

# **1196-1210 Yonge Street and 2-8 Birch Avenue – Zoning By-law Amendment and Rental Housing Demolition Applications – Preliminary Report**

Date: January 26, 2022

To: Toronto and East York Community Council

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

Ward: 12 - Toronto-St. Paul's

**Planning Application Numbers:** 21 239174 STE 12 OZ and 21 239181 STE 12 RH

**Related Application:** 21 239179 STE 12 CD

## **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment and Rental Housing Demolition applications to demolish 8 rental dwelling units and allow for the construction of a 15-storey (55 metre excluding mechanical penthouse) mixed-use building containing 67 dwelling units (including 8 rental replacement units) and 201 square metres of grade-related retail space.

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 with the Ward Councillor.

## **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 1196-1210 Yonge Street and 2-8 Birch Avenue 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.

## THE SITE

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**Description:** The site is located on the northwest corner of Yonge Street and Birch Avenue, north of the CP rail corridor and to the south of the Yonge-St. Clair area. The site is generally rectangular with an area of 1,062 square metres with a 35 metre frontage on Yonge Street and a 32 metre frontage on Birch Avenue. The site topography is generally flat with a slope downward from north to south encompassing a total elevation change of approximately 2 metres. There are no trees within the public boulevard and 11 trees on private property.

**Existing Uses:** A four-storey mixed-use building and is occupied by commercial uses at grade and 8 residential rental dwelling units on the upper levels.

**Official Plan Designation:** *Mixed Use Areas*. See Attachment 4 of this report for the Land Use Map. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

**Yonge-St. Clair Secondary Plan:** Designated Mixed Use Areas C. See Attachment 5 of this report for Mixed Use Areas Map. The Yonge-St. Clair Secondary Plan policies may be found here: <https://www.toronto.ca/wp-content/uploads/2019/02/9411-CityPlanning-2019-da-cp-official-plan-SP-6-YongeStClair.pdf>

**Zoning:** The site is zoned CR 3.0 (c2.0;r2.5) SS2 (x2524) in City of Toronto Zoning By-law 569-2013 with a maximum height of 16 metres. See Attachment 6 of this report for the Zoning Map. 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

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**Complete Application Submission Date:** December 1, 2021

**Description:** A 15-storey mixed-use building including 200 square metres of grade-related retail space.

**Density:** 9.81

**Dwelling Units and Amenity Space:** A total of 67 residential dwelling units, including 8 rental replacement, of which there are 3 bachelor (5%), 13 one-bedroom (19%), 41 two-bedroom (61%), and 10 three-bedroom (15%) units. A total of 276 square metres of indoor amenity space (4 square metres per unit) and 135 square metres of outdoor amenity space (2 square metres per unit) is proposed.

**Rental Housing Demolition and Conversion By-law:** On December 1, 2021, an application for a Section 111 permit was submitted to demolish 8 rental dwelling units on the site, 2 of which were vacant at the date of this application.

Table 1: Breakdown of Existing Rental Units by Unit Type and Rent Classification

Unit Type	Affordable	Mid-Range	Above Mid-Range	Vacant	Total
Studio	0	0	2	1	3
Two-Bedroom	2	0	2	1	5
<b>Total</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>2</b>	<b>8</b>

**Access, Parking and Loading:** Vehicle and loading access would be provided from Birch Avenue on the South side of the site. A total of 105 vehicular parking spaces (95 residential, 7 visitor, and 3 retail), 72 bicycle parking spaces (68 long-term and 4 short-term), and 1 Type G loading space in a 3-storey underground parking garage.

### Additional Information

See Attachments 2, 3, and 7 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: [www.toronto.ca/1196YongeSt](http://www.toronto.ca/1196YongeSt)

### Reasons for the Application

The Zoning By-law Amendment application seeks to amend Zoning By-law 569-2013 to vary performance standards, including: maximum building height, minimum setbacks, maximum gross floor area, and parking rates and dimensions.

The Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 has been submitted to demolish the 8 existing rental housing units on the lands. This proposal requires Council approval under both Chapters 363 and 667 of the Toronto Municipal Code because it involves the demolition of at least 6 dwelling units and at least 1 rental unit.

