



REPORT FOR ACTION

906 Yonge Street and 25 McMurrich Street – Zoning By-law Amendment Application – Preliminary Report

Date: April 1, 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 233780 STE 11 OZ

Related Applications: 21 233788 STE 11 SB and 21 233790 STE 11 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application for a mixed-use complex with two tall buildings connected by a 2-storey base building. The tall building fronting Yonge Street is 33 storeys, containing 213 dwelling units and 75 square metres of grade-related retail space. The tall building fronting McMurrich Street is 19 storeys containing 188 dwelling units.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Together with the Ward Councillor, City Planning staff held a Community Consultation Meeting on February 1, 2022.

RECOMMENDATIONS

The City Planning Division recommends that

1. Toronto and East York Community Council endorse the arrangements made between City Planning staff and the applicant to give notice for the February 1, 2022, Community Consultation Meeting to landowners and residents within 120 metres of the site, and to additional residents, institutions and owners as was determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On November 13, 2013, City Council directed that staff oppose an appeal to the Ontario Municipal Board of a rezoning application pertaining to the site that proposed a 27-storey hotel at 906 Yonge Street and a 23-storey residential condominium at 25 McMurrich Street. That decision of City Council can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE27.5>

Prior to the hearing the proposal was revised to a 13-storey residential building on Yonge Street and a 30-storey residential building on McMurrich Street.

On December 11, 2014, the Ontario Municipal Board issued a decision allowing an appeal in part to rezone the eastern portion of the property (known municipally as 906 Yonge Street) to permit a residential building up to 13 storeys in height. In all other respects the appeal was dismissed, including the portion of the appeal that sought to rezone the western portion of the property (known municipally as 25 McMurrich Street) to permit a residential building of 30 storeys.

On April 13, 2015, the Ontario Municipal Board issued a subsequent Order that the appeal was dismissed after the applicant withdrew its appeal and indicated it no longer wished to proceed with the matter.

On January 24, 2022, the Toronto Preservation Board recommended that City Council state its intention to designate the property at 906 Yonge Street (including the entrance address at 908 Yonge Street) under Part IV, Section 29 of the Ontario Heritage Act.

That recommendation can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PB30.10>

THE SITE

Description: The site is located on the west side of Yonge Street, south of Ramsden Park and north of Church Street. The site is an irregularly shaped through lot with frontages of 15.2 metres on Yonge Street and 40.7 metres on McMurrich Street, and an approximate site area of 2,287 square metres. The site is generally flat with a slight decrease in grade from north to south and there are 4 trees within the public boulevard and 6 trees on private property.

Existing Uses: A 3-storey institutional building fronts onto Yonge Street and an associated surface parking lot and outdoor play area that fronts onto McMurrich Street. The building is occupied by the Dalton School, a private elementary school, and is vacant on the third level.

Heritage: 906 Yonge Street is a listed (non-registered) property on the City's Heritage Register, having formerly been the site of Ridpath's Furniture, designed by Mackenzie Waters and constructed in 1928.

Official Plan Designation: *Mixed Use Areas.* Yonge Street is defined as a Major Street with a planned right-of-way width of 20 metres. 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/>

Site and Area Specific Policy 211: The entire site is subject to the Bloor Yorkville/North Midtown Area Site and Area Specific Policy and the eastern portion of the site is located within the Yonge Street Height Ridge. The Site and Area Specific Policy may be found here: <https://www.toronto.ca/wp-content/uploads/2017/11/9832-city-planning-official-plan-chapter-7-saps.pdf>

Downtown Plan: The Downtown Plan designates the site as Mixed Use Areas 2 - Intermediate, which are planned to include building typologies that respond to their site context including mid-rise and some tall buildings. Yonge Street is designated as a Great Street and a Priority Retail Street and the site is located within the Ramsden Park - Yorkville Park District. See Attachment 5 of this report for the Downtown Plan Mixed Use Areas Map. The Downtown Plan policies may be found here: <https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

Zoning: The site is not subject to Zoning By-law 569-2013. Under former City of Toronto Zoning By-law 438-86, the site is zoned CR T4.0 C1.75 R4.0 with a maximum height limit of 30 metres. See Attachment 6 of this report for the Zoning Map.

