

# 619-637 Yonge Street and 1-9 Isabella 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:** 13 - Toronto Centre

**Planning Application Number:** 21 234490 STE 13 OZ

**Related Applications:** 21 234491 STE 13 SB

**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 and is therefore not yet in force and effect. 625-637 Yonge Street and 1-5 Isabella Street are noted as contributing properties within this HCD and they are also listed on the City of Toronto's Heritage Register.

**Current Uses on Site:** 2-3 storey commercial buildings 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 for the site located at 619-637 Yonge Street and 1-9 Isabella Street. The application proposes to amend the Official Plan and Zoning By-law to permit the redevelopment of the site with a 57-storey mixed-use building. The proposal includes a total of 606 dwelling units, and 3,133 square metres of retail 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 for the site located at 619-637 Yonge Street and 1-9 Isabella 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 June 10, 2014 City Council adopted Official Plan Amendment (OPA) 255 for the lands bounded by Yonge Street, Isabella Street, Gloucester Lane and Gloucester Street. This OPA established Site and Area Specific Policy (SASP) 471 that limits the number of tall buildings on this block to two, and specifies a minimum tower separation of 25 metres. The City Council decision can be found here:  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE32.9>

On July 8, 2014, City Council adopted a settlement offer respecting the appealed Zoning By-law Amendment application to permit the construction of a 46-storey mixed-use building at 625-637 Yonge Street and 1-9 Isabella Street. The Ontario Municipal Board approved the settlement in principle in an interim order dated January 23, 2015, and issued an Order dated August 22, 2016 amending Former City of Toronto Zoning By-law 438-86 for the site (By-law 888-2016(OMB)). 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=2014.MM54.36>

A pre-application meeting was held with the applicant on July 27, 2021 to discuss the proposed revised development concept incorporating additional lands at 619-623 Yonge Street and to 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 the Yonge Street linear parks, overall building height, and tower setbacks and massing.

## THE APPLICATION

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Complete Application Submission Date: December 14, 2021

### Description

The application proposes to amend the Official Plan and Zoning By-law for the property at 619-637 Yonge Street and 1-9 Isabella Street to permit a 57-storey mixed-use building located above a 4- to 10-storey podium.

The proposal includes 3,133 square metres of retail space at the ground and second floors, and 46,114 square metres of residential gross floor area from the 3<sup>rd</sup> to 57<sup>th</sup> storeys, resulting in a total of 49,247 square metres of gross floor area (FSI of 20.2). A total of 606 dwelling units, comprised of 50 studio units (8.2%), 310 one-bedroom units (51.2%), 171 two-bedroom units (28.2%), and 75 three-bedroom units (12.4%) are proposed.

A total of 137 vehicle parking spaces (77 resident spaces and 60 commercial/visitor spaces) are proposed within a four level underground garage, which is proposed to be accessed from Gloucester Lane. One Type 'C' loading space and one Type 'G' loading space are provided at the ground level. A total of 606 bicycle parking spaces (545 long-term spaces and 61 short-term spaces) are proposed on the P1 level.

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 modify the angular plane requirements in policy 5.3.9 for the Yonge Street Character Area in OPA 183/SASP 382 for North Downtown Yonge, as adopted by Council but which remain under appeal.

The Zoning By-law Amendment Application has been submitted in order to amend Former City of Toronto Zoning By-law 438-86, as amended by site-specific Zoning By-laws 888-2016(OMB), to permit an increase in the overall height and density on the site and to modify various performance standards to reflect the revised proposal. The application also proposes to amend City-wide Zoning By-law 569-2013 to apply to the subject site, as the site is currently excluded from this by-law.

## **Site Plan Control**

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

## **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 three draft MTSA boundaries (Bay, Bloor-Yonge, and Wellesley stations) along the Yonge-University-Spadina and Bloor-Danforth subway lines 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 Downtown 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 Downtown 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 Heritage Conservation District and the Yonge Street Character Area, remain under appeal and will be addressed through a Phase II hearing, which is not yet scheduled.

The site is located within the 'Height Core Area' of the Yonge Street Character Area, as illustrated on Attachments 6 and 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 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. These policies, as approved by the OLT, are in full force and effect for the subject site.

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 Amendments 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 Commercial Residential CR T3.0 C2.0 R3.0 under the former City of Toronto Zoning By-law 438-86, and is subject to site-specific Zoning By-law 888-2016(OMB). This zoning designation permits a variety of commercial and residential uses and the site-specific Zoning By-law includes regulations for height, density, setbacks and built form standards that implement the previously-approved 46-storey development scheme. The site is not currently subject to City-wide Zoning By-law 569-2013.

