

## **2128 Yonge Street – Zoning Amendment Application – Final Report**

Date: January 31, 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 Number:** 17 274171 STE 22 OZ

### **SUMMARY**

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This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 12-storey mixed-use building at 2128 Yonge Street. The building is proposed to contain 80 dwelling units and 250 square metres of retail space. Two levels of underground parking are proposed with 19 parking spaces for residents and a total of 80 bicycle parking spaces.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend Zoning By-law 569-2013, for the lands at 2128 Yonge Street, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report dated January 31, 2022 from the Director, Community Planning, Toronto and East York District.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, require the owner to:
  - a) submit to the Chief Engineer and Executive Director, Engineering and Construction Services for review and acceptance, a revised Functional Servicing and Stormwater Management Report, Servicing Report Groundwater Summary, a letter from the Mechanical Engineer certifying the pump rates, and architectural plans to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development; and

b) make satisfactory arrangements and enter into the appropriate agreement(s) with the City for the design and construction of any improvements to the municipal infrastructure, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the City Solicitor, should it be determined that upgrades are required to the infrastructure to support this development, according to the revised Functional Servicing and Stormwater Management Report, Servicing Report Groundwater Summary, a letter from the Mechanical Engineer certifying the pump rates, and architectural plans accepted by the Chief Engineer and Executive Director, Engineering and Construction Services.

4. City Council authorize the City Solicitor and appropriate City staff to take such actions as are required to implement City Council's decision, including the execution and implementation of appropriate agreements.

## **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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A Preliminary Report on the application was adopted by Toronto and East York Community Council on April 4, 2018 authorizing staff to hold a community consultation meeting with an expanded notification area. The Toronto and East York Community Council Decision is available here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE31.56>

A Request for Interim Direction Report was adopted by City Council on July 23, 2018 directing City staff to continue to review the application and resolve any outstanding issues, and to attend and oppose the application in its current form should the application be appealed to the Local Planning Appeal Tribunal on the basis of City Council's failure to make a decision on the application within the statutory timeframe of the *Planning Act*. The City Council Decision is available here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.41>

## **SITE AND SURROUNDING AREA**

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The site is located at the northwest corner of Yonge Street and Hillsdale Avenue West. It is square in shape and approximately 774 square metres in size. The site has 28.62 metres of frontage on Yonge Street and 27.36 metres of frontage on Hillsdale Avenue West. The site is adjacent to an existing public lane with a width of 3.66 metres. The site is currently occupied by a one-storey building which was most recently used for an auto service business.

Land uses surrounding the site include:

**North:** A series of 2 and 3-storey mixed use buildings fronting onto Yonge Street. On the north side of Berwick Avenue is the Canada Square lands, which is the subject of a proposal for five towers ranging in height from 45 to 70 storeys (Application No. 20 232714 STE 12 OZ).

**South:** On the south side of Hillsdale Avenue West is a new 10-storey mixed use building (2114 Yonge Street). Further to the south on the north side of Manor Road West is a series of 2-storey mixed use buildings, with site-specific zoning permissions for a 12-storey mixed use building (Application No. 18 171536 STE 22 OZ).

**East:** To the southeast of Yonge Street and Hillsdale Avenue East is a series of 2 to 3-storey mixed use buildings fronting onto Yonge Street. To the northeast of Yonge Street and Hillsdale Avenue East is a new 12 to 28-storey mixed use building (2131 Yonge Street).

**West:** A public lane runs north-south from Hillsdale Avenue West to Berwick Avenue. To the west of the lane is an open-cut section of the TTC's Line 1 subway line and further west is a low-rise residential Neighbourhood.

## THE APPLICATION

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### The Proposal

A 12 storey (45.4 metres, inclusive of the mechanical penthouse) mixed use building with 80 residential units and a streetwall height of 2 storeys on Yonge Street and Hillsdale Avenue West is proposed. The building steps back above the 2nd and 7th floors on both street frontages. The proposed building will have a density of 7.5 times the area of the lot.

A total of 320 square metres of amenity space (4.0 square metres per unit) is proposed on the ground floor, 8th floor, and mechanical penthouse level, consisting of 166 square metres of indoor amenity space (2.1 square metres per unit) and 154 square metres of outdoor amenity space (1.9 square metres per unit).

The proposal includes a 250 square metre retail space located along the Yonge Street frontage. The residential lobby is located along the Hillsdale Avenue West frontage. The building is set back 1.2 metres from the Yonge Street property line (inclusive of a 0.4 metre road widening), resulting in a 6.0 metre setback from building face to curb. On Hillsdale Avenue West, the building is set back 0.0 metres from the property line and approximately 5.0 metres from the curb.

At the rear, the existing public lane will be widened to 6.0 metres through a conveyance to the City. The public lane will provide access to a Type G loading space and a car elevator providing access to 19 parking spaces for residents in the two-level underground parking garage.

See Attachment No. 1 to this report for the location map, Attachment No. 2 for the project data, Attachment No. 6 for the site plan, Attachments No. 7-8 for a three dimensional representation of the current proposal in context, and Attachments No. 9-12 for the elevations.

The current proposal incorporates numerous revisions from the original application as summarized below:

- Reduced building height from 13 storeys (49.5 metres, inclusive of the mechanical penthouse) to 12 storeys (45.4 metres, inclusive of the mechanical penthouse);
- Reduced density from 7.7 to 7.5 times the area of the lot;
- Reduced streetwall height from 6 storeys to 2 storeys;
- Stepping down the rear of the building to provide a transition to the Neighbourhood to the west;
- Increased unit count from 79 to 80 units, and increased proportion of three bedroom units from 10% to 15%;
- Increased amenity space from 1.1 to 4.0 square metres per unit;
- Reduced parking count from 26 to 19 parking spaces; and
- Reoriented loading space to gain access from the public lane and reduce its impact on Hillsdale Avenue West;

### **Reasons for Application**

The proposal requires an amendment to the Zoning By-law for an increase in density, and height, as well as site-specific provisions for setbacks, parking and bicycle parking to implement the development.

### **Site Plan Control**

The subject site and proposed development are subject to Site Plan Control. As of the date of this report, a Site Plan Control application has not yet been submitted.

### **Draft Plan of Condominium**

A Draft Plan of Condominium application has been submitted for the site and is under review by City staff (Application No. 21 231736 STE 12 CD).

### **Agency Circulation**

The application together with the reports/studies submitted in support of the application have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

## **POLICY CONSIDERATIONS**

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### **Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans**

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

### **The Provincial Policy Statement (2020)**

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on August 28, 2020. 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.

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 Greater Golden Horseshoe 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.

### **Planning for Major Transit Station Areas**

The Growth Plan (2020) 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 plan for the prescribed densities.

### **Official Plan**

The site is located on lands shown as Avenue on Map 2 - Urban Structure of the Official Plan. The Official Plan designates the subject site as Mixed Use Areas, as shown on

Map 17 - Land Use Plan. The Mixed Use Areas designation in the Official Plan provides for a broad range of commercial, residential and institutional uses, in single or mixed-use buildings, as well as parks and open spaces and utilities. See Attachment No. 3 to this report for the Official Plan Land Use Map.

### **Yonge-Eglinton Secondary Plan**

The site is located within the Yonge-Eglinton Secondary Plan area. Mixed Use Areas within the Secondary Plan area contain a mix of retail, service commercial, office and residential uses with the highest commercial concentration to be focused on the intersection of Yonge Street and Eglinton Avenue. The development of mixed-use buildings in Mixed Use Areas will be encouraged to increase active pedestrian circulation at street level, and to increase housing opportunities for family and other households.