THE APPLICATION

Complete Application Submission Date: November 8, 2021

Description: A 33 and 19 storey (106 and 63 metres excluding mechanical penthouse) mixed-use development including a shared 2-storey (7-metre) base building.

Density: 12.4

Dwelling Units and Amenity Space: A total of 401 dwelling units, including 31 bachelor (8%), 245 one-bedroom (61%), 83 two-bedroom (21%), and 42 three-bedroom units (10%). A total of 802 square metres of indoor amenity space (2 square metres per unit) and 714 square metres of outdoor amenity space (1.8 square metres per unit) is proposed.

Access, Parking and Loading: Vehicle and loading access would be provided from McMurrich Street on the south side of the site. A total of 61 vehicular parking spaces (39 residential, 19 visitor, 3 short-term pick-up and drop-off), 402 bicycle parking spaces (361 long term, 41 short term), and 2 loading spaces (1 Type-C and 1 Type-G) in a shared 2-storey underground 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/906YongeSt

Reasons for the Application

The Zoning By-law Amendment application proposes to bring the subject site into Zoning By-law 569-2013 and seeks to vary performance standards, including: maximum building height, minimum setbacks, maximum gross floor area, and minimum amenity space.

Site Plan Control

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

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting was hosted by City staff on February 1, 2022, and attended by 101 members of the public. Following a presentation by City Planning staff and the Applicant, the following comments and issues were raised:

- Too much density and height on the site;
- Not enough separation between the proposed and existing towers;
- Building facing concerns, including blank walls, overlook and privacy issues;
- Insufficient setbacks to the north and south of both towers;
- Loss of sunlight and sky views;
- Capacity of infrastructure, particularly surrounding water;
- Impact of the proposal on the courtyard to the south of the site;
- Need for low-rise built form on McMurrich Street, including a sufficient step-back from the street wall;
- Lack of sufficient public realm and open space on McMurrich Street;
- Removal of trees;
- Wind impacts on both Yonge Street and McMurrich Street;
- Traffic congestion on McMurrich Street;
- Not enough vehicular parking spaces to support the development (both residential and non-residential);
- Driveway access and location;
- Need for affordable housing; and
- Unit mix and size.

COMMENTS

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 2040 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 proposed density and height;
- Conformity with SASP 211 and the emerging policy direction of the Bloor-Yorkville Secondary Plan study;
- Tower separation and compliance with the City's Tall Building Guidelines, particularly with regard to the proposals relationship to adjacent properties;
- Appropriate facing conditions between the proposed buildings and existing towers, including the appropriateness of numerous blank walls;
- Scale, form, and transition of the proposal to the existing and planned context of McMurrich Street, including adequate streetwall, setbacks, and step-backs;
- The location and amount of proposed amenity space;
- Impact of the proposal on the private courtyard to the south, including the proposed depth of the tower fronting onto Yonge Street;
- Appropriate design and quality of the public realm and open spaces;
- The quality of site landscaping and the appropriateness of the proposed tree removal and replanting plans;
- The provision of parkland (on-site or cash-in-lieu);
- Appropriate regard for applicable City guidelines, including Bloor-Yorkville/North Midtown Urban Design Guidelines, Growing Up: Planning for Children in New Vertical Communities, Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings, and the Retail Design Manual;
- The infrastructure capacity (transportation, 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

City Planning staff are not supportive of the application in its current form.