Site-specific Zoning By-law 888-2016(OMB) may be found here:

<https://www.toronto.ca/legdocs/bylaws/2016/law0888.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 whether 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 (SASP 382).

### **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); the North Downtown Yonge SASP (OPA 183), 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 revised angular plane from Yonge Street;
- The appropriateness of the proposed shadowing on the Yonge Street linear parks (George Hislop Park and Norman Jewison Park);
- The appropriateness of the proposed tower height, floorplate, massing and setbacks;
- The appropriateness of the massing and height of the base building; and
- The appropriateness of the size and configuration of the proposed retail spaces along Yonge Street.

Staff will continue to assess:

- The shadow, wind and privacy impacts of the proposed building;
- 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 Isabella Street; and
- Pedestrian-level wind conditions along the Yonge Street and Isabella Street frontages.

## **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 Heritage Conservation District, which has been adopted by Council but is currently under appeal and therefore not yet in force. The existing buildings at 625-637 Yonge Street and 1-5 Isabella Street are noted as contributing properties within this HCD and they are also listed on the City of Toronto's Heritage Register.

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/Servicing 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; Geotechnical Investigation; Hydrogeological Investigation; Hydrological Review Summary; 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 city-wide 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 could 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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Tel. No. (416) 397-4648  
E-mail: Matthew.Zentner@toronto.ca

