

595 Bay Street and 306 Yonge Street – Official Plan and Zoning By-law Amendment Application – Preliminary Report

Date: January 31, 2022

To: Toronto and East York Community Council

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

Ward: Ward 11 - University-Rosedale

Planning Application Number: 21 235326 STE 11 OZ

Related Applications: 21 235333 STE 11 SB

Current Uses on Site: 14-storey mixed use building with office and retail uses

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Official Plan and Zoning By-Law Amendment application located at 595 Bay Street and 306 Yonge Street. The Application proposes to amend the Official Plan and Zoning By-law to permit the demolition of a portion of the existing retail and office building (Atrium on Bay) fronting on Yonge Street and Edward Street to construct a 34-storey mixed-use building. The proposal includes a total of 317 rental residential dwelling units and incorporates retail space at the ground floor, second floor and basement levels.

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

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 595 Bay Street and 306 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.

DECISION HISTORY

On December 16, 2013, City Council approved a Zoning By-law Amendment application to permit the construction of five-storey additions to both existing office towers and a three-storey retail addition along the Bay Street frontage of the building. As part of this approval, a number of community benefits were secured, including internalization of the existing street-level staircase to Dundas Station and streetscape improvements to Edward Street. Site-specific Zoning By-law 1725-2013 implements the approved redevelopment. To date, a Site Plan control application for this proposal has not been approved and construction has not commenced. The City Council decision can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE28.6>

On July 12, 2017, the Committee of Adjustment approved Application No. A0245/17TEY to permit modifications to the zoning standards set out in by-law 1725-2013. These included revisions to the maximum permitted Gross Floor Area (GFA), the height and setback diagrams, and parking standards.

A pre-application meeting was held with the applicant on October 18, 2021 to discuss the proposed development concept and identify application requirements. Staff discussed the applicable policy framework and identified concerns with the proposal, including conformity with Site and Area Specific Policy 174 (SASP 174) with respect to the proposed relationship to Yonge Street, the proposed tower setbacks and separation distances, and the removal of existing office space on site. Staff also raised the importance of undertaking a larger planning exercise for the whole block, given the existing un-built permissions and opportunities for improvements to the public realm, PATH and TTC station connections and the prominence of the site in relation to Yonge Dundas Square.

THE APPLICATION

Complete Application Submission Date: To be determined following submission of outstanding materials

Description

This application proposes to amend the Official Plan and Zoning By-law for the property at 595 Bay Street and 306 Yonge Street to permit a 34-storey mixed-use building located above a 2-storey podium.

The proposal would add 317 rental dwelling units and 21,974 square metres of residential gross floor area (GFA) to the existing Atrium on Bay complex. The rental dwelling units would be comprised of 77 studio units (24%), 159 one-bedroom units (50%), 50 two-bedroom units (16%), and 31 three-bedroom units (10%). A total of 382 bicycle parking spaces (343 long-term spaces and 39 short-term spaces) are proposed for the residential use.

In order to accommodate the new residential tower, a portion of the existing retail and office building would be reconfigured, resulting in 81,477 square metres of office GFA (a reduction of 4,383 square metres) and 22,516 square metres of retail GFA (an increase of 739 square metres). With the new residential GFA, this would result in a total GFA for the site of 125,967 square metres (a net increase of 18,330 square metres) and a Floor Space Index (FSI) of 10.0. A total of 442 non-exclusive vehicle parking spaces would be maintained within the existing below-grade commercial parking garage, resulting in a reduction of 77 spaces.

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 create a Site and Area Specific Policy (SASP) that would permit the proposed 34-storey mixed-use building and exempt the site from the proposed, but under appeal, office replacement provisions in OPA 231.

The Zoning By-law Amendment Application has been submitted in order to incorporate the subject site into City-wide Zoning By-law 569-2013 and to amend Former City of Toronto Zoning By-law 438-86, as amended by site-specific Zoning By-laws 522-79 (as amended) and 1725-2013 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 not been submitted.

POLICY CONSIDERATIONS

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 five draft MTSA boundaries (College, Dundas, Queen, Osgoode and St. Patrick 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 designates the site as Mixed Use Areas 2 – Intermediate along Yonge Street and Mixed Use Areas 1 – Growth along Dundas Street W and Bay Street.