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

Corinna Prior, Planner
Telephone: 416-392-5651
E-mail: Corinna.Prior@toronto.ca

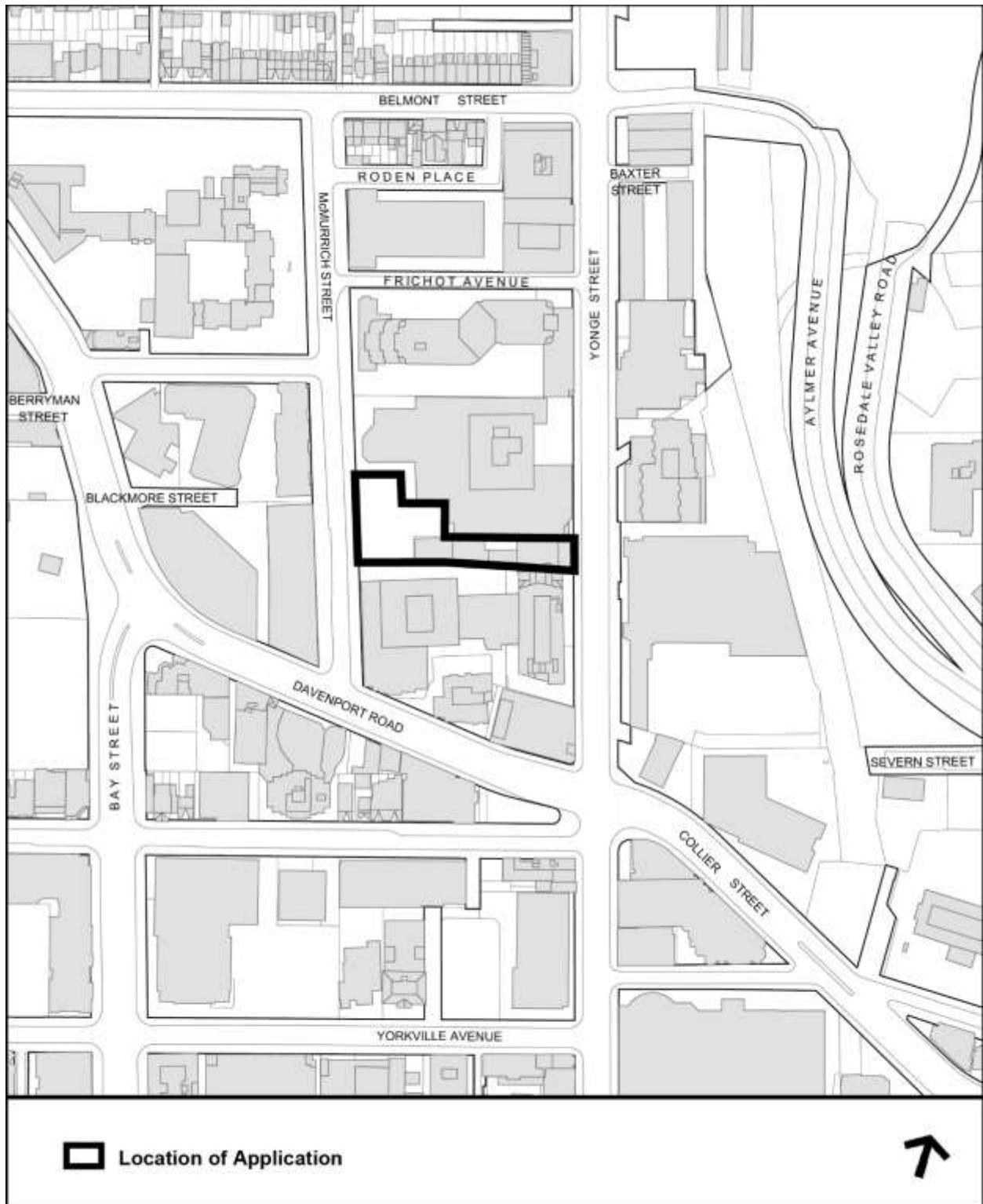
SIGNATURE

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

