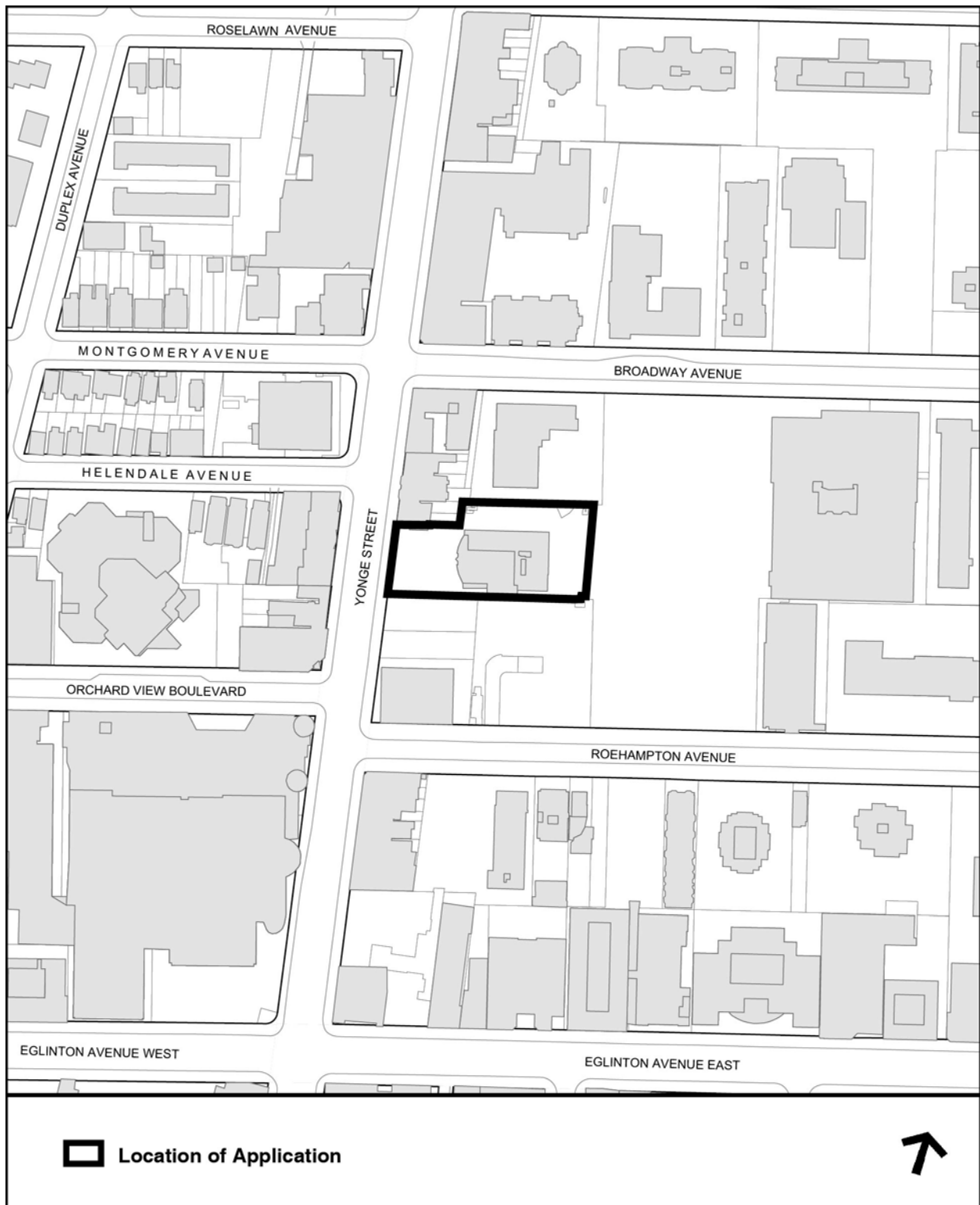
SIGNATURE

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

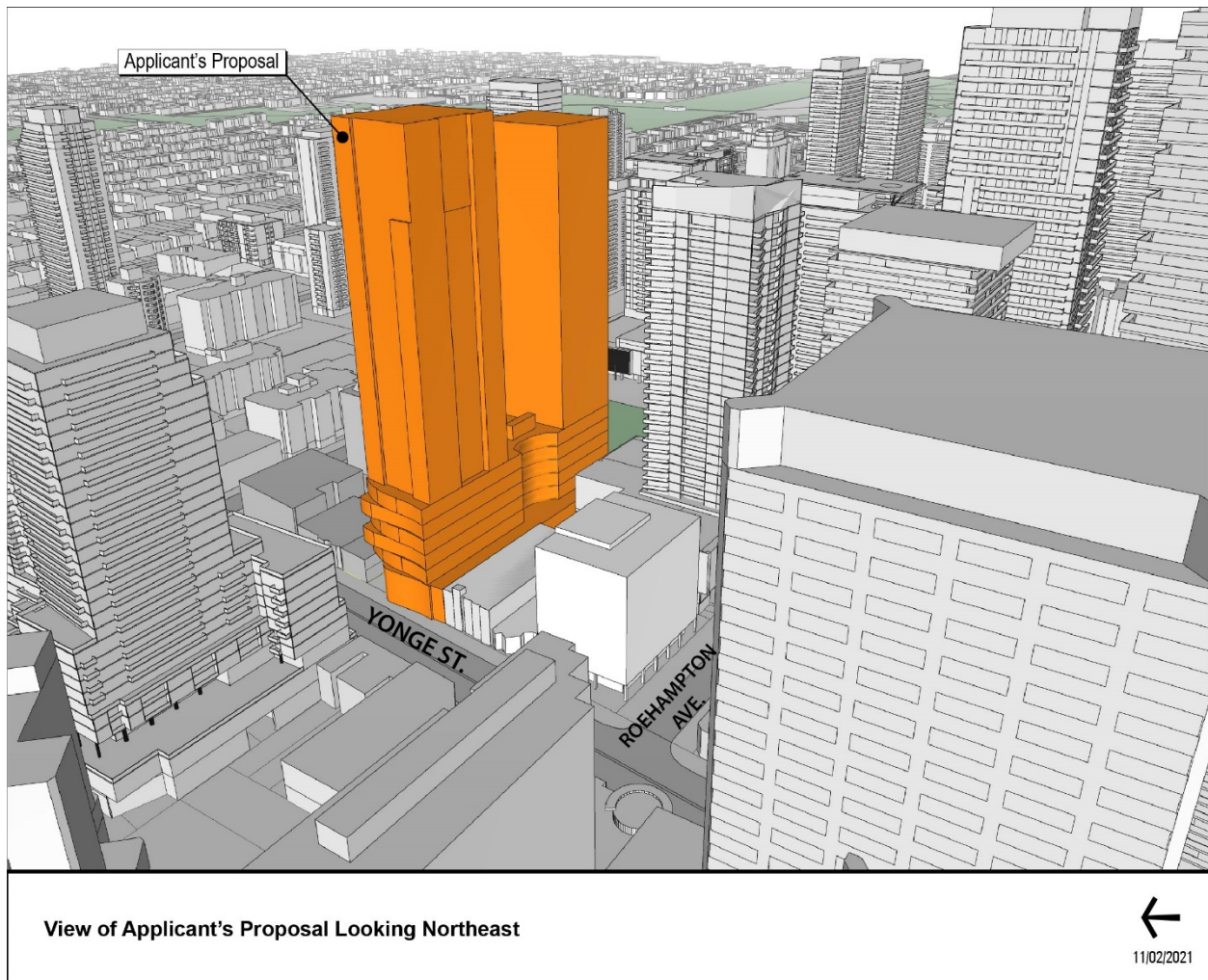