The in-force Downtown Plan may be found here:

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

Site and Area Specific Policy 174 - Yonge Street Between Queen Street and North of Gerrard Street

Site and Area Specific Policy 174 (SASP 174) provides an overall framework for continued revitalization of Yonge Street in the area north and south of Dundas Square. The Yonge Street portion of the site at 595 Bay Street and 306 Yonge Street is affected by this policy. The policy provides general planning objectives and built form principles for the area.

It is intended that new development in the area will locate buildings fronting on Yonge Street in such a way that they define and form continuous street edges. They should have a scale consistent with the existing and planned context. In addition, new development should organize the lower levels of the building to enhance the public realm, open spaces and pedestrian routes, provide public uses which are directly accessible from grade level and encourage, where possible, servicing and vehicular parking to be accessed from rear lanes so as to minimize conflicts with pedestrians.

New development shall be sited and massed to provide adequate light, view and privacy standards; achieve a harmonious relationship to the built form context through the consideration of building height, massing, scale, setbacks, stepbacks, roof line, profile and architectural character as well as expression. New development will be articulated and massed in widths compatible with narrow lot patterns dominant on Yonge Street between Gerrard and Queen Streets and will minimize the wind and shadow impacts on Yonge Street, flanking streets and open spaces.

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 Ontario Land Tribunal (the "OLT") following City Council's adoption of the planning instruments.

On November 25, 2020 and February 2, 2021, City Council endorsed modifications to OPA 352 and the Zoning By-laws with the intention of resolving the appeals. On May 28, 2021, the OLT 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 Five-Year Official Plan 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 Mixed-use (CR T7.8 C2.0 R7.8) with a maximum height of 61 metres under former City of Toronto Zoning By-law 438-86. The original by-law for the Atrium on Bay was enacted in 1979 as By-law 522-79 and later varied through the Committee of Adjustment. The site is not currently subject to city-wide Zoning By-law 569-2013.

As noted, site-specific Zoning By-law 1725-2013 permits additions to the existing mixed-use building. A subsequent Committee of Adjustment decision (A0245/17TEY) authorized variances to some of the requirements of this by-law.

Site-specific Zoning By-law 1725-2013 may be found here:
<https://www.toronto.ca/legdocs/bylaws/2013/law1725.pdf>

Design Guidelines

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

- 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

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 to 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 SASP 174.

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 Subsections 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); SASP 174, and the City's Design Guidelines and identify necessary changes with the aim of arriving at a proposal supportable by staff.

The following preliminary issues have been identified:

- The appropriateness of the proposed tower height and setback from Yonge Street within SASP 174;
- The appropriateness of the proposed tower setbacks, floorplate, massing, and separation distances;
- The appropriateness of the massing and height of the base building;
- The appropriateness of the site organization including location of driveways and servicing;
- The appropriateness of the proposed removal of existing office space;
- The appropriateness of the proposed relationship to the adjacent advertising signage on-site and at Yonge-Dundas Square; and
- The need for a comprehensive planning approach for the entire block, given the existing (but unbuilt) zoning permissions and the prominence of the site within the Downtown, including consideration of phasing, public open spaces, and PATH and TTC entrance connections.

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 and

Edward Street and the potential for improvements on the Bay Street and Dundas Street frontages;

- Pedestrian level wind conditions along adjacent street frontages; and
- Coordination with the envisioned reconfiguration of Yonge Street through the YongeTOMorrow initiative.

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 and Conservation

The subject site abuts a property designated under Part IV of the Ontario Heritage Act (302 Yonge Street) and is adjacent to a property listed on the City of Toronto's Heritage Register (604-610 Bay Street).

A Heritage Impact Assessment was submitted with the application. Staff will review the Heritage Impact Assessment and the proposal to determine whether the proposed development complies with relevant in-force policies.

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 Community Services and Facilities review in support of the application. Staff continue to evaluate the impact of the proposed development and local development activity on community services and facilities.

Infrastructure/Service Capacity

In support of the proposed development, the applicant has submitted the following studies and reports for review by Engineering and Construction Services and Transportation Services staff: Functional Servicing and Stormwater Management Report; Servicing Report Groundwater Summary; Foundation Drainage Study; and Transportation Impact Study.

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.