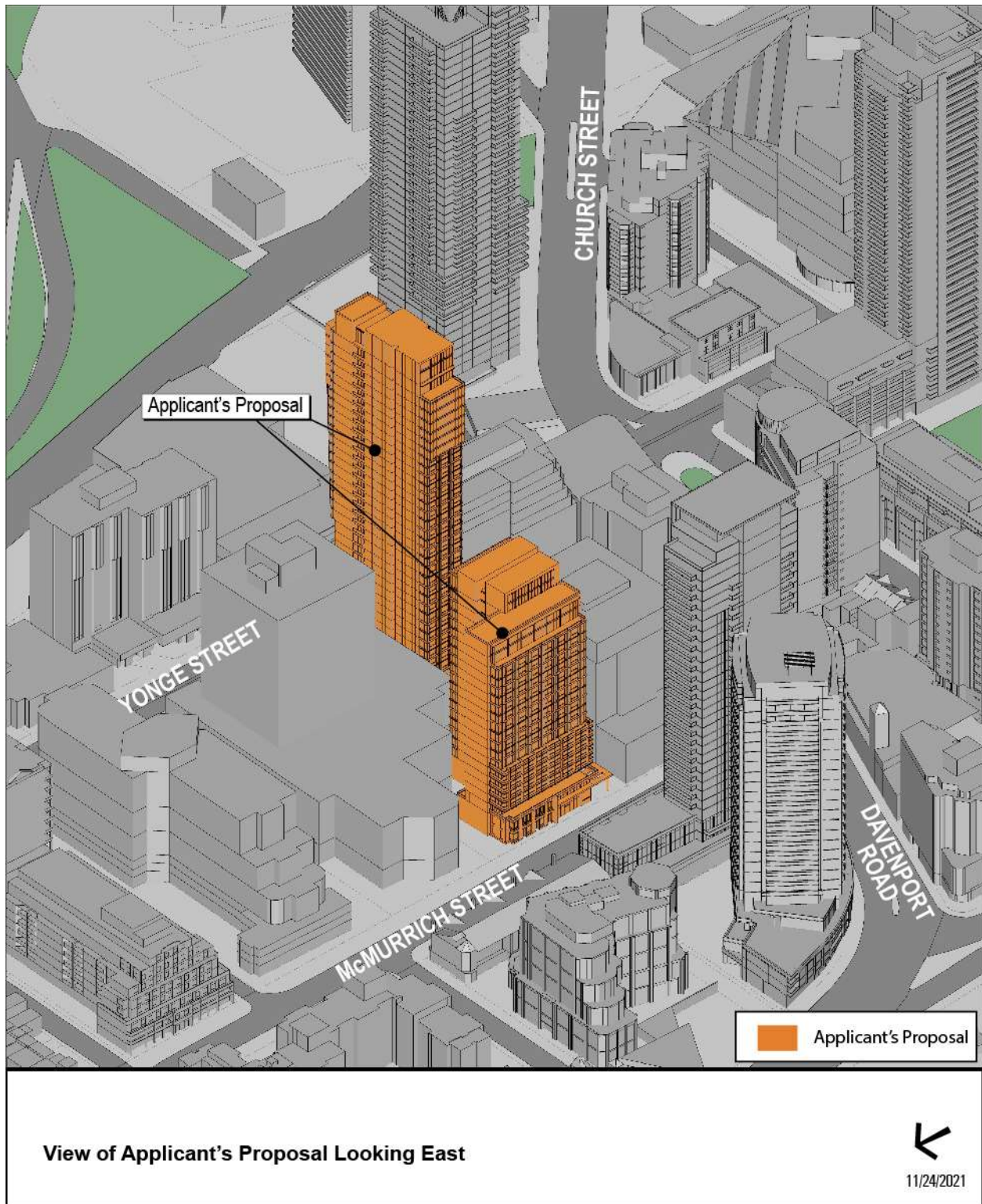
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Downtown Plan Mixed Use Map
Attachment 6: Zoning By-law Map
Attachment 7: Application Data Sheet

