

69 Yorkville Avenue – Official Plan Amendment and Zoning Amendment Application – Preliminary Report

Date: January 28, 2022

To: Toronto and East York Community Council

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

Ward: 11 - University-Rosedale

Planning Application Number: 21 234044 STE 11 OZ

Related Application Number: 21 234047 STE 11 CD

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Official Plan Amendment and Zoning By-law Amendment application for a 29-storey mixed-use building, containing 143 dwelling units.

The application has been circulated to all appropriate City divisions and public agencies for comment. City Planning staff will proceed to schedule a Community Consultation Meeting for the application, in consultation with the Ward Councillor. Staff do not support this proposal as currently submitted. Substantial revisions are required to meet the policies of the Downtown Plan and SASP 211.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Planning staff schedule a Community Consultation Meeting for the application located at 69 Yorkville 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

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 an irregular L-shape and has an approximate area of 759 square metres, with a frontage of 27.83 metres on Yorkville Avenue, 6.59 metres on Bellair Street, and 23.77 metres on Genoa Street.

Existing Use: a 4-storey commercial building.

Official Plan Designation: *Mixed Use Area*

See Attachment 4 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here:

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

Downtown Plan: *Mixed Use Area 4*

Site and Area Specific Policy 211: Applies to the site and identifies it as part of the "Village of Yorkville" and a "low-rise area". The policies state that development will reinforce the existing low-scale buildings.

Zoning: The site is zoned Commercial Residential with a height limit of 18 metres in both the City of Toronto Zoning By-law 569-2013 (CR 3.0 (c2.5; r3.0) S! (x2271)) and Former City of Toronto Zoning By-law 438-86 (CR T.30 C2.5 R3.0).

See Attachment 5 of this report for the existing Zoning By-law Map. The City's Zoning By-law 569-2013 can 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: November 4, 2021

Description: A 29-storey (97.5 metres including mechanical penthouse) mixed use building.

Density: 20.59 times the area of the lot.

Dwelling Units: The proposed 143 dwelling units, includes 42 one-bedroom (29.4%), 82 two-bedroom (57.3%), and 19 three-bedroom (13.3%) units.

Access, Parking and Loading: Access to the 5-level underground garage, containing 95 parking spaces, is proposed from Genoa Street on the east side of the site.

A total of 155 bicycle parking spaces are located at grade and within the underground garage and on the second floor.

An internalized Type G loading space is proposed to be accessed from Genoa Street on the east side of the building.

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=Cs7n5HTiQPWEg9eDZyhINA%3D%3D>.

Reason for the Application

The Official Plan Amendment application is required to amend the Downtown Plan and Site and Area Specific Policy 211 to permit a tall building in an area where low-rise buildings up to a maximum of 4-storeys are currently permitted.

The Zoning By-law Amendment application proposes to amend Zoning By-laws 569-2013 and 438-86 to vary performance standards including: gross floor area and floor space index; building height; and building setbacks. Additional amendments to the Zoning By-law may be identified as part of the application review.

Site Plan Control

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

COMMENTS

Staff do not support this proposal as currently submitted. Substantial revisions are required to meet the policies of the Downtown Plan and SASP 211.

The Downtown Plan designates this site as Mixed Use Area 4. The policies state that Mixed Use Area 4 contains a mix of uses with a prevailing character of house form and other types of low-rise buildings. Development will be of a low-rise scale, generally four storeys or less in height.

Site and Area Specific Policy 211 designates the site as being located within the "Village of Yorkville". The policies of SASP 211 state that development within the "Village of Yorkville" will respect and reinforce the existing character of low-scale buildings.

ISSUES TO BE REVIEWED

The applications have been circulated to applicable City divisions and public agencies for comment. Staff will review the applications to determine their consistency with the

Provincial Policy Statement (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:

- Determine the appropriate built form for a Mixed Use Area 4 and Site and Area Specific Policy 211 low-rise area of special identity;
- Appropriate density and massing, including setbacks and step-backs in relation to the area's existing and planned built form and scale, reflective of the low-rise designation of the site;
- Replacement of existing office space;
- Appropriate loading and parking layout, including access and space for queuing;
- The provision of landscaped open space;
- Pedestrian level wind conditions along Yorkville Avenue and Bellair Street, and surrounding properties;
- Determination of infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The provision of parkland (on-site or cash-in-lieu);
- Appropriate regard for applicable City guidelines;
- 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, division and 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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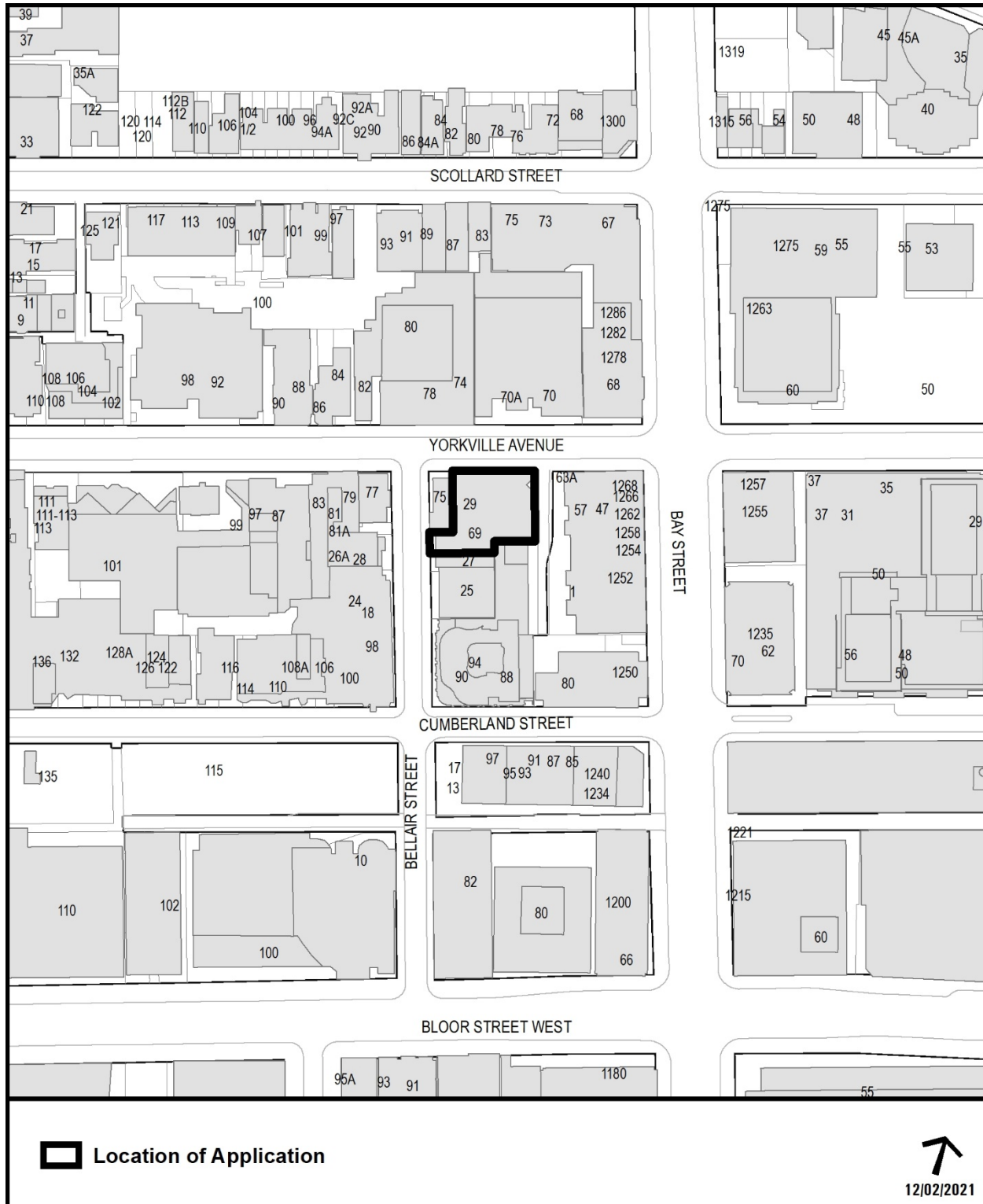
SIGNATURE