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

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

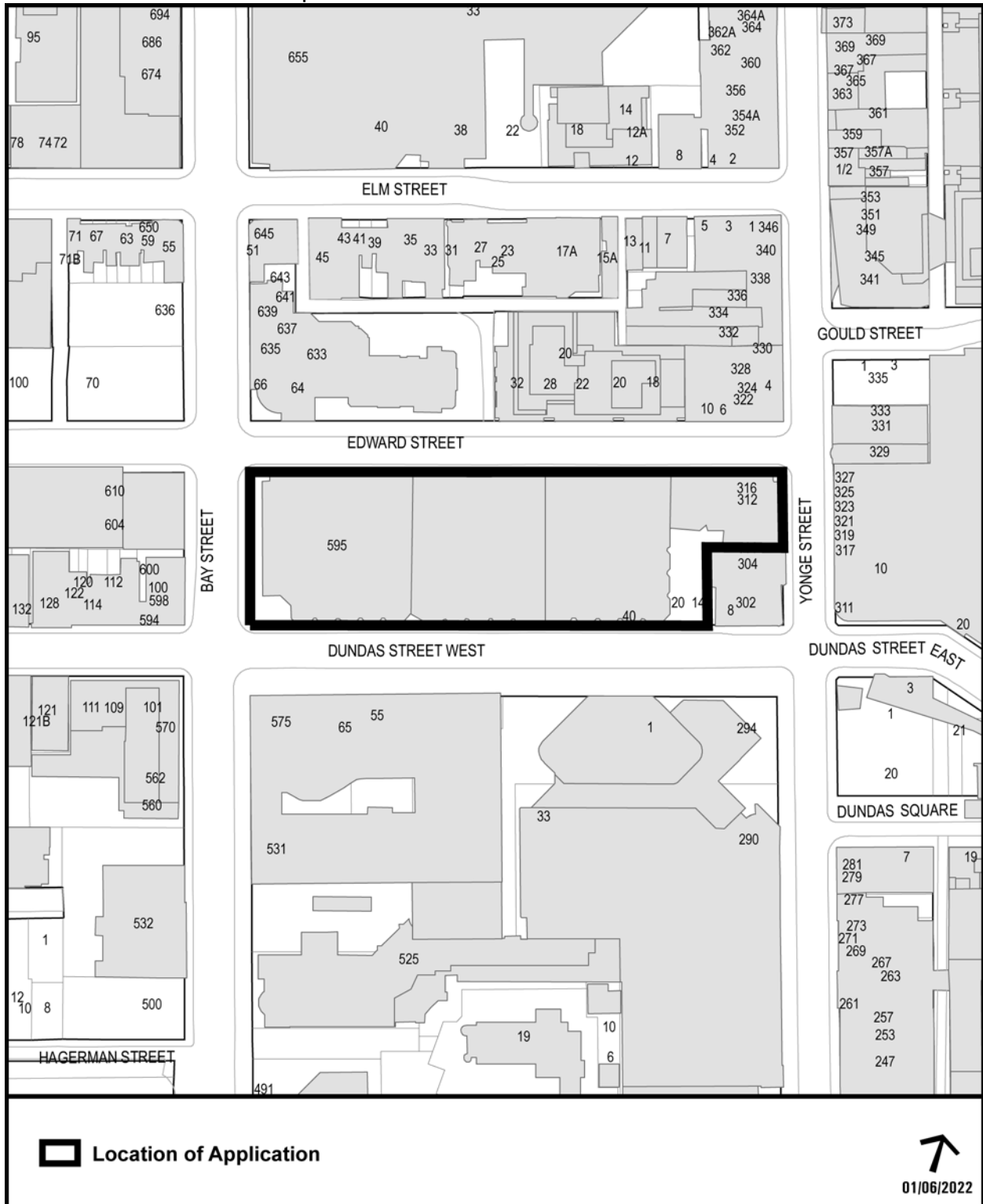
Attachment 3: 3D Model of Proposal in Context - Southeast View