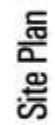
Attachment 1: Location Map



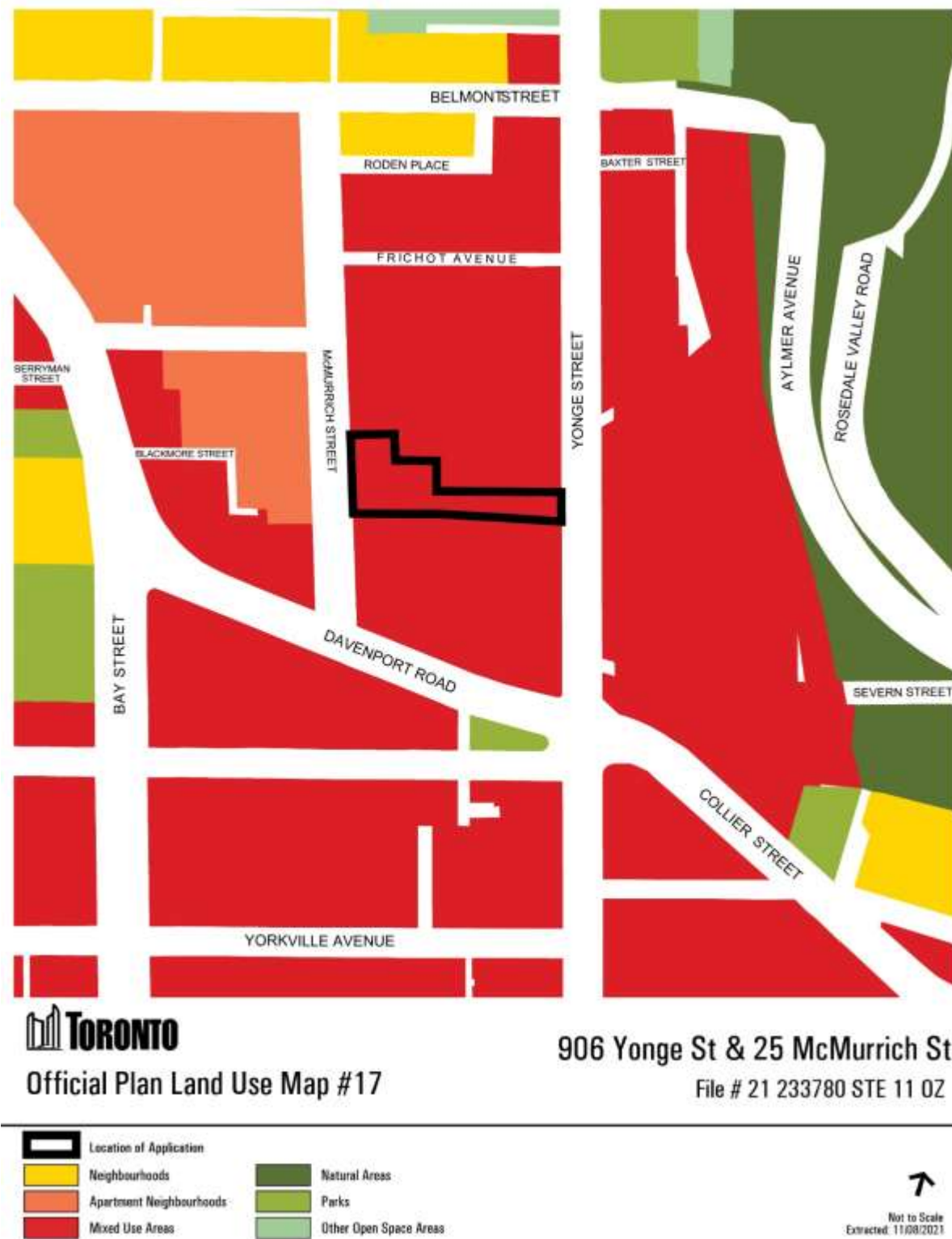
Attachment 2: 3D Model of Proposal in Context