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

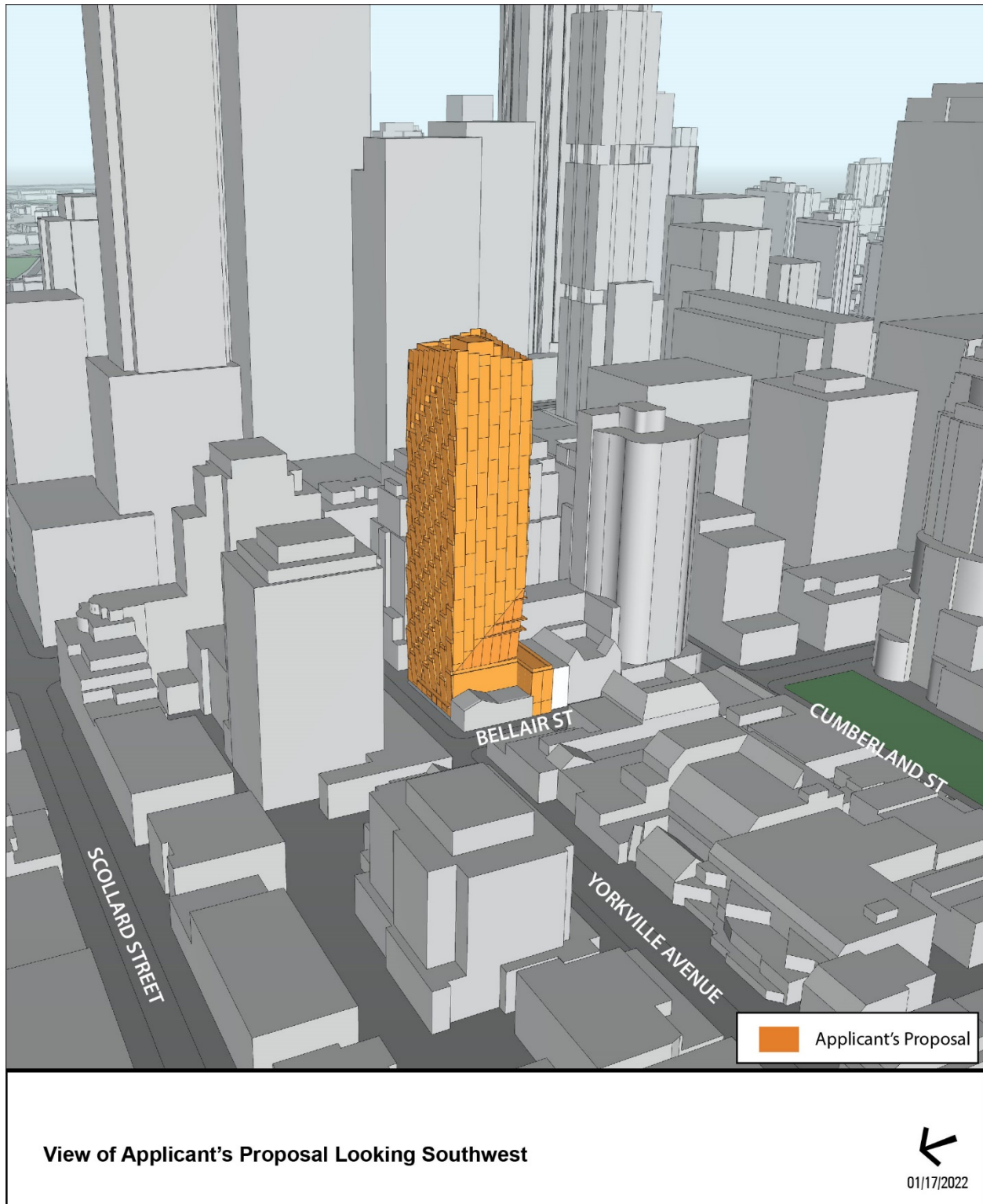
ATTACHMENTS