Attachment 4: Site Plan

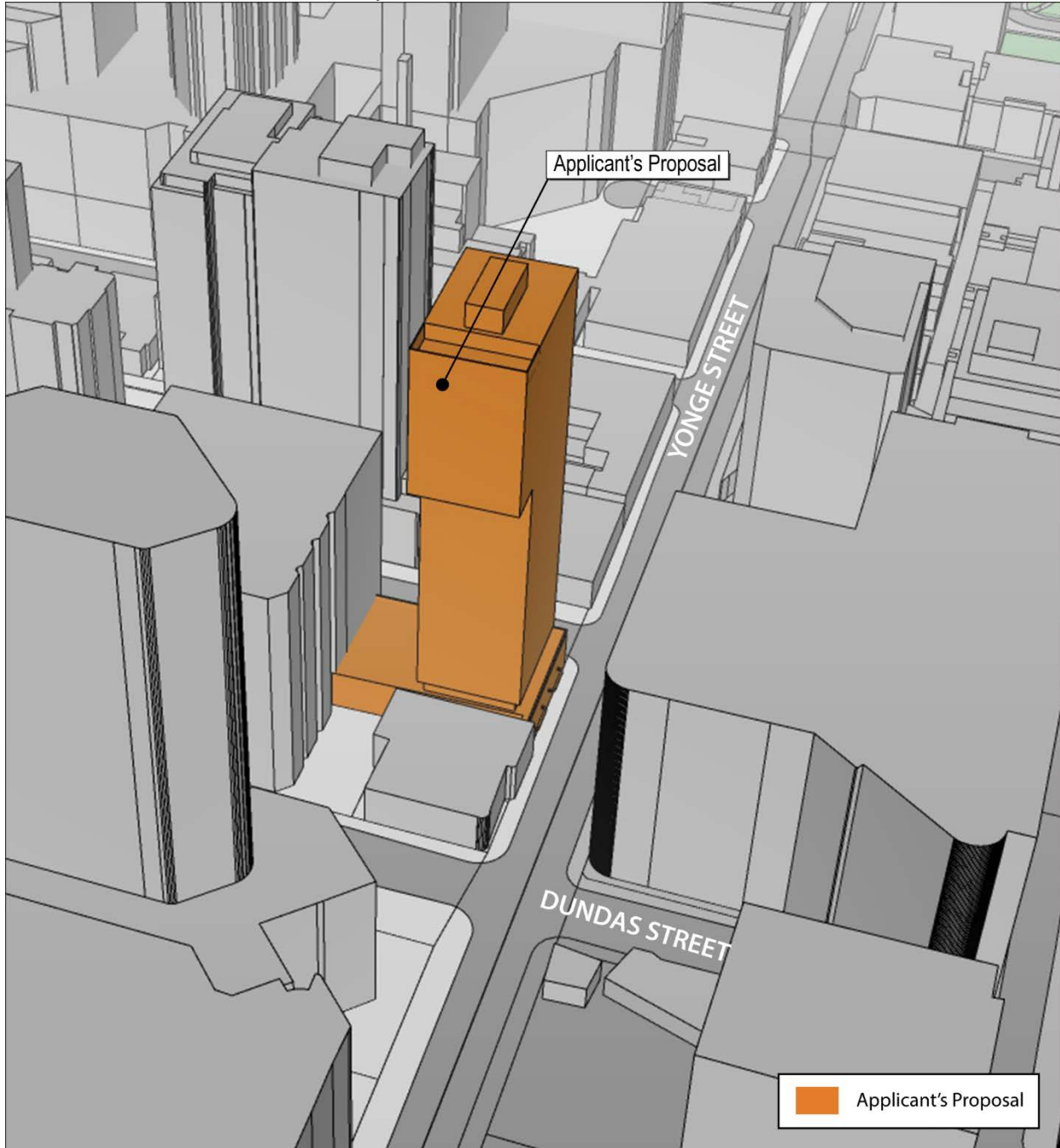
Attachment 5: Official Plan Map

Attachment 6: Application Data Sheet