In order to ensure that the form of buildings promotes a compatible physical and land use relationship between development within the various land use designations and between sites in abutting land use designations, it is an objective of the Secondary Plan to direct development of the greatest height and density to designated areas, maintain the existing scale of developments within stable Neighbourhoods, protect Neighbourhoods from overshadowing from buildings located in abutting Mixed Use Areas, and secure a transition in height and scale from developments in Mixed Use Areas to Neighbourhoods.

On July 23, 2018, City Council adopted Official Plan Amendment (OPA) 405 to replace the former Yonge-Eglinton Secondary Plan in its entirety. The Minister of Municipal Affairs and Housing modified and approved OPA 405 on June 5, 2019. Under the approved and in-force Yonge-Eglinton Secondary Plan, the subject site is located within the Yonge Street South Village Character Area where building heights in the range of 8-15 storeys are anticipated. This application was complete prior to the Minister's decision and therefore is not subject to the new Yonge-Eglinton Secondary Plan.

### **Zoning**

The subject site is zoned MCR T3.0 C3.0 R2.5 under Zoning By-law 438-86 and CR 3.0 (c2.0; r2.5) SS2 (x2430) under Zoning By-law 569-2013. The site is zoned with a height limit of 16 metres and a density limit of 3.0 times the area of the lot. Both Zoning By-laws permit a range of residential and non-residential uses. See Attachment No. 4 to this report for the Existing Zoning By-law Map.

### **Avenues and Mid-rise Buildings Study and Performance Standards**

City Council adopted the Avenues and Mid-rise Buildings Study and an addendum containing performance standards for mid-rise buildings. They identify a list of best practices and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and step backs, sunlight and skyview, pedestrian realm conditions, transition to Neighbourhoods and Parks and Open Space Areas and corner sites.

## **Growing Up Urban Design Guidelines**

On July 28, 2020, City Council adopted the updated Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines ("Growing Up Guidelines"). The update was based on the continued review and assessment from the draft guidelines adopted by Council in July 2017. The objective of the Growing Up Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale.

## **COMMUNITY CONSULTATION**

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A virtual community consultation meeting was held on October 5, 2020. At the meeting City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, City staff led a question and answer format meeting. Comments and questions provided by the meeting attendees included:

- The metric height of the building and how it compares to other recent approvals in the area;
- Building massing should have stepbacks instead of a blocky design;
- Relationship to the street and provision of a setback consistent with the policies for this area;
- Concerns about wind and the existing wind tunnel in the area;
- Support for family-sized units;
- Whether the units will be rental or condominium tenure;
- Whether any affordable housing is proposed within the development;
- Support for small, granular retail;
- Whether any community services and facilities are proposed within the development;
- The building's relationship to a future park over the subway corridor;
- Whether development is planned for the properties north of the development site to Berwick Avenue;
- Encouraging the use of brick in the building design; and,
- Construction timelines and construction management, including protection for neighbouring properties.

City staff also met with representatives from the Oriole Park Association (OPA) and South Eglinton Ratepayers' and Residents' Association (SERRA) on September 23, 2020. Additional comments provided by attendees at that meeting related to concerns about traffic in the community, particularly with respect to the lack of visitor parking included in the proposal.

The issues raised through community consultation have been considered through the review of the application. Comments with respect to the proposed height, massing, setbacks, wind, family-sized units, and traffic are addressed in the Comments section below. The applicant has indicated that the residential tenure is undecided at this stage and that the ground floor retail space is undersized for a community space. No

affordable housing is included as part of this proposal. The detailed building design, including proposed materials, and the construction management plan will be addressed during the Site Plan Control review process.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have had an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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### **Provincial Policy Statement and Provincial Plans**

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020). Staff have determined that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020).

### **Housing**

A total of 80 residential units are proposed, consisting of 10 studio units (12.5%), 42 one-bedroom units (52.5%), 16 two-bedroom units (20%), and 12 three-bedroom units (15%), comprising 5,550 square metres of residential gross floor area.

The unit mix meets the policy direction of the Official Plan to provide a full range of housing and meets the unit mix objectives of the Growing Up Guidelines to provide a minimum of 15% two-bedroom units and 10% three-bedroom units within new developments. However, the unit sizes do not meet the unit size objectives of the Growing Up Guidelines, which City Planning staff will continue to encourage the applicant to provide through the Site Plan Control review process.

### **Built Form**

City Planning staff find that the proposed development conforms with the applicable Official Plan policies with respect to built form, massing and transition to adjacent Neighbourhoods.

The proposed height of 12 storeys (45.4 metres, inclusive of the mechanical penthouse) is acceptable given the site's location within the Yonge-Eglinton area, along an Avenue and just south of the Urban Growth Centre. The proposed height is in line with recent nearby approvals with similar heights and falls within the range of 8-15 storeys anticipated in this Character Area under the new Yonge-Eglinton Secondary Plan.

The proposed massing provides a streetwall height of 2 storeys (8.1 metres) on Yonge Street and Hillsdale Avenue West which will frame the street with good proportion that fits with the existing and planned context, including the existing two-storey buildings to the north of the site on Yonge Street. Above the 2nd and 7th floors, a 1.3 metre



stepback is provided on both street frontages. The building massing is consistent with the policies of the new Yonge-Eglinton Secondary Plan which call for stepbacks at these heights within the Yonge Street South Village Character Area. The resulting form is also generally consistent with the Mid-Rise Building Performance Standards which recommend "pedestrian perception" stepbacks to mitigate the perception of height. Balconies are proposed to project into the setbacks above the 2nd floor. Balcony widths will be limited in the zoning by-law to ensure that that the building's stepped massing is not obscured by projecting balconies.

The site is separated from the nearby Neighbourhood by a 33-metre wide subway corridor. The proposal generally meets a 45 degree angular plane measured from the edge of the Neighbourhoods designation on the west side of the subway corridor. The proposal steps down at the rear of the building from the mechanical penthouse to the top of the 11th floor, providing an appropriate transition to the Neighbourhood.

Above the 7th floor a 5.5-metre stepback is provided on the north side of the building to provide separation from the neighbouring property. This stepback ensures that facing distances between the primary windows of the proposed development and any future development to the north will provide privacy for future residents, and is consistent with Mid-Rise Building Performance Standard for stepbacks at upper storeys.

### **Shadow Impact**

The submitted Shadow Study shows the proposal casting new shadows on the Neighbourhoods west of the subway corridor before 11:18 AM on March 21st and September 21st. The proposal also casts new shadows on the Yonge Street sidewalks in the afternoon. The proposal does not cast shadows on any existing parks, and shadows are generally off the subway corridor (designated Parks by OPA 405) by the afternoon all year.

City Planning staff finds the shadows generated by the proposal adequately limits shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes, and are acceptable.

### **Wind Impact**

A Pedestrian Level Wind Study reflecting the proposal was submitted in support of the application. The study indicates that the surrounding public realm will experience wind conditions that are acceptable for the intended use (suitable for walking or better in the spring/fall/winter, and standing or better in the summer). A comparison of the existing versus future wind comfort surrounding the study site indicates that the proposed development will have a generally neutral influence on grade-level wind conditions, although somewhat windier conditions are expected for portions of the adjacent sidewalk along Hillsdale Avenue West and Yonge Street. The outdoor amenity spaces will be suitable for sitting or sedentary activities throughout the spring and summer without the need for mitigation.

City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study.