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

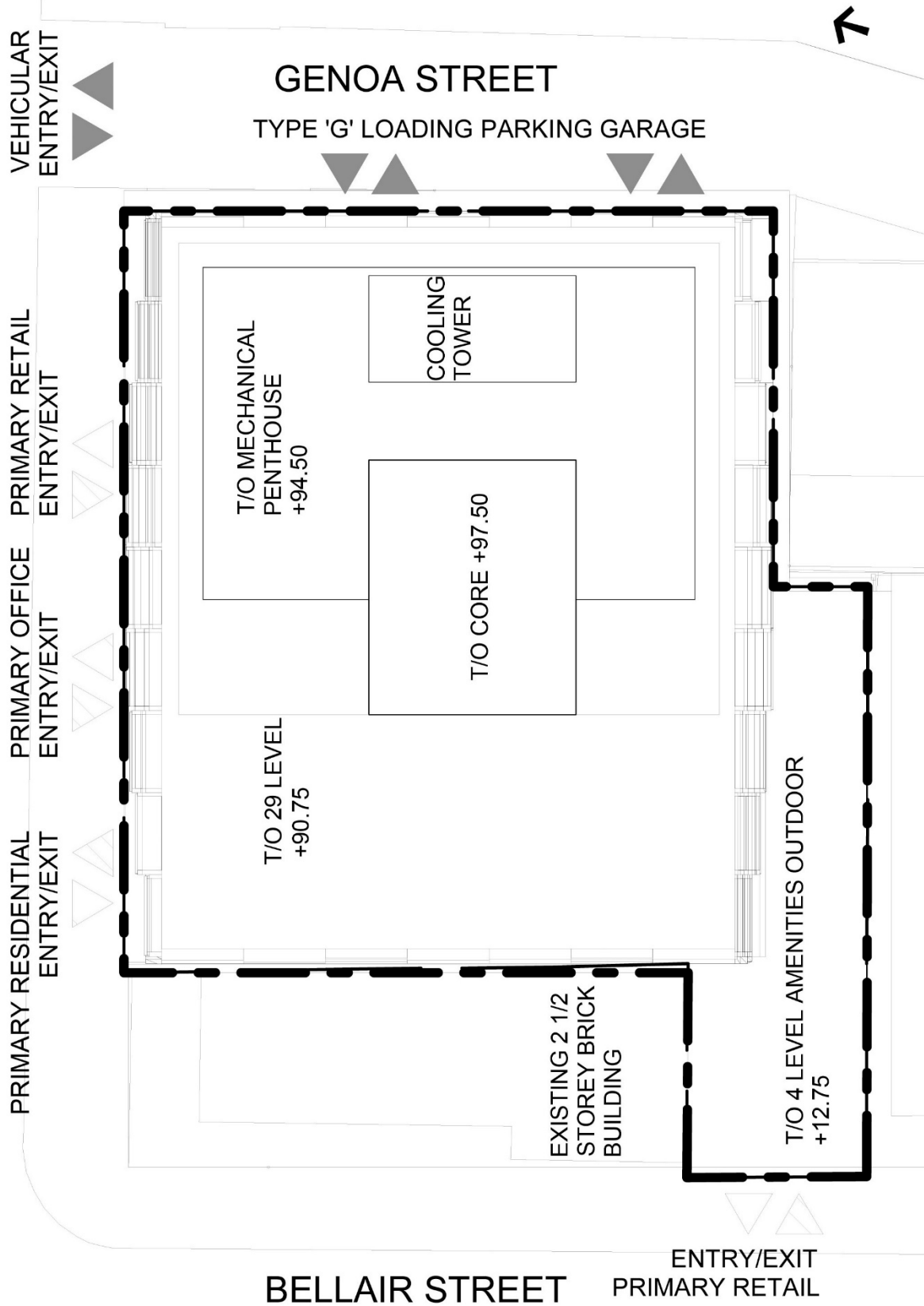
Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context