### **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

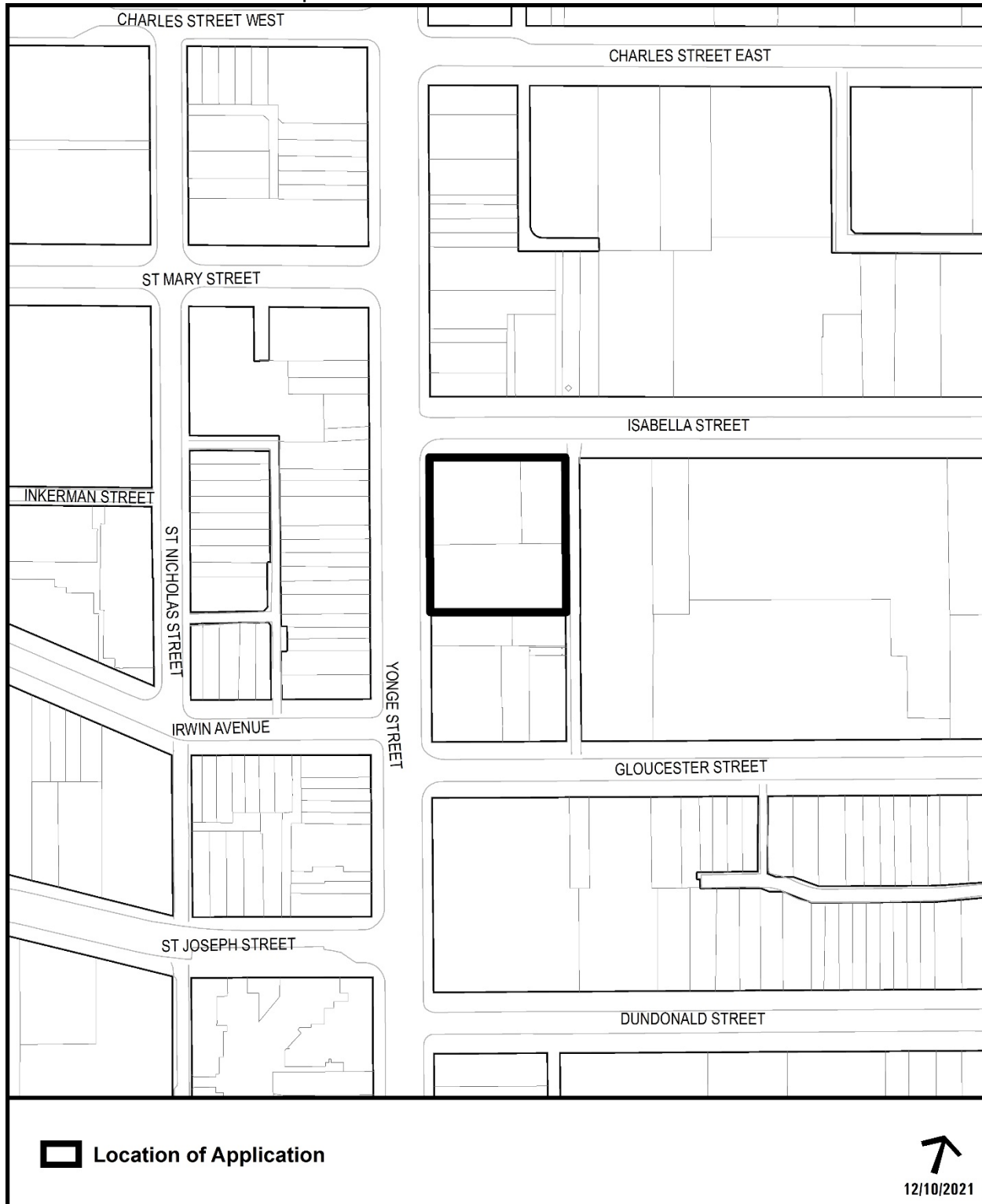
Attachment 5: Official Plan Map

Attachment 6: SASP 382 Character Area Map

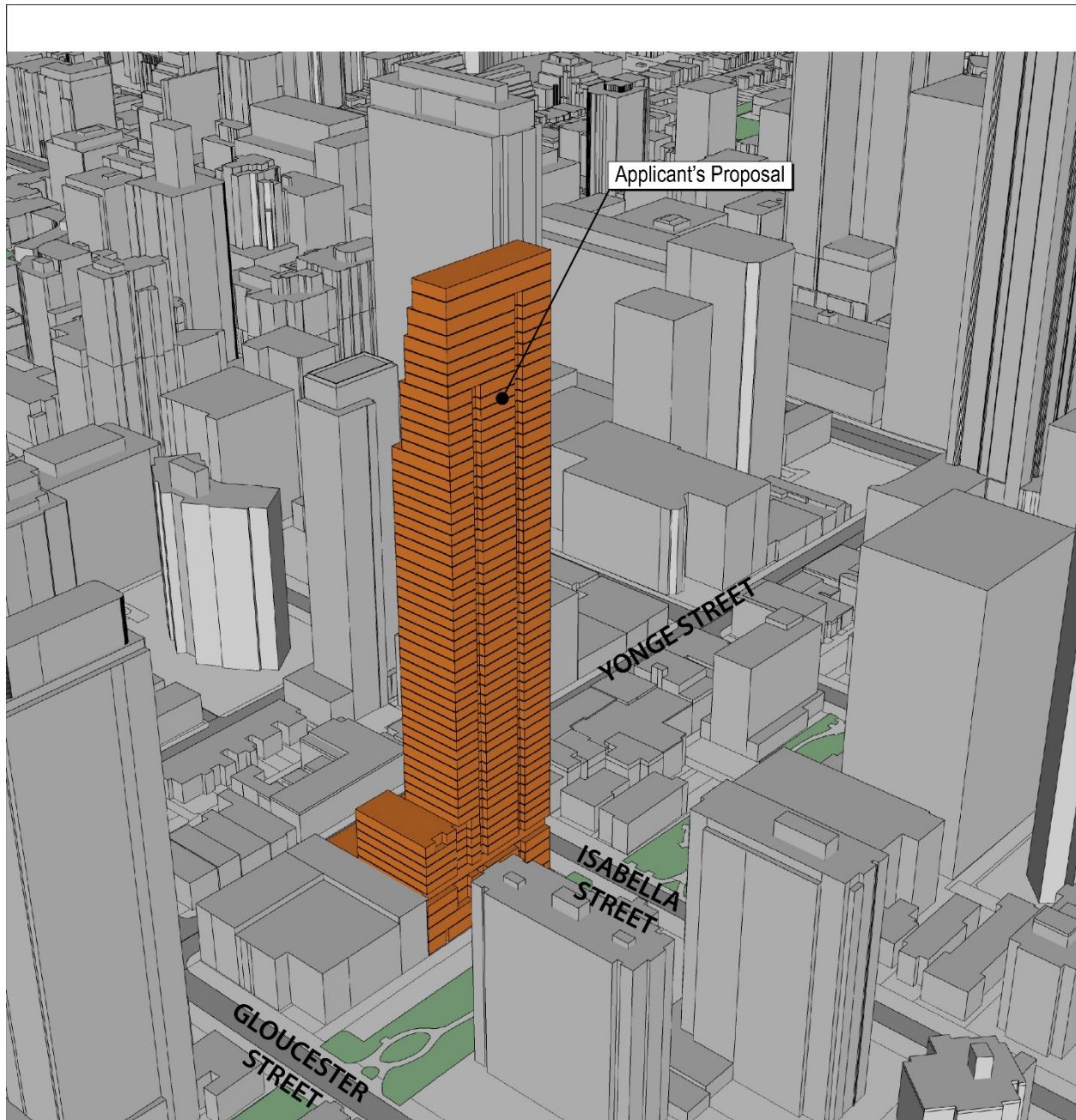