### Site Plan Control

The development is subject to Site Plan Control and an application is currently under review.

## COMMENTS

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### 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 Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 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.

At this stage in the review, the following preliminary issues have been identified:

- The overall fit of the proposed building within the existing and planned context with respect to its typology, height, density, massing, and materiality;
- Conformity with the Yonge-St. Clair Secondary Plan, particularly with regard to appropriate height, massing, and impacts on the pedestrian environment;
- Appropriate conservation of a property of potential heritage value;
- Relationship of the proposal to the Summerhill Station Clock Tower;
- Relationship of the proposal to adjacent properties to the west and north, particularly with regard to appropriate setbacks and step-backs;
- Appropriate replacement of existing residential rental dwelling units and securing an acceptable tenant relocation and assistance plan for existing tenants;
- Appropriate design of the public realm and open spaces;
- The quality of site landscaping and the appropriateness of the proposed tree removal and replanting plans;
- Suitable provision of parkland (on-site or cash-in-lieu);
- Consideration for safety in proximity to the rail corridor and the hydro/transformer station to the south of the site;
- Appropriate regard for applicable City guidelines, including the Growing Up: Planning for Children in New Vertical Communities, Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings, Bird-Friendly Guidelines, Accessibility Design Guidelines and the Retail Design Manual;
- The infrastructure capacity (water, sewage, hydro, community services and facilities etc.) to accommodate the proposed development;
- 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**

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City Planning staff will host a Community Consultation Meeting. As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on existing tenants of the residential rental property and matters under Section 111, including tenant assistance.

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**

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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