ATTACHMENTS

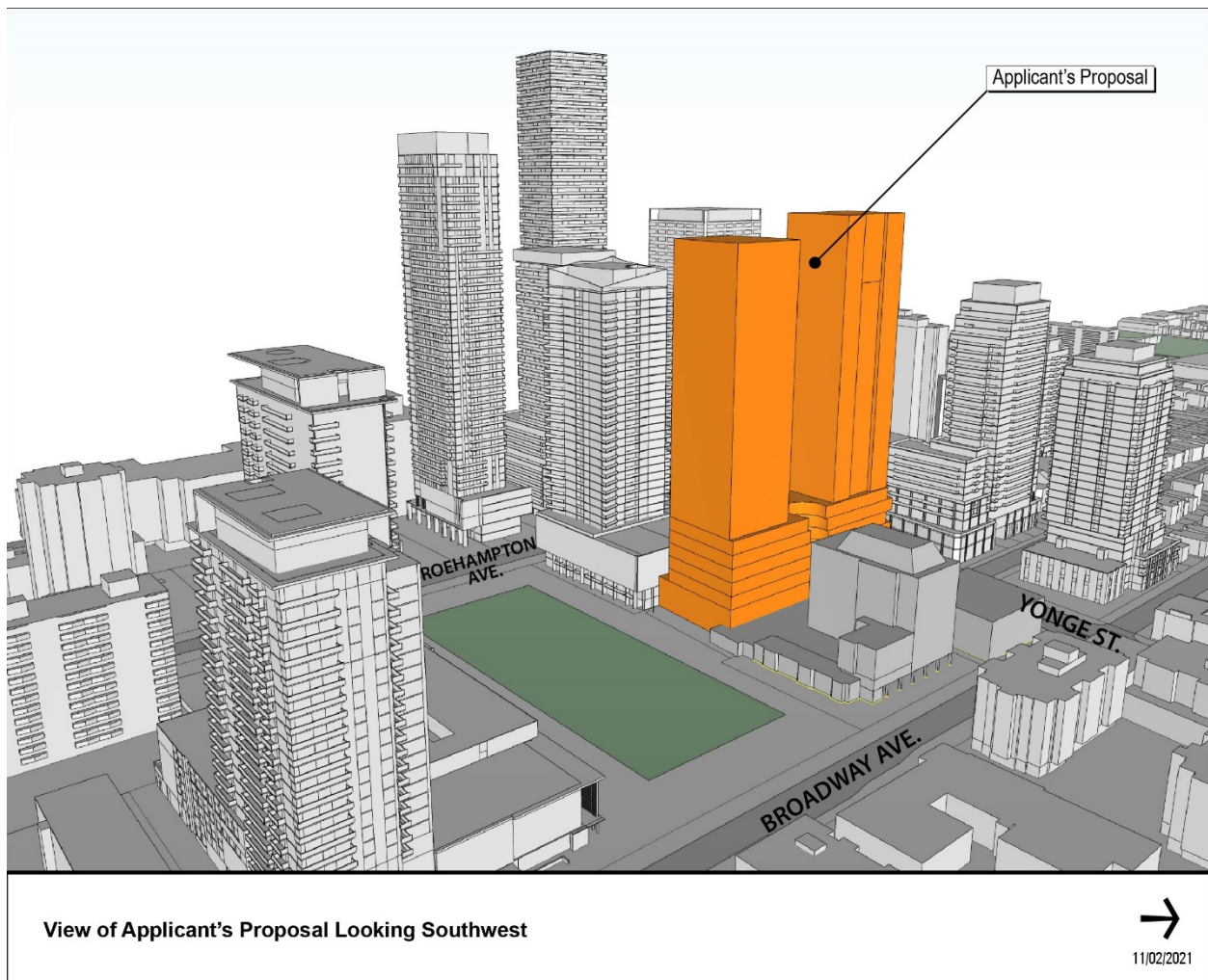
Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context
Attachment 3: Site Plan
Attachment 4: Secondary Plan Map
Attachment 5: Zoning By-law Map
Attachment 6: Application Data Sheet