Attachment 7: SASP 382 Height Area Map

Attachment 8: Application Data Sheet

## Attachment 1: Location Map



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



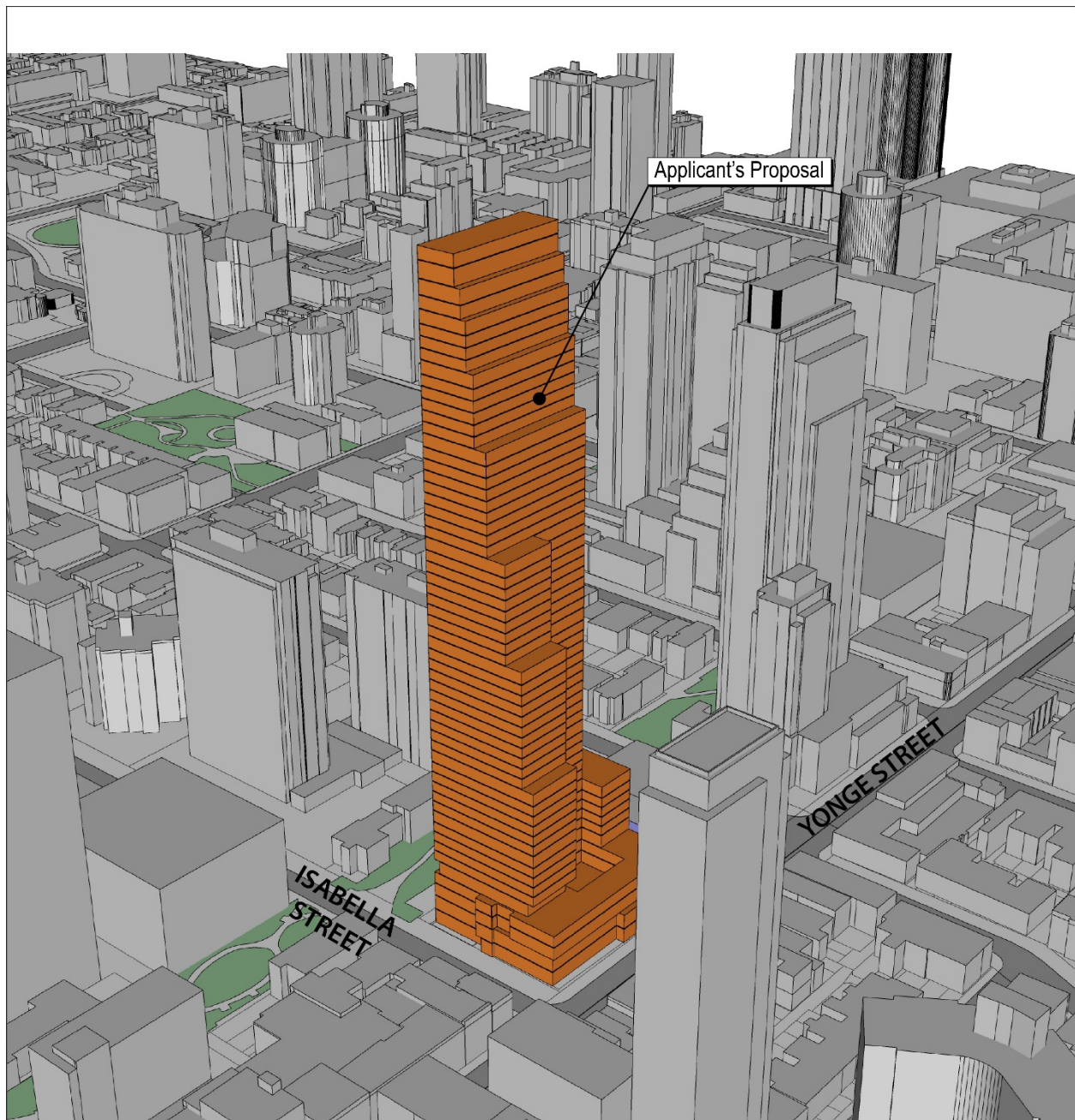
View of Applicant's Proposal Looking Northwest