Attachment 3: Site Plan

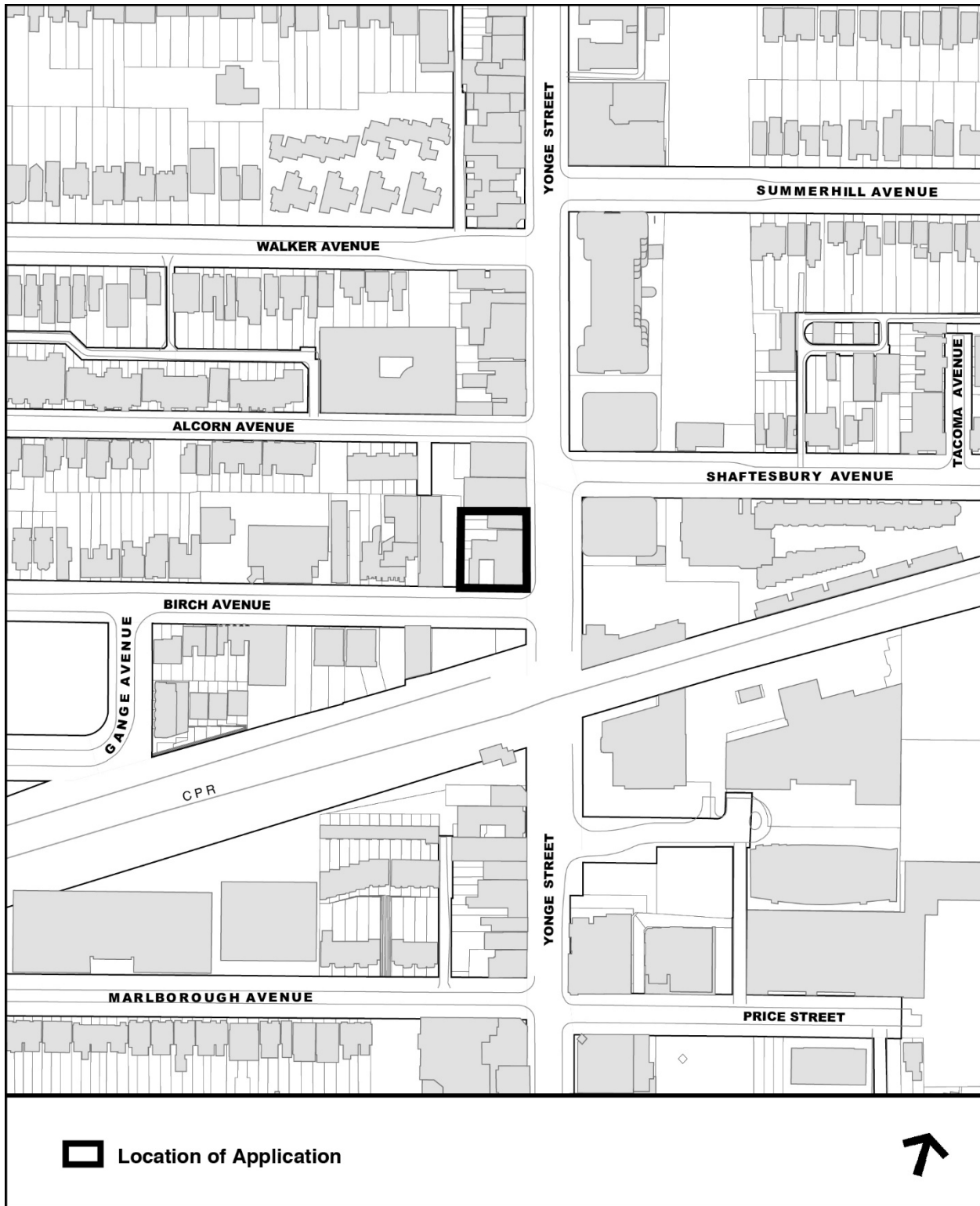
Attachment 4: Official Plan Map

Attachment 5: Yonge-St. Clair Secondary