Attachment 3: Site Plan



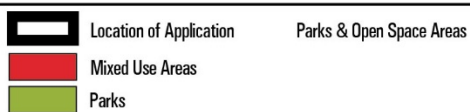
Attachment 4: Official Plan Map



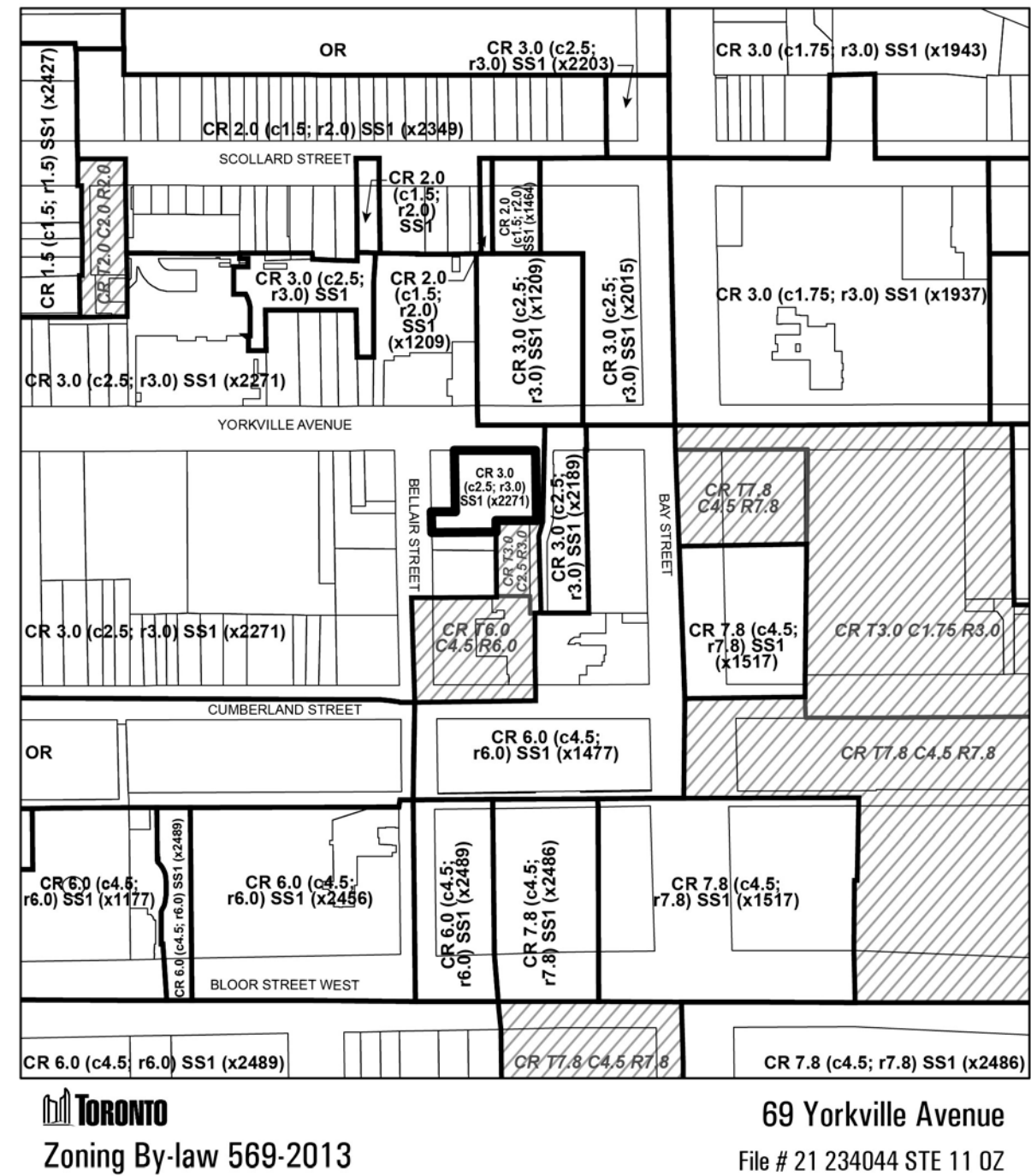
69 Yorkville Avenue

Official Plan Land Use Map 17

File # 21 234044 STE 11 0Z



Not to Scale
12/03/2021



Attachment 6: Application Data Sheet

Municipal Address: 69 Yorkville Avenue Date Received: November 4, 2021
 Application Number: 21 234044 STE 11 OZ
 Application Type: OPA / Rezoning, OPA & Rezoning
 Project Description: a 29-storey mixed-use building

Applicant	Agent	Architect	Owner
WND Associates, 90 Eglinton Avenue East, Suite 970, Toronto, ON M4P 2Y3	WND Associates, 90 Eglinton Avenue East, Suite 970, Toronto, ON M4P 2Y3	JET Design Architect Inc., 220 Duncan Mill Road, Suite 316, Toronto, ON M3B 3J5	Cheong Family Holdings LTD, 69 Yorkville Avenue, Suite 205, Toronto, ON M5R 1B8

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: SASP 211
 Zoning: CR3.0 (c2.5;
r3.0) SS1 (x2271) Heritage Designation:
 Height Limit (m): 18 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 759 Frontage (m): 28 Depth (m): 24

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			506	506
Residential GFA (sq m):			14,189	14,189
Non-Residential GFA (sq m):	1,588		1,441	1,441
Total GFA (sq m):	1,588		15,630	15,630
Height - Storeys:	4		29	29
Height - Metres:			95	95

Lot Coverage Ratio (%) 66.67 Floor Space Index: 20.59

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 14,189
 Retail GFA: 148
 Office GFA: 1,293
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			143	143
Other:				
Total Units:			143	143

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			42	82	19
Total Units:			42	82	19

Parking and Loading

Parking Spaces:	95	Bicycle Parking Spaces:	155	Loading Docks:	1
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