Attachment 1: Location Map



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

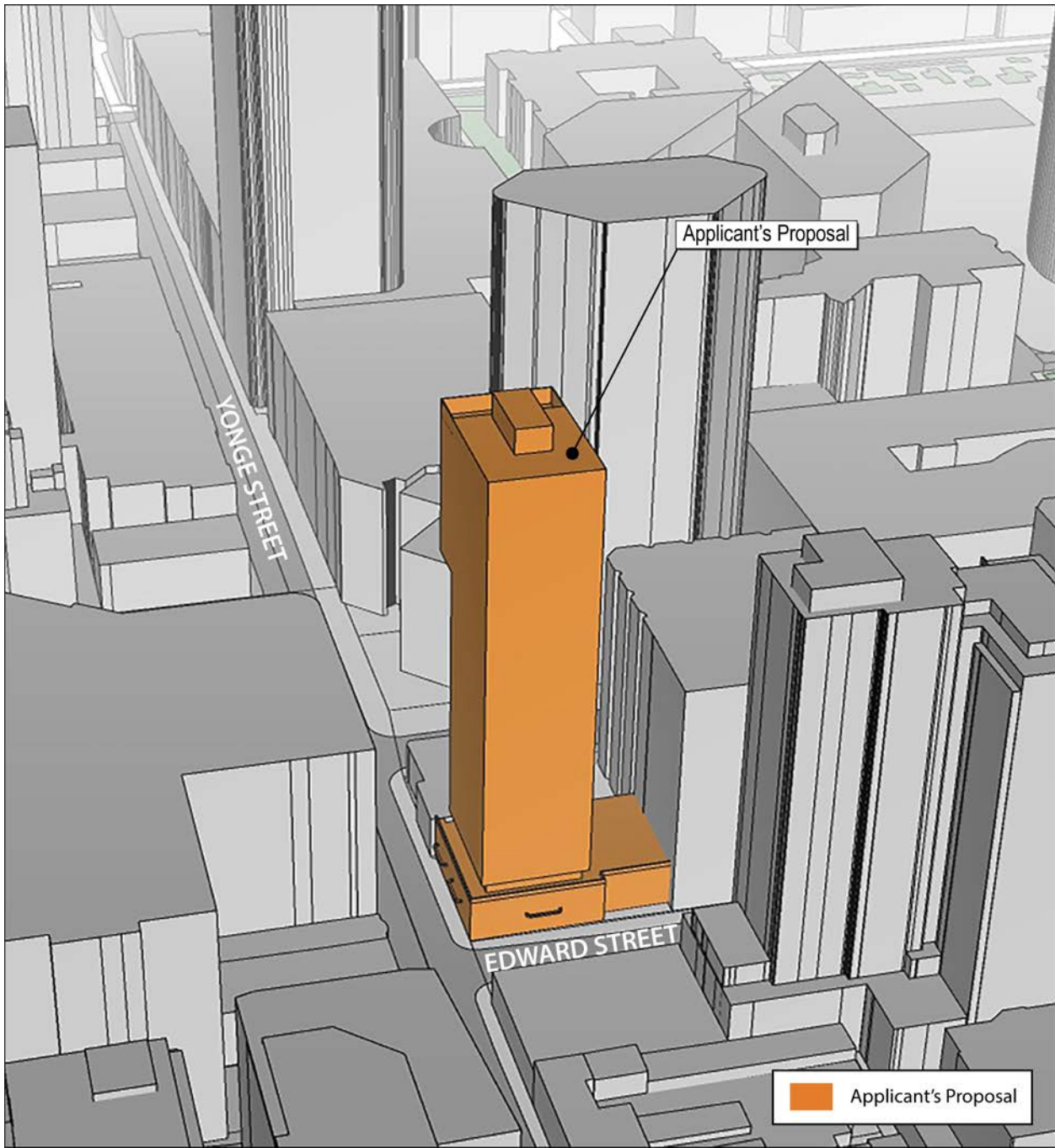


View of Applicant's