## **Amenity Space**

Amenity space for building residents is proposed on the ground floor, 8th floor, and mechanical penthouse level at a rate that meets the minimum requirement of 4 square metres of amenity space per dwelling unit (of which at least 2 square metres shall be indoor) contained in Zoning By-law 569-2013. A total of 166 square metres of indoor amenity space (2.1 square metres per unit) is proposed along with 154 square metres of outdoor amenity space (1.9 square metres per unit).

Detailed design of the amenity space, including provisions for households with children (Growing Up Guidelines) and pets (Pet Friendly Design Guidelines) will be reviewed and secured through the Site Plan Control review process.

## **Road Widening**

In order to satisfy the Official Plan requirement of a 27 metre right-of-way for this segment of Yonge Street a 0.4 metre road widening is required along the Yonge Street frontage of the property. There is no additional land required for Hillside Avenue West. To satisfy the Official Plan requirement of a 6 metre lane right-of-way on the west side of the property, a 2.34 metre lane widening is required along the rear of the property. The widenings will be conveyed to the City through the Site Plan Control review process.

## **Road Alignment**

Map 21-9 of OPA 405 identifies proposed street realignments for off-set east-west streets connecting to Yonge Street, including Hillside Avenue. The purpose of the realignments is to contribute to creating new open spaces and promoting more direct and convenient pedestrian connections across Yonge Street. Staff from multiple Divisions are currently undertaking a comprehensive Infrastructure Implementation Strategy for Midtown to identify opportunities for coordinating public realm improvements with future capital projects and development activity. The Strategy will provide a roadmap for prioritizing and implementing proposed improvements to streets, parks and open spaces, pedestrian and cycling facilities to support growth in Midtown.

Realignment of Hillside Avenue West is not being pursued as part of this proposal as this application is not subject to the new Yonge-Eglinton Secondary Plan. Furthermore, Hillside Avenue has not been identified as a suitable location for a new pedestrian crossing at this time, given its proximity to the existing signalized intersections at Soudan Avenue/Berwick Avenue and Manor Road.

## **Traffic Impact, Access, Parking and Loading**

Vehicular access for parking will be from the widened public lane on the west side of the site. A car elevator will provide access to a two-level underground parking garage containing a total of 19 parking spaces for residents. No parking spaces are proposed for visitors or the retail use. Access to a Type G loading space will also be from the public lane.

A total of 80 bicycle parking spaces are proposed, including 72 bicycle parking spaces for residents on the P1 level and 8 bicycle parking spaces for visitors on the ground floor.

An Urban Transportation Considerations Report was submitted in support of the original application, along with an update letter in support of the revised submission. The report concludes that the proposed parking supply is in the range of rates that are supplied by other similar developments within the Yonge-Eglinton area. Non-provision of visitor parking is appropriate due to the availability of transit service in close proximity to the site, the availability of on-street and off-street parking within the immediate area, and the training required to use the car elevator. The proposed bicycle parking spaces and loading space meet the Zoning By-law requirements. The study also concludes that new trips generated by the proposed development will have an insignificant traffic impact on the surrounding road network.

Transportation Services staff have reviewed the Urban Transportation Considerations Report and accepted its conclusions. Additional comments related to site access arrangements, site circulation and layout, design of the proposed site entrance driveway, layout of the proposed parking supply including ingress/egress provided thereto, and requirements for electric vehicle infrastructure will be provided through the Site Plan Control review process.

## **Public Realm**

The building is set back 1.2 metres from the Yonge Street property line (inclusive of a 0.4 metre widening), resulting in a 6.0 metre setback from building face to curb. The proposed setback is compatible with the building line of the adjacent properties to the north and will contribute to a continuous streetwall along this segment of Yonge Street. On Hillsdale Avenue West, the building is set back 0.0 metres, with a 5.0 metre setback from building face to curb. A Landscape Concept Plan submitted in support of the application shows four new street trees, planter beds, benches, and bike rings within the public realm adjacent to the subject site. Further detailed design of the public realm will be addressed during the Site Plan Control review process.

Ground floor uses including retail space and the residential lobby will be located along Yonge Street and Hillsdale Avenue West, allowing for access and views from the public realm. The residential lobby has also been designed to partially extend around the west side of the building to provide an interface with the future park over the subway corridor. First floor heights for these street-facing uses will meet the recommendations in the Retail Design Manual for boutique type retail spaces.

City staff are satisfied that the proposal is consistent with the applicable public realm policies of the Official Plan.

## **Servicing and Stormwater Management**

A Functional Servicing and Stormwater Management Report, Hydrogeological Assessment, Servicing Report Groundwater Summary, and Hydrological Review Summary were submitted in support of the application. The proposed development is to

be serviced by a connection to the watermain on Hillsdale Avenue West and the report concludes that the proposed domestic water and fire demands can be accommodated by the existing municipal water supply infrastructure. The sanitary service connection will discharge to the combined sewer on Yonge Street and a new storm service connection is proposed to the storm sewer on Yonge Street. The report concludes that the receiving sanitary and storm sewer networks can accommodate the proposed development without improvements and that the proposed internal storm sewer network, on-site underground storage tank, and the controlled discharge release rate to the receiving sewer satisfy the City's stormwater management objectives.

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review, including the need for testing to support the discharge to the sewer in the existing condition, and revisions to the Functional Servicing and Stormwater Management Report. Before the necessary Bills are introduced to City Council for enactment the owner must submit to Engineering and Construction Services a revised Functional Servicing and Stormwater Management Report, Servicing Report Groundwater Summary, a letter from the Mechanical Engineer certifying the pump rates, and architectural plans for review and acceptance to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development and make satisfactory arrangements and enter into the appropriate agreement(s) with the City for the design and construction of any improvements to the municipal infrastructure should it be determined that upgrades are required to the infrastructure to support this development.

## **Parkland**

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu payment. The residential component of this proposal is subject to a 10% parkland dedication while the non-residential component is subject to a 2% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above grade building permit.

## **Tree Preservation**

The applicant submitted an Arborist Declaration in support of the application indicating that there are no existing trees on private or City property which meet the criteria under the City's tree protection by-laws.

## **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. 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 Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner.

## **Archaeological Assessment**

A Stage 1 Archaeological Resource Assessment was submitted in support of the application. City staff have reviewed the report and concur with the conclusions that there are no further archaeological concerns regarding the subject property.

## **Conclusion**

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Official Plan, particularly as it relates to the provision of an appropriate mix of residential and non-residential uses, and a built form which provides an appropriate relationship to the surrounding public realm and a suitable transition to adjacent Neighbourhoods. Staff recommend that Council support approval of the application.