12/13/2021



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

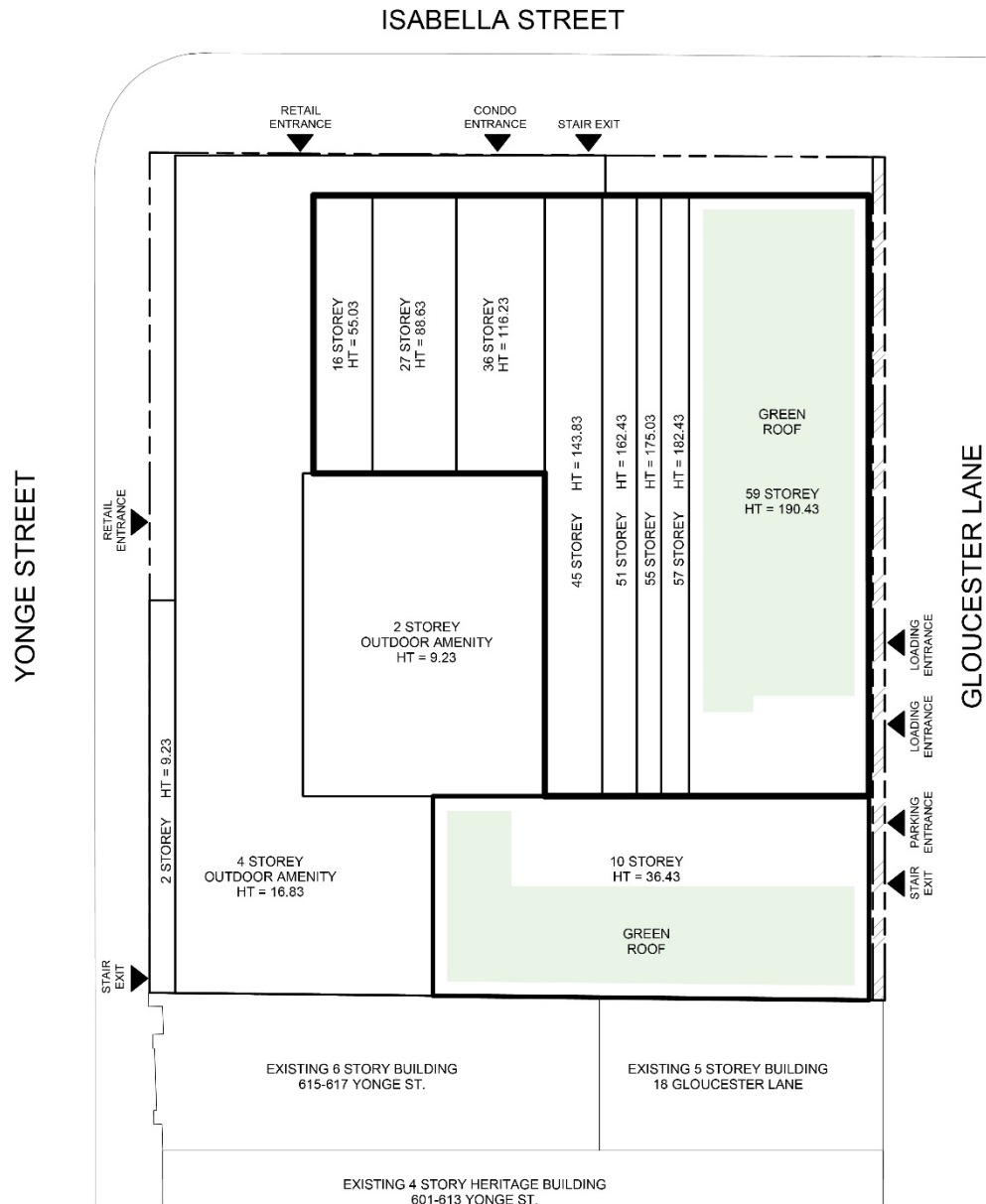


**View of Applicant's Proposal Looking Southeast**



12/13/2021

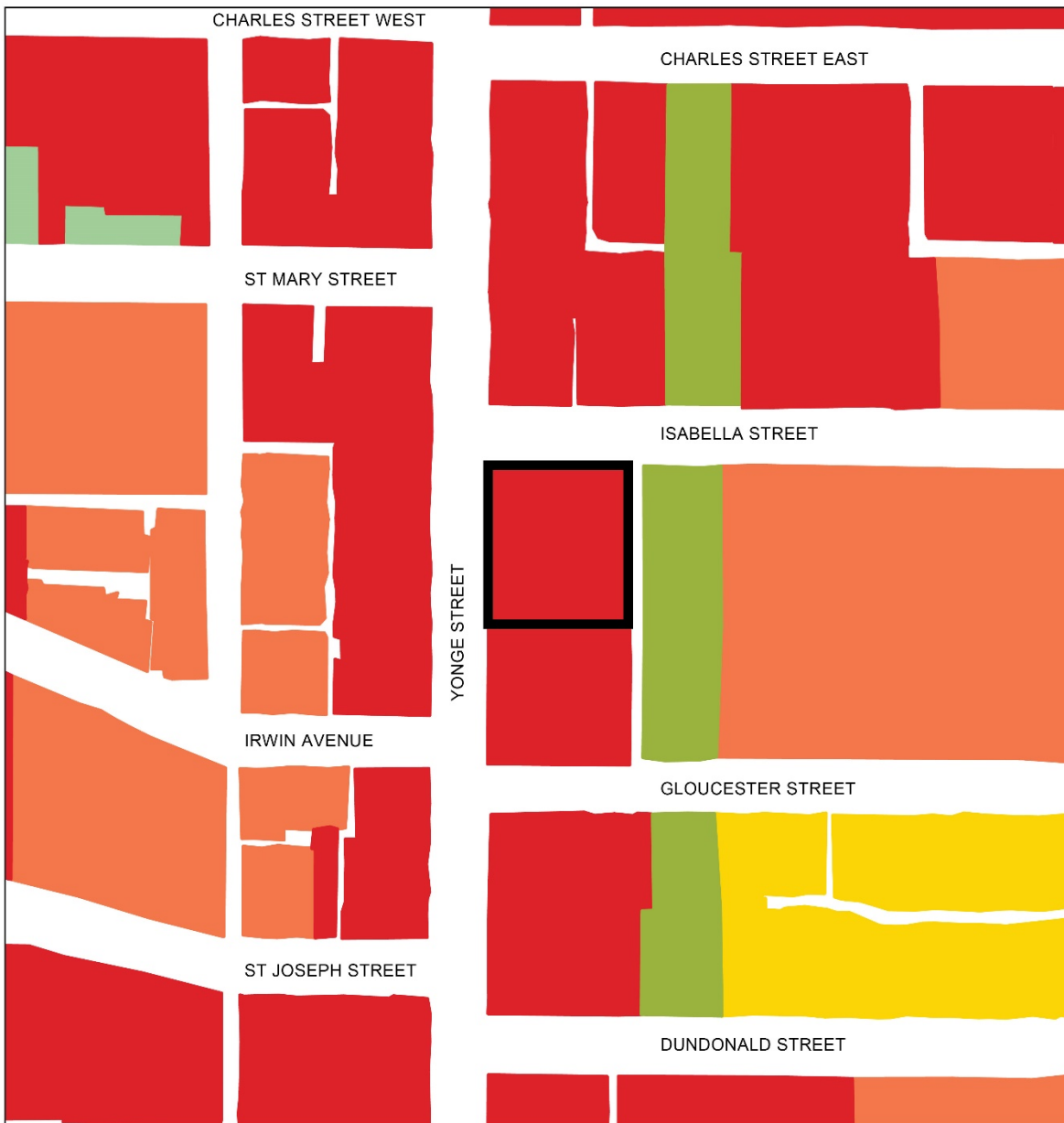
## Attachment 4: Site Plan



Site Plan



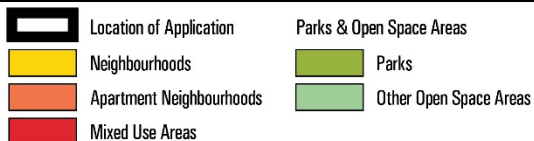
## Attachment 5: Official Plan Map



619-637 Yonge Street and 1-9 Isabella Street

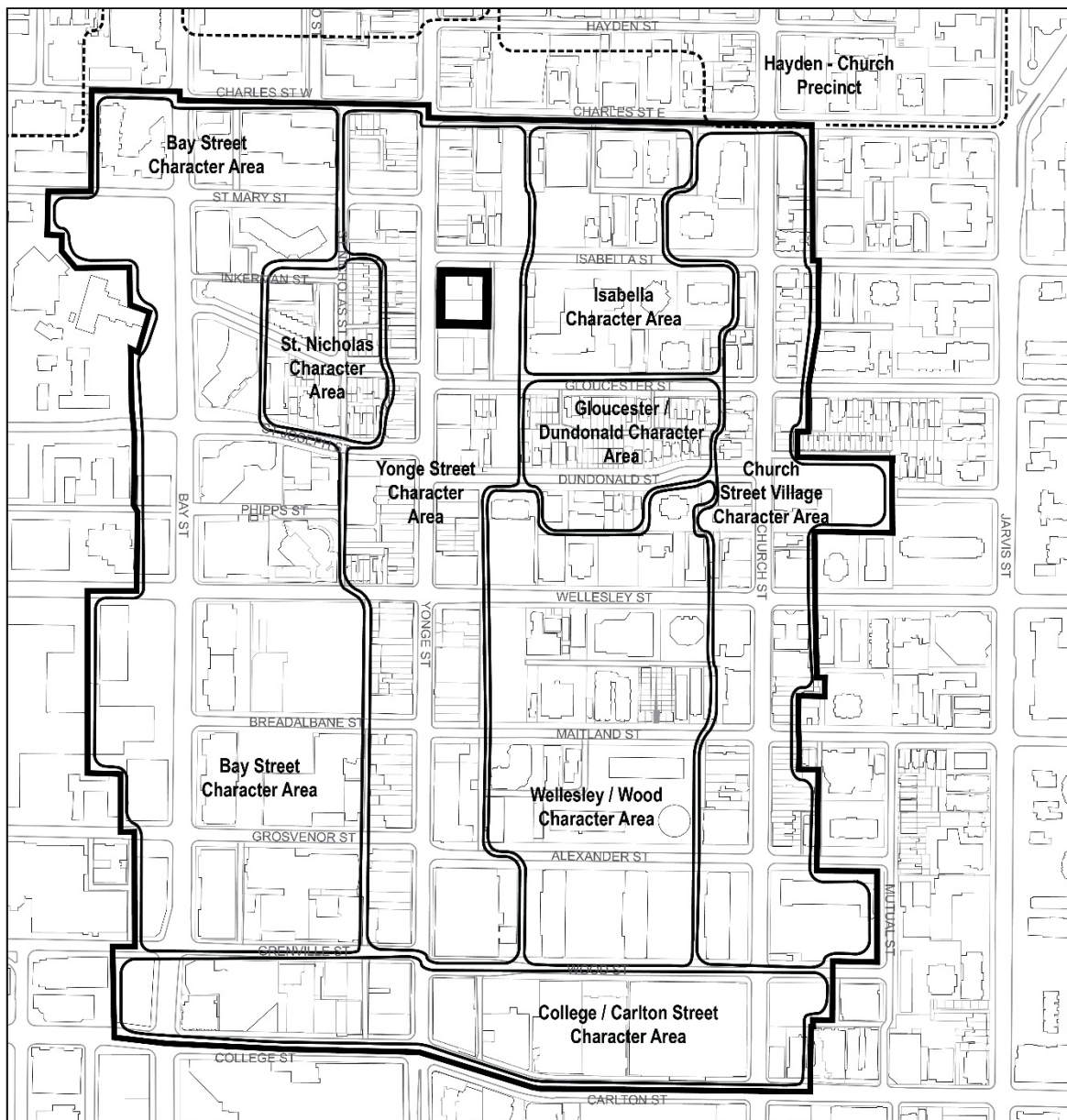
### Official Plan Land Use Map #18

File # 21 234490 STE 13 0Z



↑  
Not to Scale  
12/10/2021



## Attachment 6: SASP 382 Character Area Map



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

**619-637 Yonge Street and 1-9 Isabella Street**

File # 21 234490 STE 13 0Z