Plan, Mixed Use Areas Map

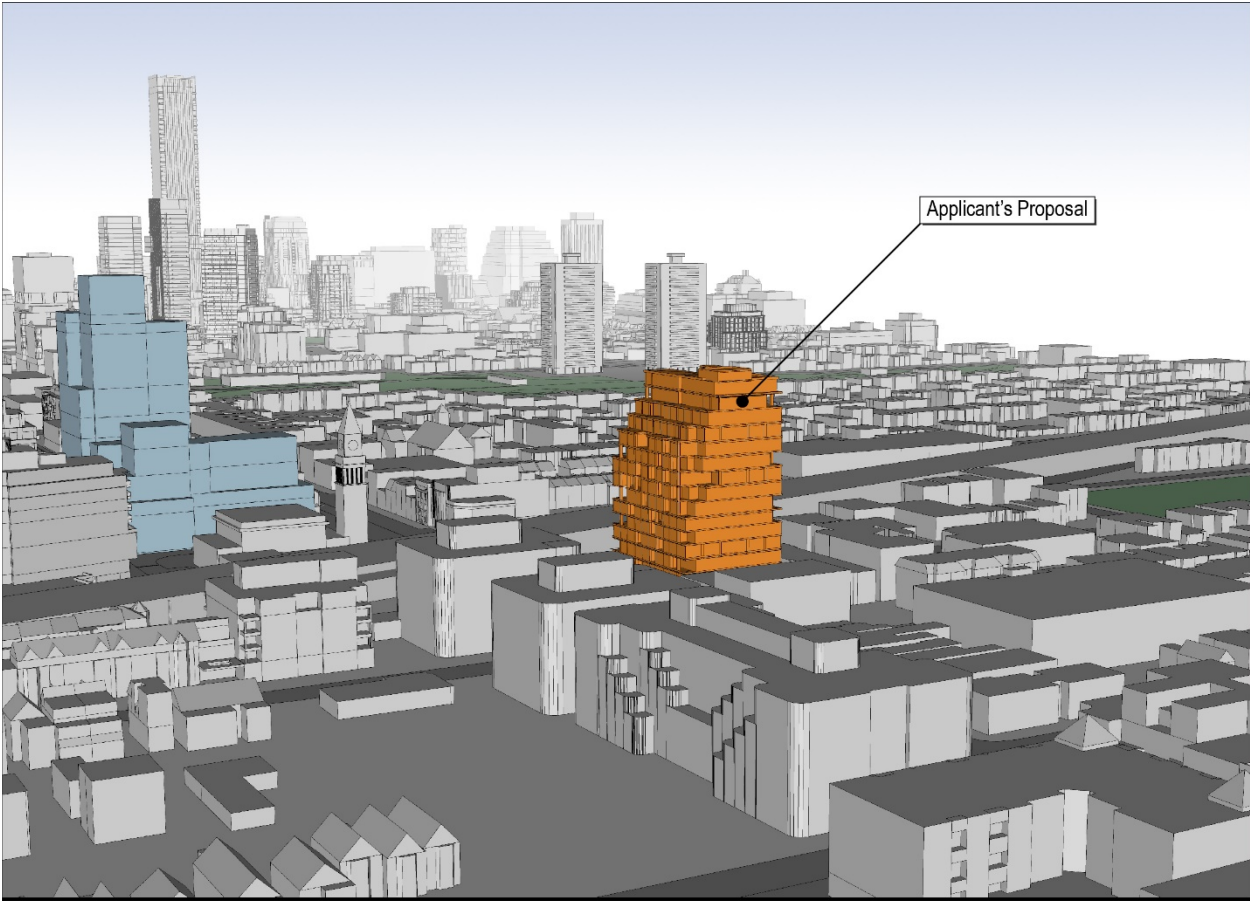
Attachment 6: Zoning By-law Map

Attachment 7: Application Data Sheet