## **CONTACT**

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Katherine Bailey, Planner  
Tel. No. (416) 397-1761  
E-mail: Katherine.Bailey@toronto.ca

## **SIGNATURE**

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

## **ATTACHMENTS**

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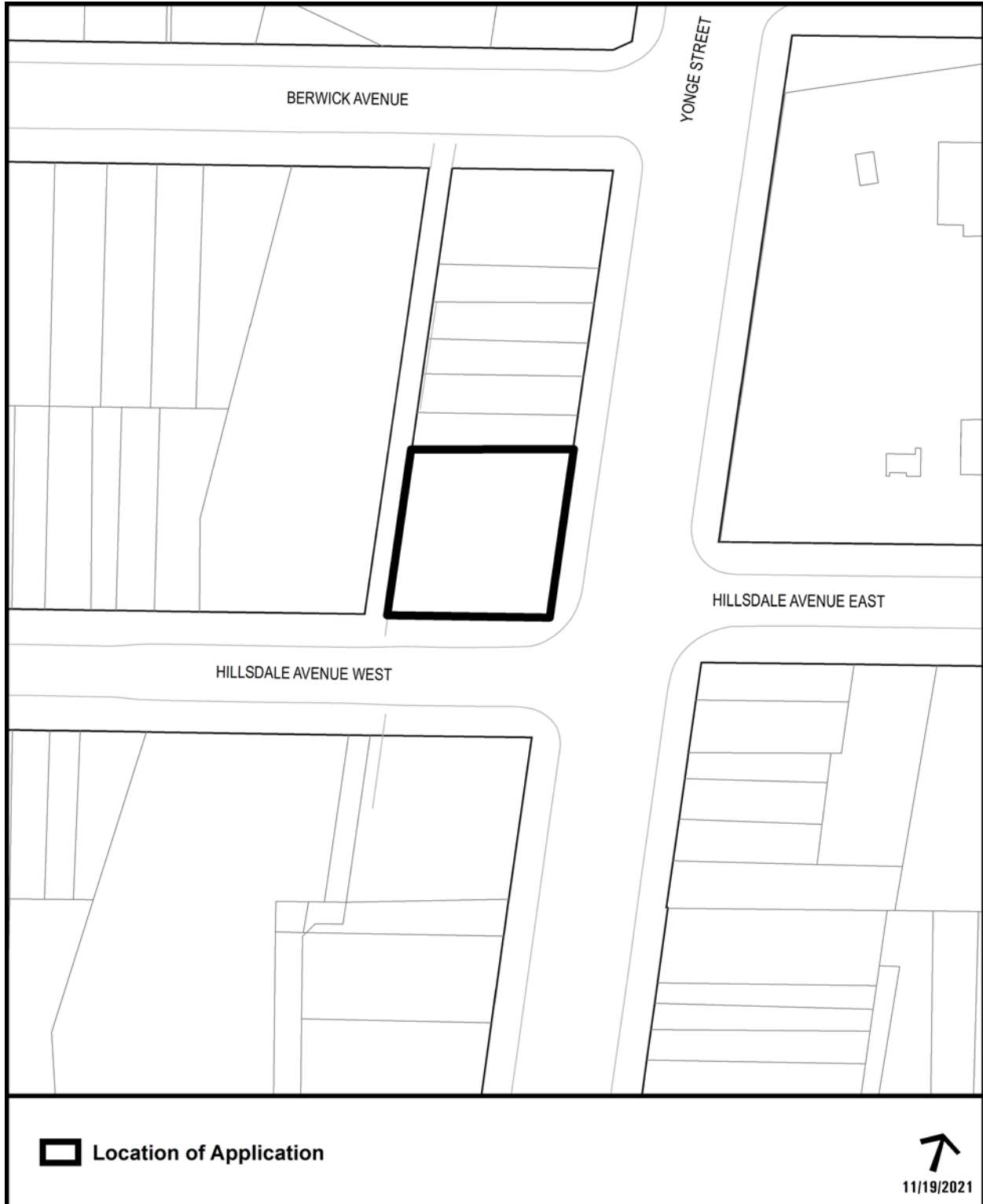
### **City of Toronto Data/Drawings**

- Attachment 1: Location Map
- Attachment 2: Application Data Sheet
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

### **Applicant Submitted Drawings**

- Attachment 6: Site Plan
- Attachment 7: 3D Model of Proposal in Context - Northwest
- Attachment 8: 3D Model of Proposal in Context - Southeast
- Attachment 9: East Elevation
- Attachment 10: South Elevation
- Attachment 11: West Elevation
- Attachment 12: North Elevation

Attachment 1: Location Map



Attachment 2: Application Data Sheet

**Municipal Address:** 2128 Yonge St.                      **Date Received:** December 11, 2017

**Application Number:** 17 274171 STE 22 OZ

**Application Type:** OPA / Rezoning, Rezoning

**Project Description:** 12-storey mixed-use building containing 80 dwelling units and 250 square metres of retail.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
Hunter & Associates Ltd.		IBI Group	2128 Yonge Street Ltd.

**EXISTING PLANNING CONTROLS**

Official Plan Designation: Mixed Use Areas      Site Specific Provision: No

Zoning: CR 3.0 (c2.0; r2.5) SS2 (x2430)      Heritage Designation: No

Height Limit (m): 16      Site Plan Control Area: Yes

**PROJECT INFORMATION**

Site Area (sq m): 774                      Frontage (m): 29                      Depth (m): 27

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	354		619	619
Residential GFA (sq m):			5,550	5,550
Non-Residential GFA (sq m):	354		250	250
<b>Total GFA (sq m):</b>	<b>354</b>		<b>5,800</b>	<b>5,800</b>
Height - Storeys:	1		12	12
Height - Metres:	4		45.4	45.4

Lot Coverage Ratio (%): 79.97                      Floor Space Index: 7.5

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	5,550	
Retail GFA:	250	
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:			80	80
Other:				
<b>Total Units:</b>			<b>80</b>	<b>80</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:		10	42	16	12
<b>Total Units:</b>		<b>10</b>	<b>42</b>	<b>16</b>	<b>12</b>