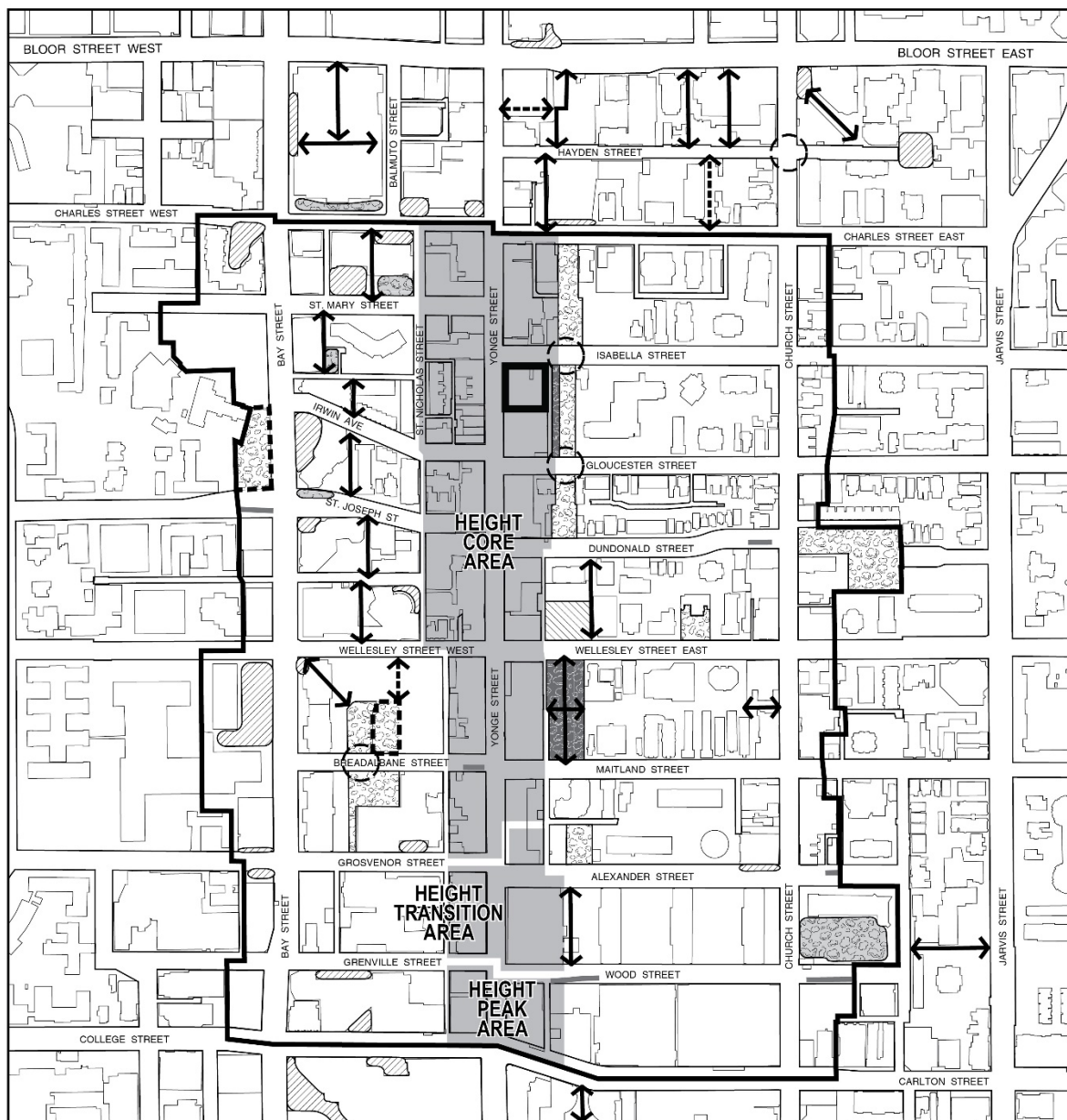
 Location of Application  
 Character Areas



Not to Scale  
 12/10/2021



# Attachment 7: SASP 382 Height Area Map



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

619-637 Yonge Street and 1-9 Isabella Street

Location of Application

File # 21 234490 STE 13 02

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

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

Not to Scale  
12/10/2021

**APPLICATION DATA SHEET**

**Municipal Address:** 619-637 YONGE ST & 1-9 ISABELLA ST **Date Received:** November 5, 2021

**Application Number:** 21 234490 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 57-storey mixed-use building having a non-residential gross floor area of 3133.48 