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context



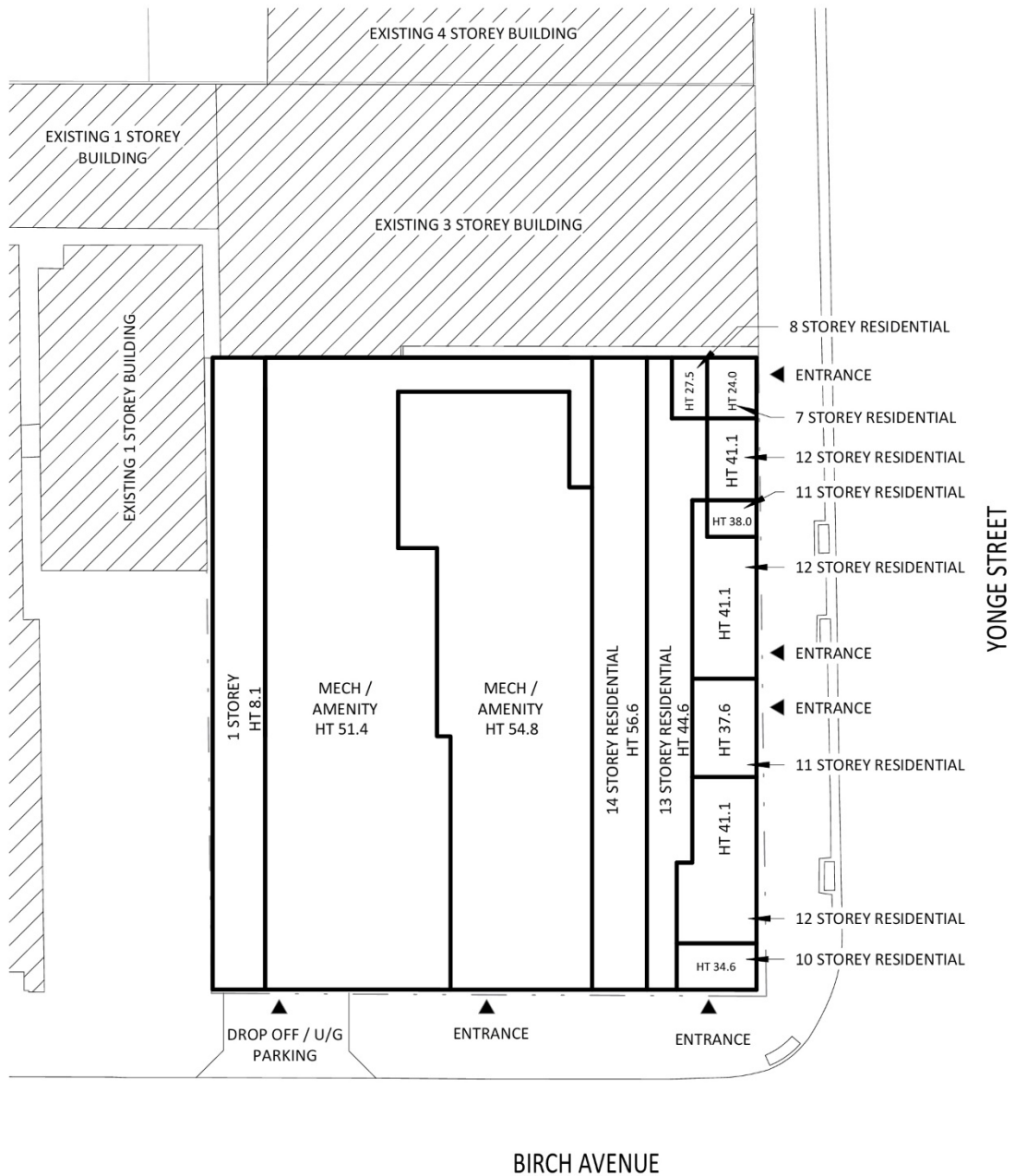
View of Applicant's Proposal Looking Southwest