Proposal Looking Northwest



01/25/2022

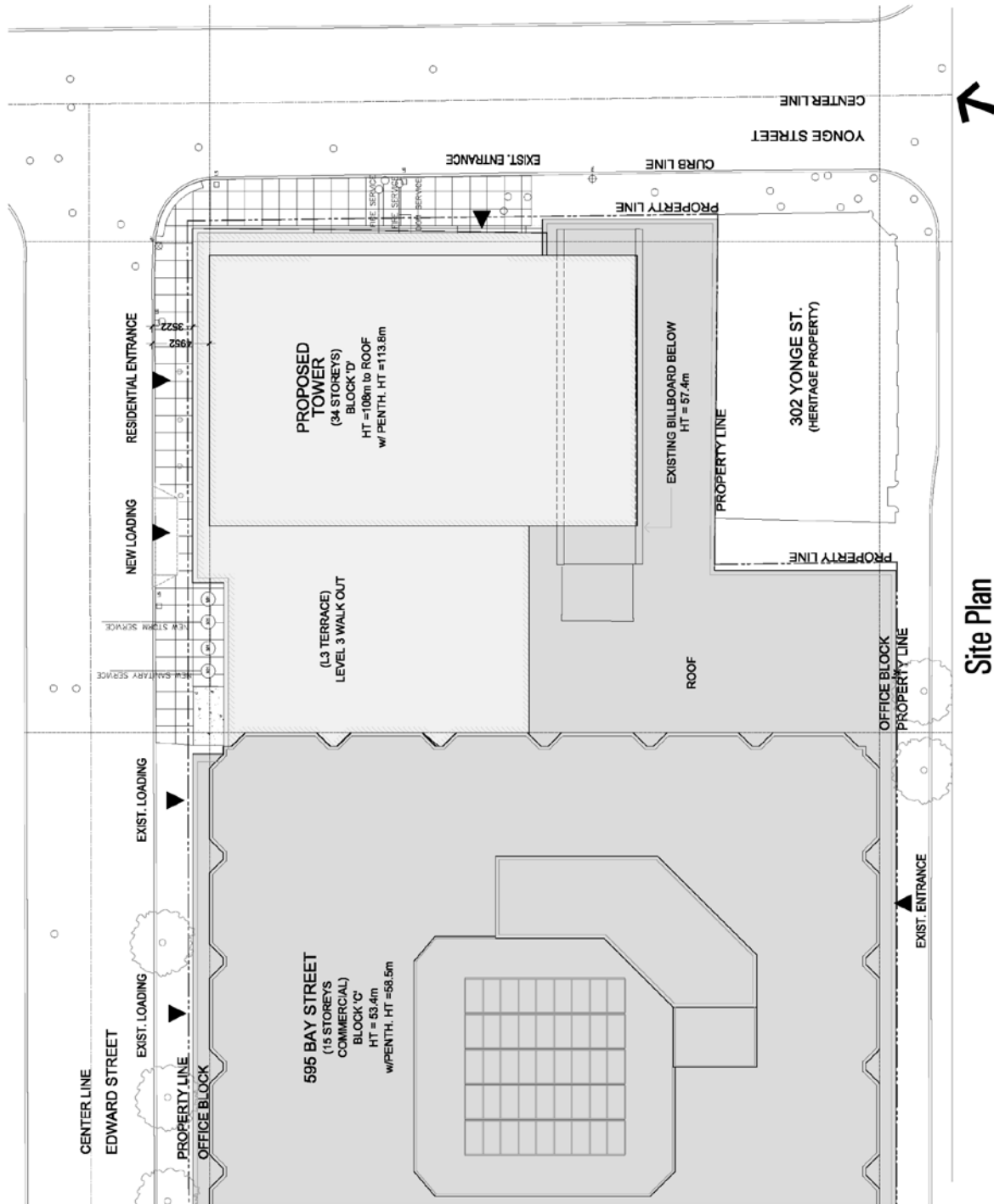
Attachment 3: 3D Model of Proposal in Context - Southeast View