**Parking and Loading**

Parking Spaces: 19      Bicycle Parking Spaces: 80      Loading Docks: 1

**CONTACT:**

Katherine Bailey, Planner  
(416) 397-1761  
Katherine.Bailey@toronto.ca






Attachment 3: Official Plan Land Use Map



2128 Yonge Street

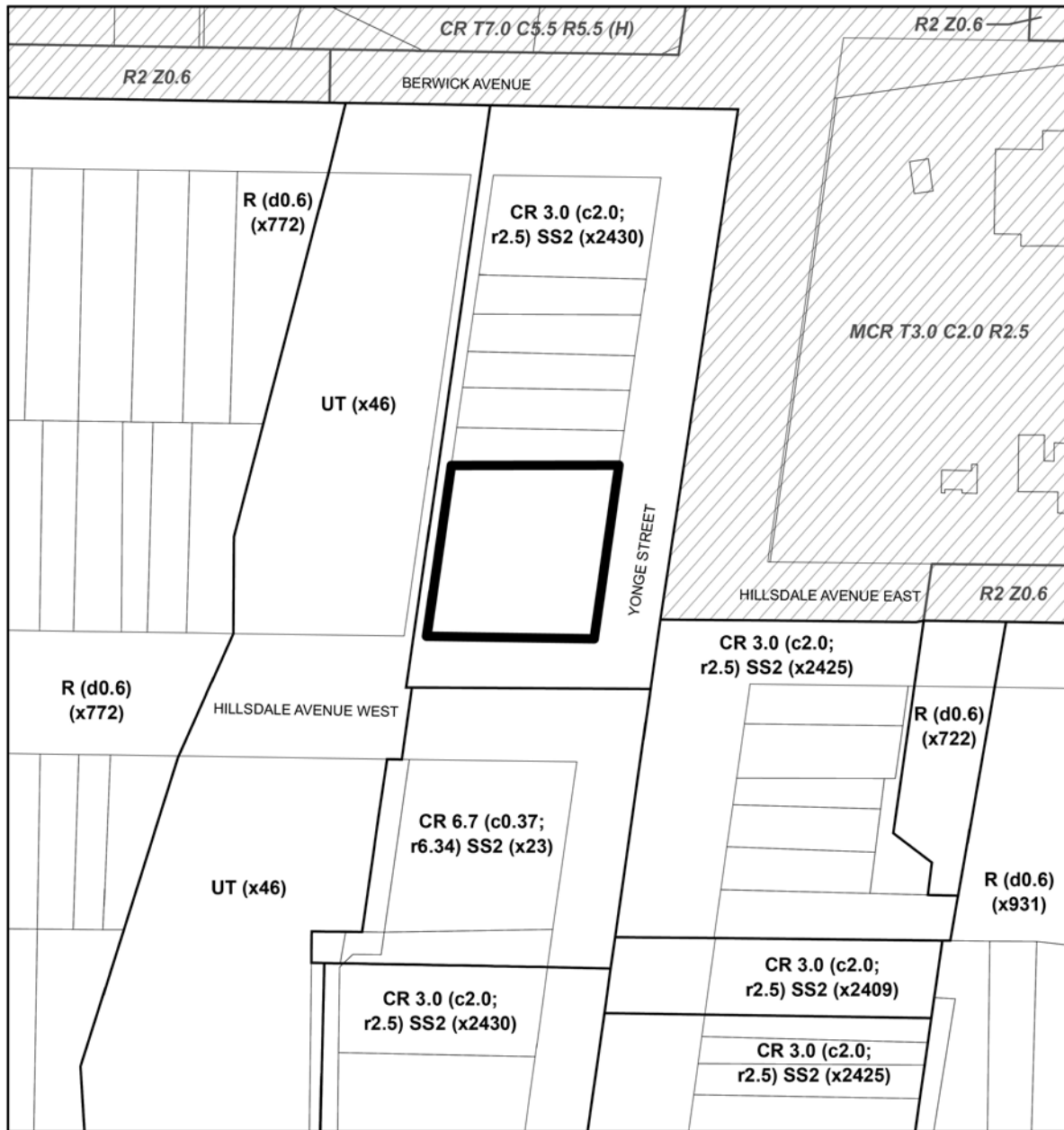
Official Plan Land Use Map #17

File # 17 274171 STE 22 OZ

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Parks & Open Space Areas
-  Parks

  
Not to Scale  
11/18/2021

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

2128 Yonge Street

File # 17 274171 STE 22 0Z



Location of Application

R Residential    CR Commercial Residential  
 UT Utility and Transportation



See Former City of Toronto By-law No. 438-86

R2 Residential District  
 CR Mixed-Use District  
 MCR Mixed-Use District

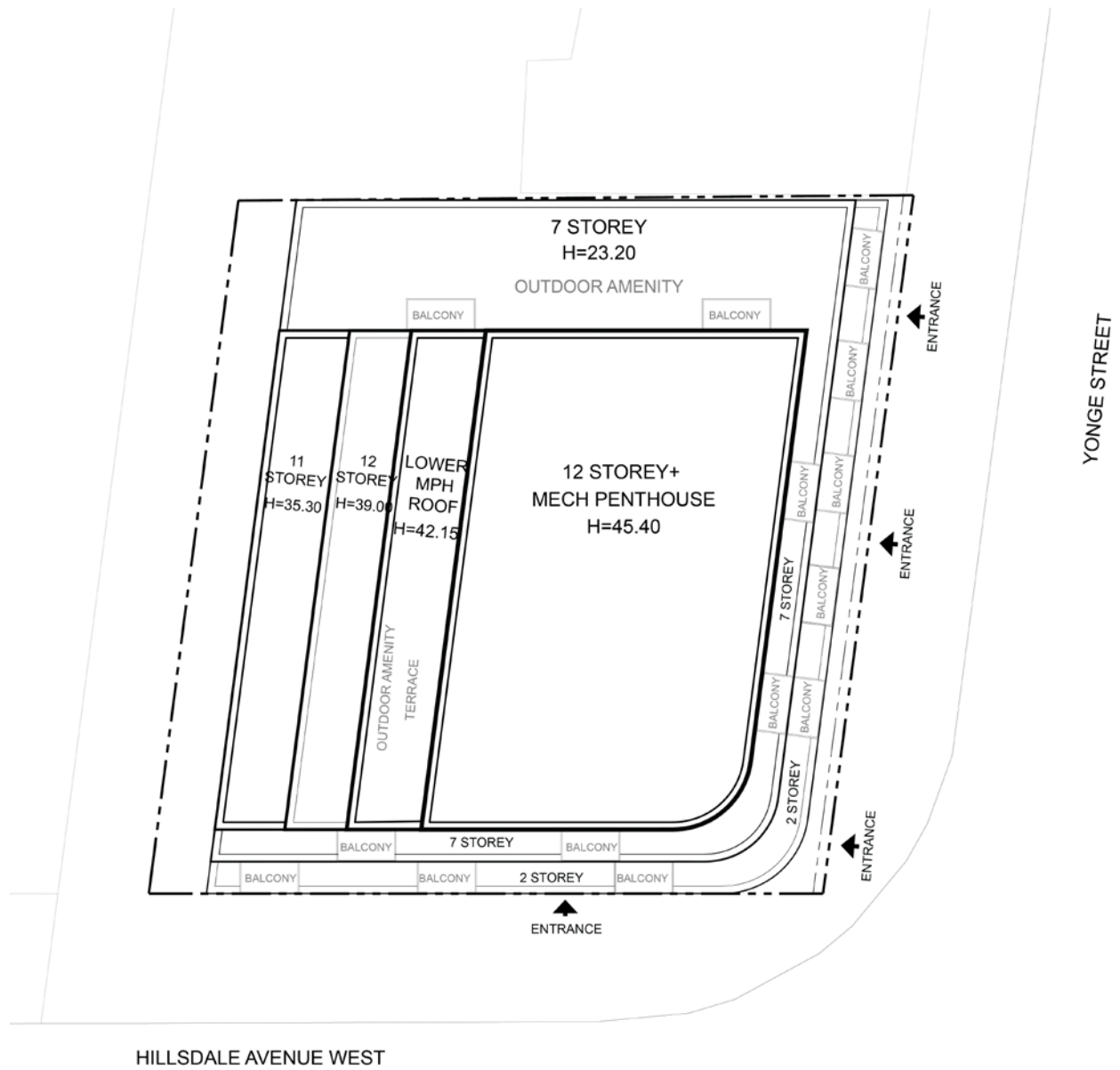


Not to Scale  
 Extracted: 11/18/2021

## Attachment 5: Draft Zoning By-law Amendment

The draft By-law will be made available on or before the February 16, 2022 Toronto and East York Community Council Meeting.