MOIDA/2022



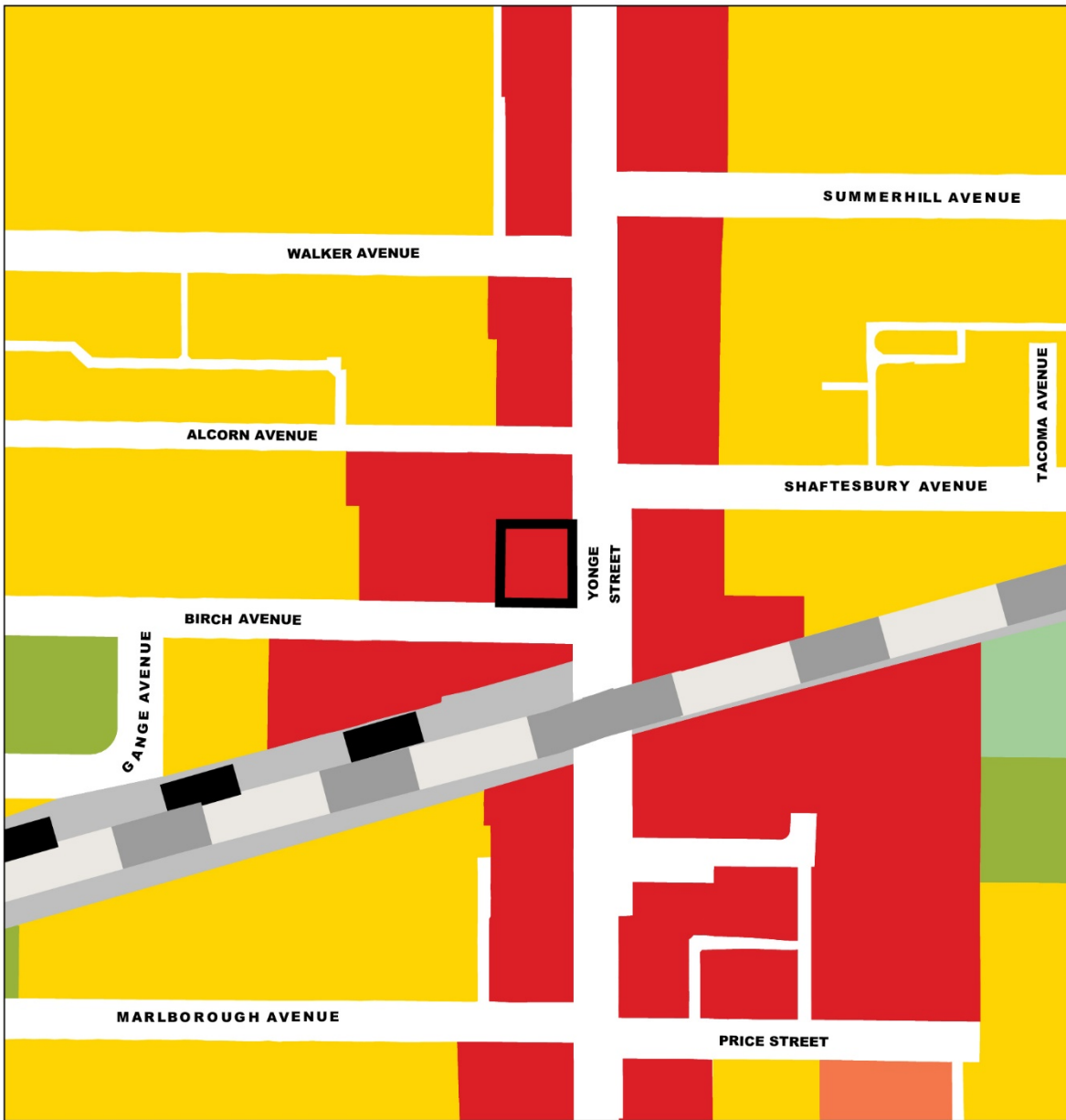
Attachment 3: Site Plan



Site Plan



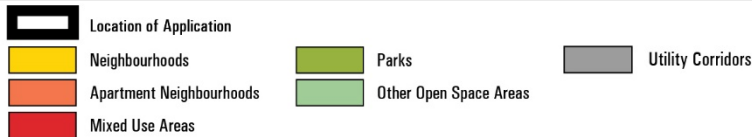
Attachment 4: Official Plan Map



Official Plan Land Use Map #17

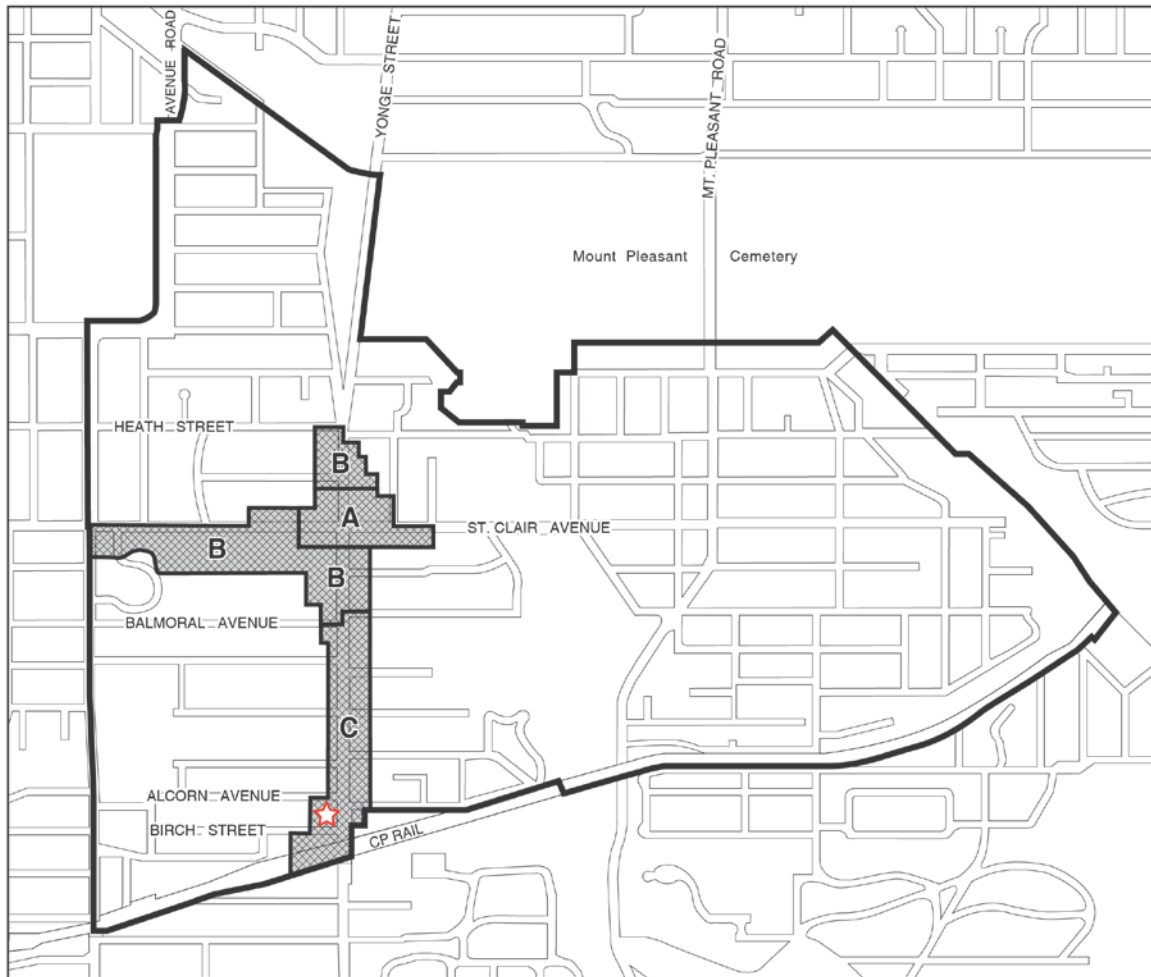
1196-1210 Yonge St, 2-8 Birch Avenue

File # 21 239174 STE 12 0Z



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Not to Scale  
Extracted: 11/22/2021

Attachment 5: Yonge-St. Clair Secondary Plan, Mixed Use Areas Map



Not to Scale 



Yonge-St. Clair Secondary Plan

MAP 6-3 Mixed Use Areas

-  Secondary Plan Boundary
-  Mixed Use Areas
-  Location of Application

June 2006



Attachment 7: Application Data Sheet

**Municipal Address:** 1196-1210 Yonge Street and 2-8 Birch Avenue  
**Date Received:** December 1, 2021

**Application Number:** 21 239174 STE 12 OZ

**Application Type:** Rezoning

**Project Description:** A 15-storey (57 metre including mechanical penthouse) mixed-use building containing 67 dwelling units (including 8 rental replacement units) and 201 square metres of grade-related retail space.

<b>Applicant</b>	<b>Architect</b>	<b>Owner</b>
Hunter & Associated Ltd. (c/o Benjamin Larson)	KPMB Architects	Birch Equities Limited (c/o Paul Dydula, Woodcliffe)

**EXISTING PLANNING CONTROLS**

<b>Official Plan Designation:</b>	<i>Mixed Use Areas</i>		
<b>Zoning:</b>	CR 3.0 (c2.0;r2.5) SS2 (x2524)		