Attachment 1: Location Map

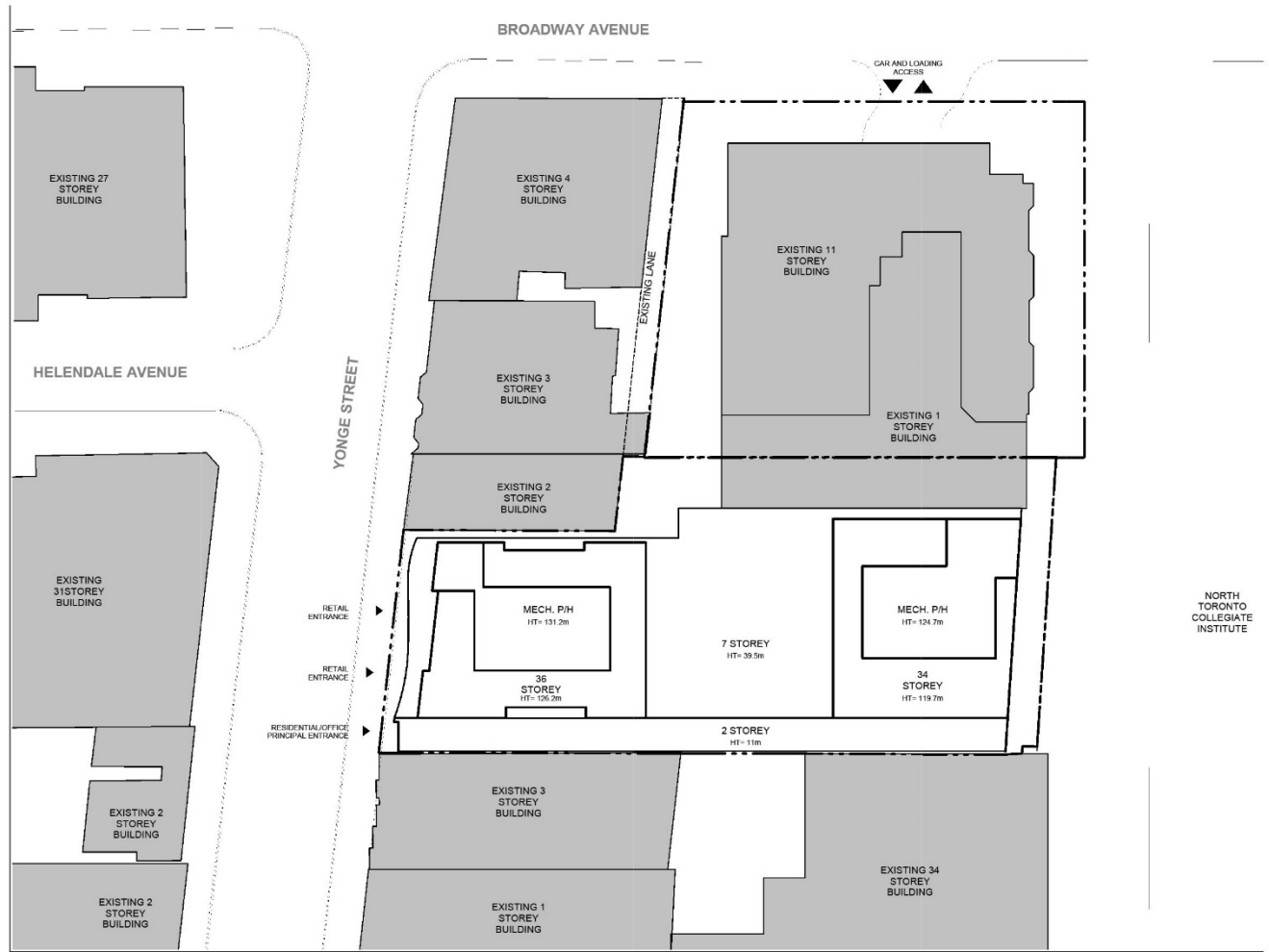


Attachment 2: 3D Model of Proposal in Context



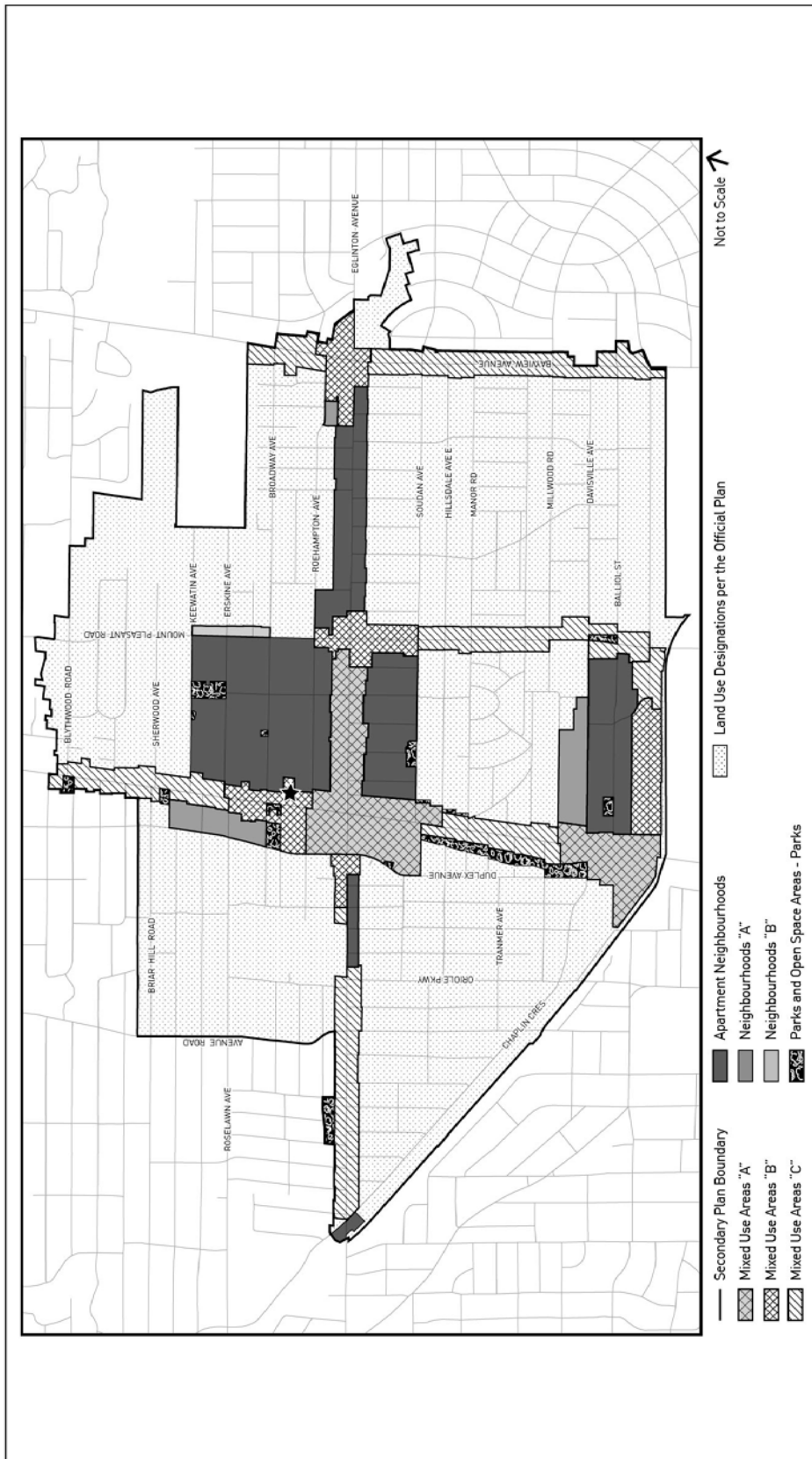


Attachment 3: Site Plan



Site Plan





Yonge-Eglinton Secondary Plan - OPA 405

2345 Yonge Street

File # 21 220609 STE 12 0Z



Site Location



Not to Scale
11/16/2021

Attachment 6: Application Data Sheet

Municipal Address: 2345 Yonge St. **Date Received:** October 1, 2021

Application Number: 21 220609 STE 12 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning by-law amendment application to facilitate the redevelopment of the site for two towers having heights of 34 and 36-storeys, connected by a 7-storey podium. The proposed non-residential gross floor area is 12,610 square metres, and the proposed residential gross floor area is 40,070 square metres. A total of 648 residential dwelling units are proposed, of which, 312 will be rental units.

Applicant

Riocan Holdings Inc.

Architect

Dialogue

Owner

Phoenix 2345
Yonge St.

Existing Planning Controls

Official Plan Designation: Mixed Use Areas **Site Specific Provision:** OPA 405-Montgomery Square Character Area

Zoning: MCR T3.0 C2.0 R2.5 **Heritage Designation:** No

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

PROJECT INFORMATION

Site Area (sq m): 3,680 **Frontage (m):** 32 **Depth (m):** 95

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	3,311		2,896	2,896
Residential GFA (sq m):			39,723	39,723
Non-Residential GFA (sq m):	14,000		12,590	12,590
Total GFA (sq m):	14,000		52,313	52,313
Height - Storeys:	10		36&34	36&34
Height - Metres:			125&118.7	125&118.7

Lot Coverage Ratio (%) 78.7 Floor Space Index: 14.22

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	39,543	180
Retail GFA:	730	160
Office GFA:	11,640	60
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			312	312
Freehold:				
Condominium:			336	336
Other:				
Total Units:			648	648

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		49	401	131	67
Total Units:		49	401	131	67

Parking and Loading

Parking Spaces: 375 Bicycle Parking Spaces: 708 Loading Docks: 4

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