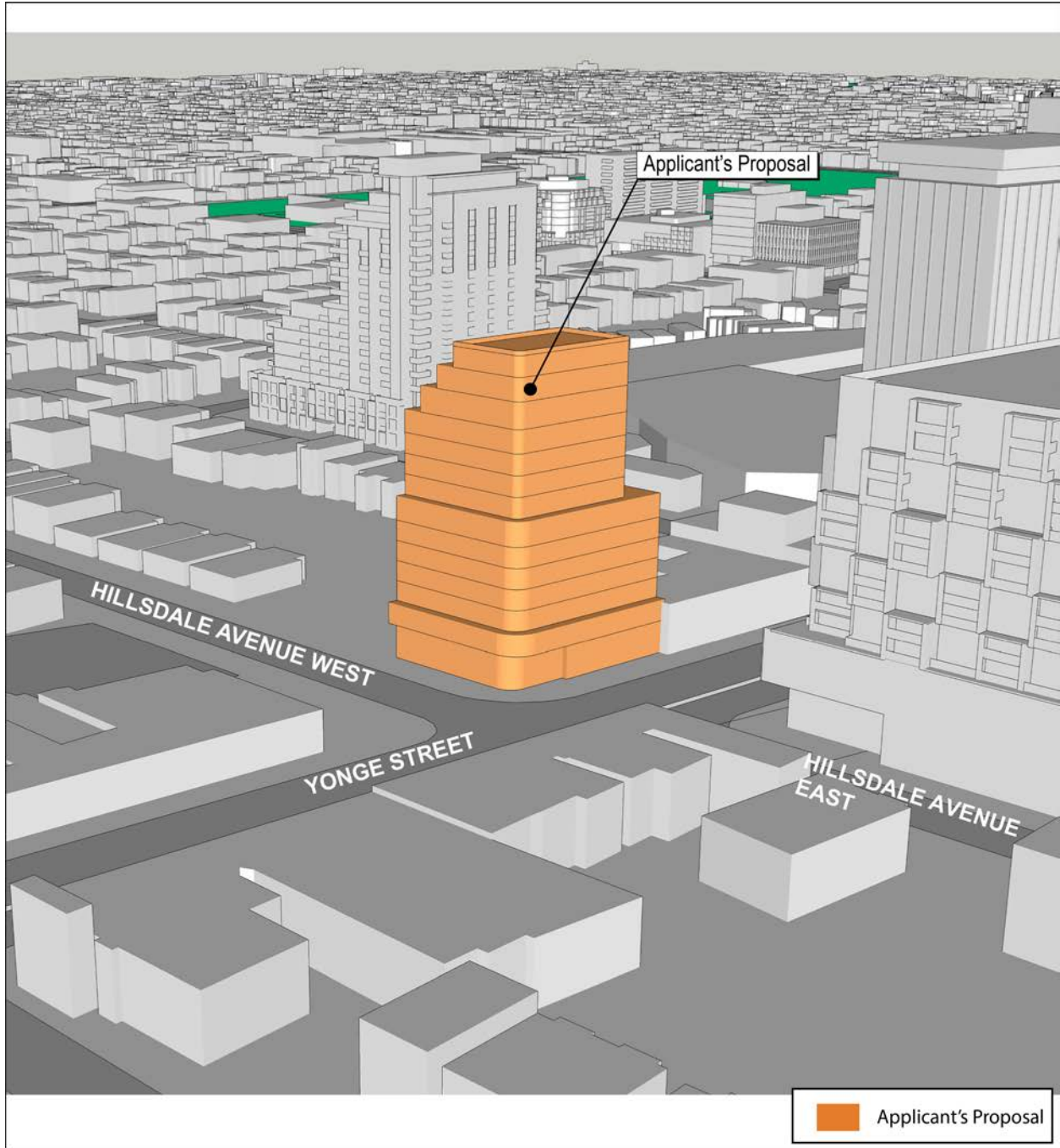
Attachment 6: Site Plan



Site Plan



Attachment 7: 3D Model of Proposal in Context - Northwest

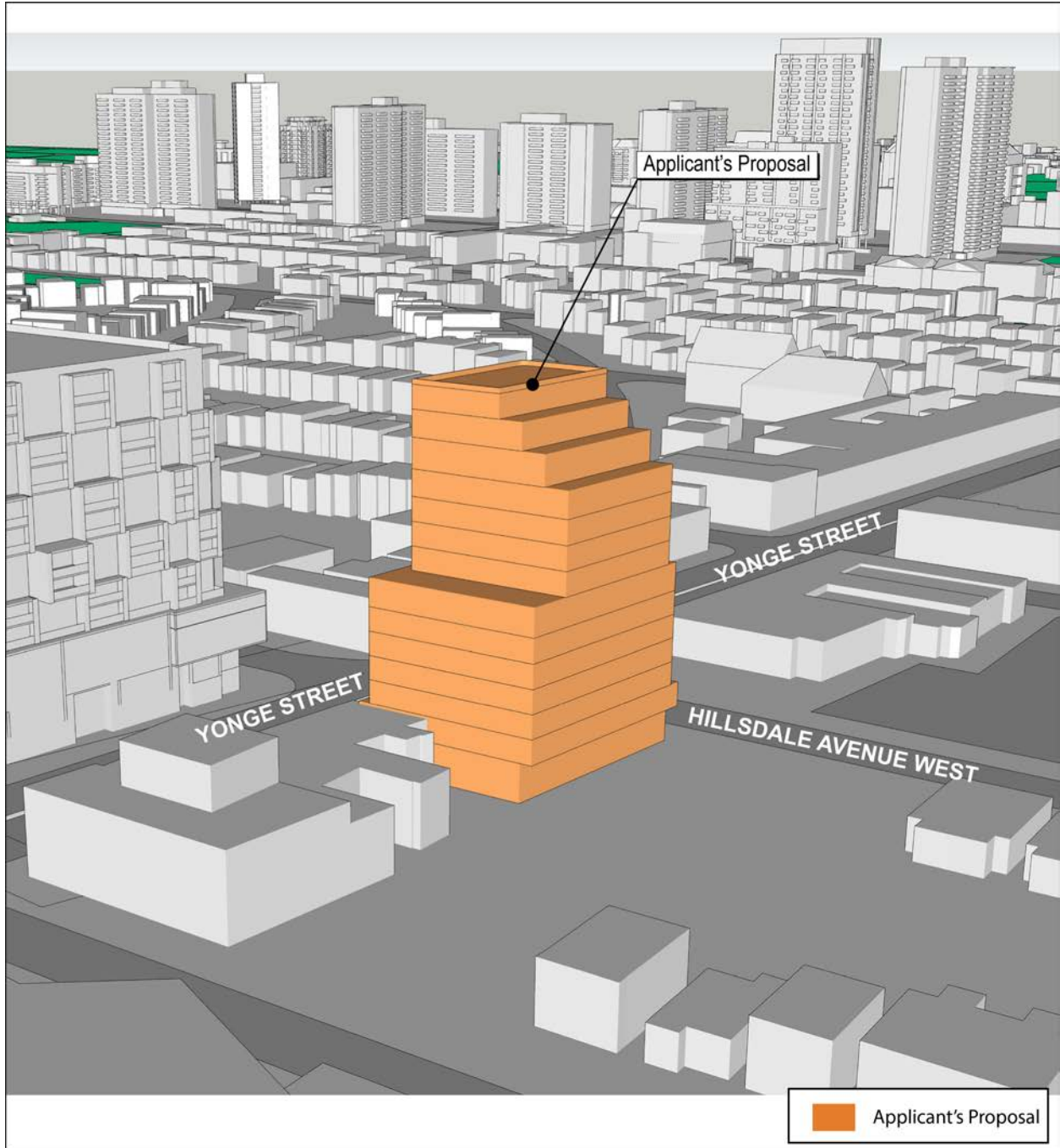


View of Applicant's Proposal Looking Northwest



11/19/2021