<b>Height Limit (m):</b>	16	<b>Site Plan Control Area:</b>	Y

**PROJECT INFORMATION**

**Site Area (sq m):** 1,062.60    **Frontage (m):** 35 (Yonge)    **Depth (m):** 31

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
<b>Ground Floor Area (sq m):</b>			472	472
<b>Residential GFA (sq m):</b>			10,226.6	10,226.6
<b>Non-Residential GFA (sq m):</b>			200.8	200.8
<b>Total GFA (sq m):</b>			10,427.4	10,427.4
<b>Height - Storeys:</b>	3		15	15
<b>Height - Metres:</b>			55	55 (excl. MPH)

**Lot Coverage Ratio (%):** 98%                      **Floor Space Index:** 9.81

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
<b>Residential GFA:</b>	7,361.8	2,864.80
<b>Retail GFA:</b>	157.1	43.7
<b>Office GFA:</b>		
<b>Industrial GFA:</b>		
<b>Institutional/Other GFA:</b>	10,226.60	2,908.5

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
<b>Rental:</b>	8		8	8
<b>Freehold:</b>				
<b>Condominium:</b>			59	59
<b>Other</b>				
<b>Total Units:</b>			401	401

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

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
<b>Retained:</b>					
<b>Proposed:</b>		3	13	41	10
<b>Total Units:</b>		3	13	41	10

#### **Parking and Loading**

**Parking Spaces:** 105    **Bicycle Parking Spaces:** 72    **Loading Docks:** 1 Type G

#### **CONTACT:**

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