square metres, and a residential gross floor area of 46114.38 square metres. A total of 606 dwelling units are proposed.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
COLLIERS STRATEGY & CONSULTING		CORE ARCHITECTS	RML 625 YONGE STREET LIMITED

**EXISTING PLANNING CONTROLS**

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 382 & 471
Zoning:	CR T3.0 C2.0 R3.0 & 888- 2016(OMB)	Heritage Designation:	Y
Height Limit (m):	18.0	Site Plan Control Area:	Y

**PROJECT INFORMATION**

Site Area (sq m): 2,430      Frontage (m): 53      Depth (m): 45

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):				
Residential GFA (sq m):			46,114	<b>46,114</b>
Non-Residential GFA (sq m):	5,195		3,133	<b>3,133</b>
<b>Total GFA (sq m):</b>	<b>5,195</b>		<b>49,247</b>	<b>49,247</b>
Height - Storeys:			57	<b>57</b>
Height - Metres:			190	<b>190</b>
Lot Coverage Ratio (%): 0		Floor Space Index:	20.27	

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	46,114	
Retail GFA:	3,133	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:				
Freehold:				
Condominium:			606	<b>606</b>
Other:				
<b>Total Units:</b>			<b>606</b>	<b>606</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:		50	310	171	75
<b>Total Units:</b>		<b>50</b>	<b>310</b>	<b>171</b>	<b>75</b>

#### **Parking and Loading**

Parking Spaces: 107      Bicycle Parking Spaces: 606      Loading Docks: 2

#### **CONTACT:**

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