Attachment 8: 3D Model of Proposal in Context - Southeast

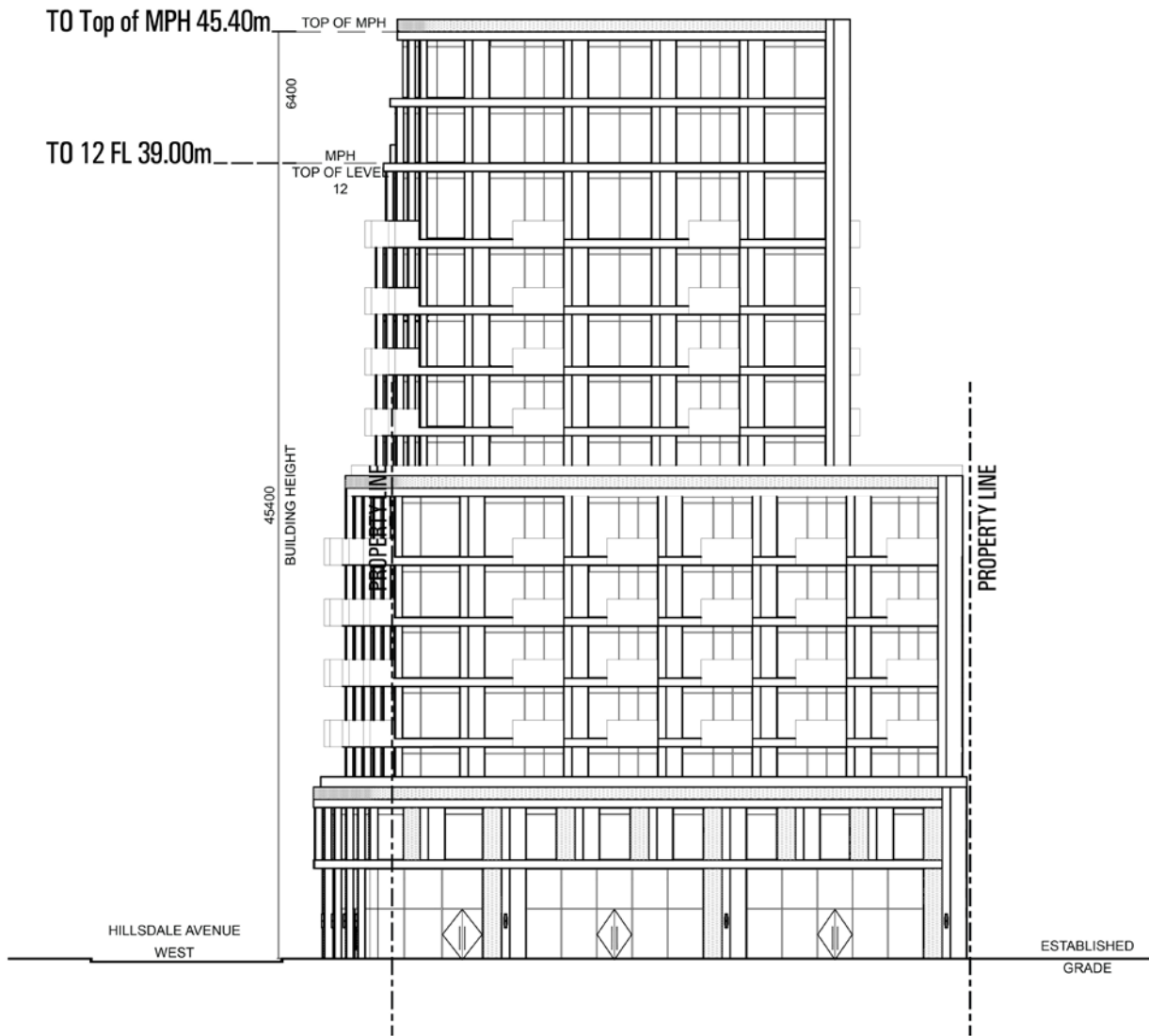


View of Applicant's Proposal Looking Southeast



11/19/2021

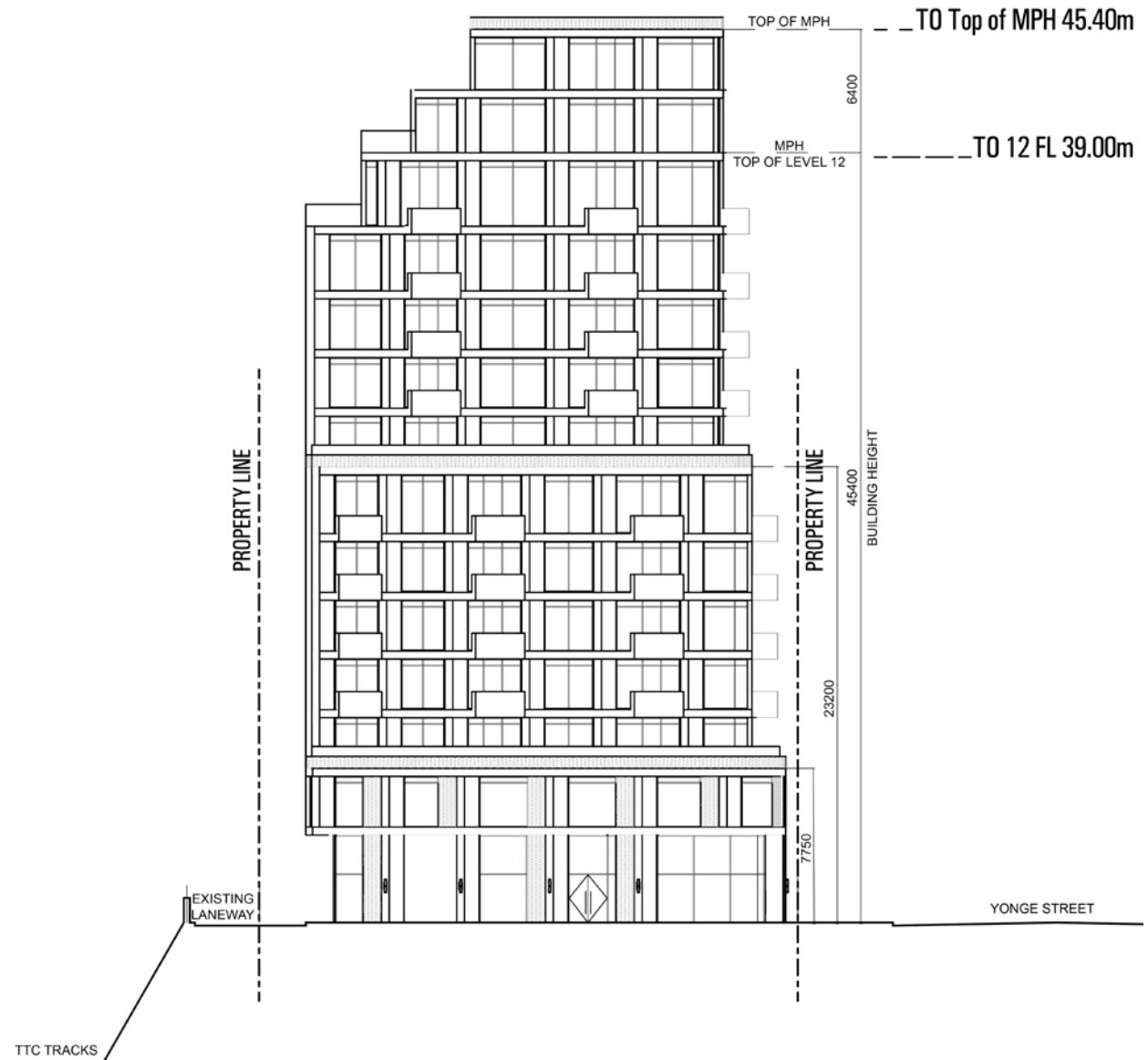
Attachment 9: East Elevation