View of Applicant's Proposal Looking Southeast

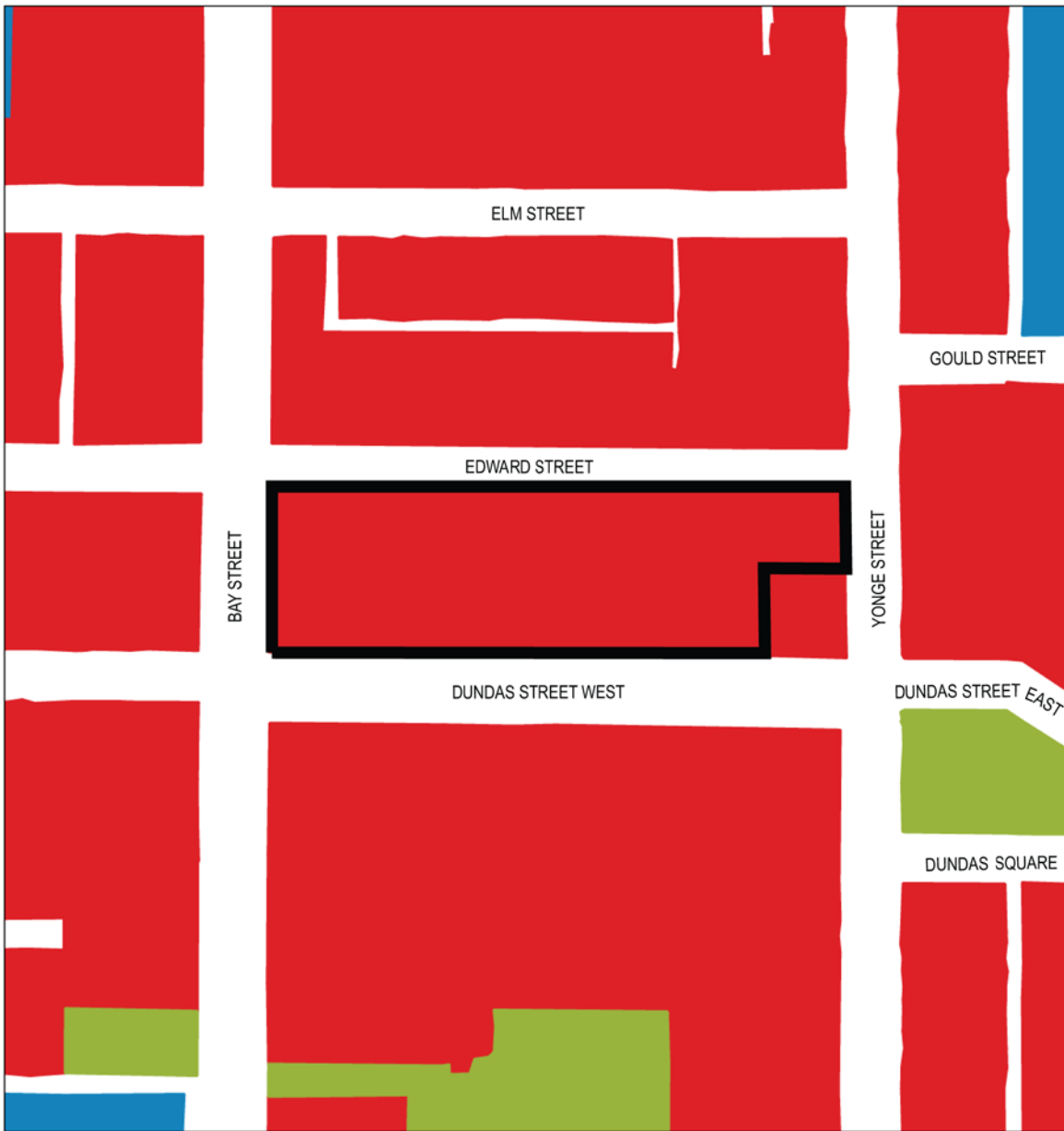
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Attachment 4: Site Plan



Site Plan

Attachment 5: Official Plan Map



Official Plan Land Use Map #18

595 Bay Street

File # 21 235326 STE 11 0Z

-  Location of Application
-  Mixed Use Areas
-  Parks
-  Other Open Space Areas

 Institutional Areas



Not to Scale
01/06/2022

APPLICATION DATA SHEET**Municipal Address:** 595 BAY ST **Date Received:** November 8, 2021**Application Number:** 21 235326 STE 11 OZ**Application Type:** OPA / Rezoning, OPA & Rezoning**Project Description:** Official Plan and Zoning By-law Amendment to facilitate the redevelopment of a portion of the site (fronting on Yonge St and Edward St) to construct a 34-storey mixed-use building having a residential gross floor area of 21,974.0 square metres. A portion of the existing building containing office and retail uses would be demolished.

Applicant	Agent	Architect	Owner
KS AOB TORONTO INC & DUNDAS ATRIUM TORONTO INC		Hariri Pontarini Architects	KS AOB TORONTO INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	174
Zoning:	CR T7.8 C2.0 R7.8, CR T4.0 C4.0 R 1.5, and By-law 1725-2013	Heritage Designation:	N
Height Limit (m):	61.0	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	12,550	Frontage (m):	535	Depth (m):	61
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	10,590		1,247	1,247
Residential GFA (sq m):			21,974	21,974
Non-Residential GFA (sq m):	107,637	103,992		103,992
Total GFA (sq m):	107,637	103,992	21,974	125,966
Height - Storeys:	15	15	20	20
Height - Metres:	28	28	81	81

Lot Coverage Ratio (%):	9.94	Floor Space Index:	10.04
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	21,974	
Retail GFA:	22,516	
Office GFA:	81,476	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			317	317
Freehold:				
Condominium:				
Other:				
Total Units:			317	317

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		77	159	50	31
Total Units:		77	159	50	31

Parking and Loading

Parking Spaces: 442 Bicycle Parking Spaces: 343 Loading Docks:

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