East Elevation

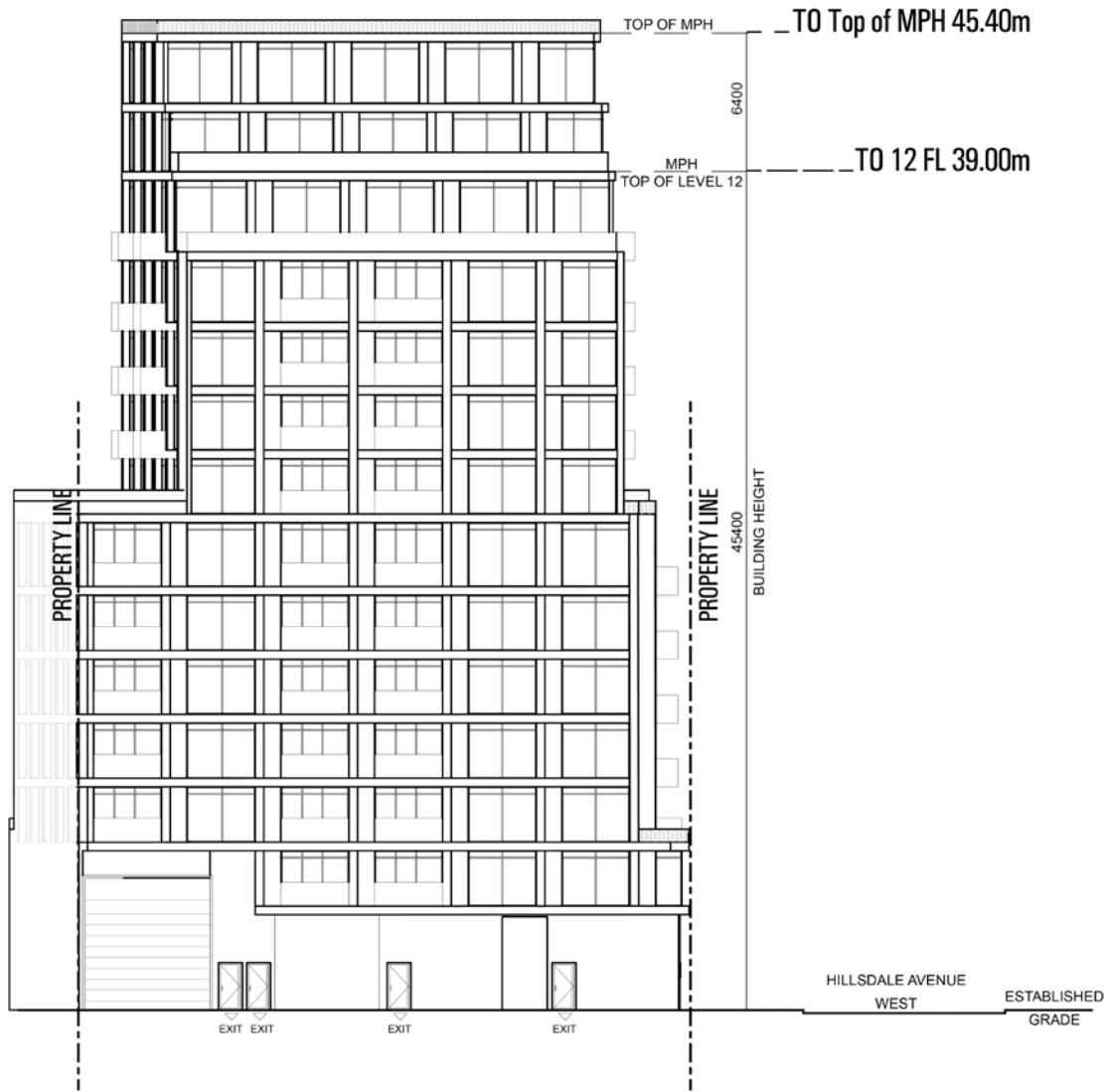


Attachment 10: South Elevation



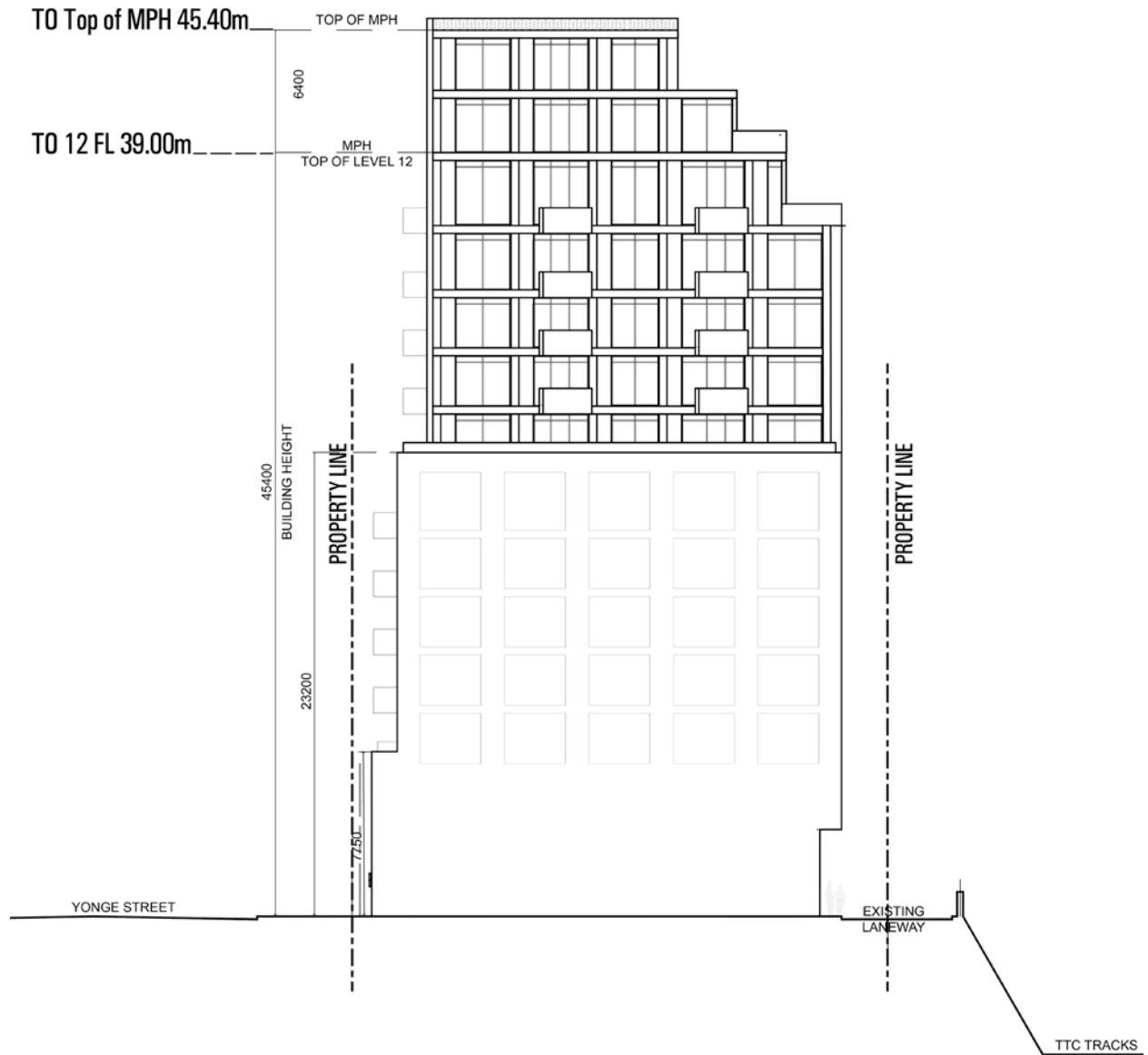
South Elevation

Attachment 11: West Elevation



West Elevation

Attachment 12: North Elevation



North Elevation