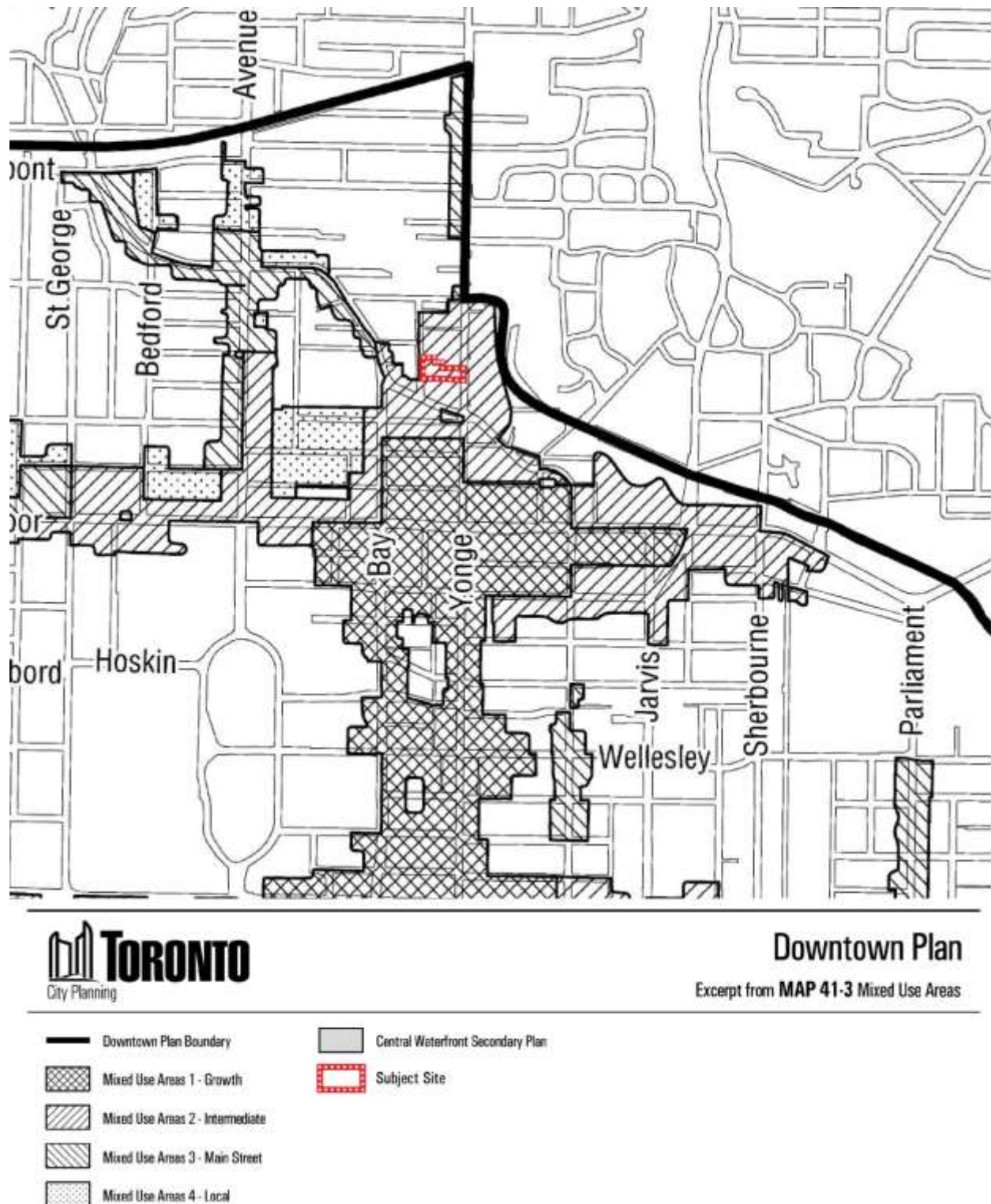
Page 9 of 14



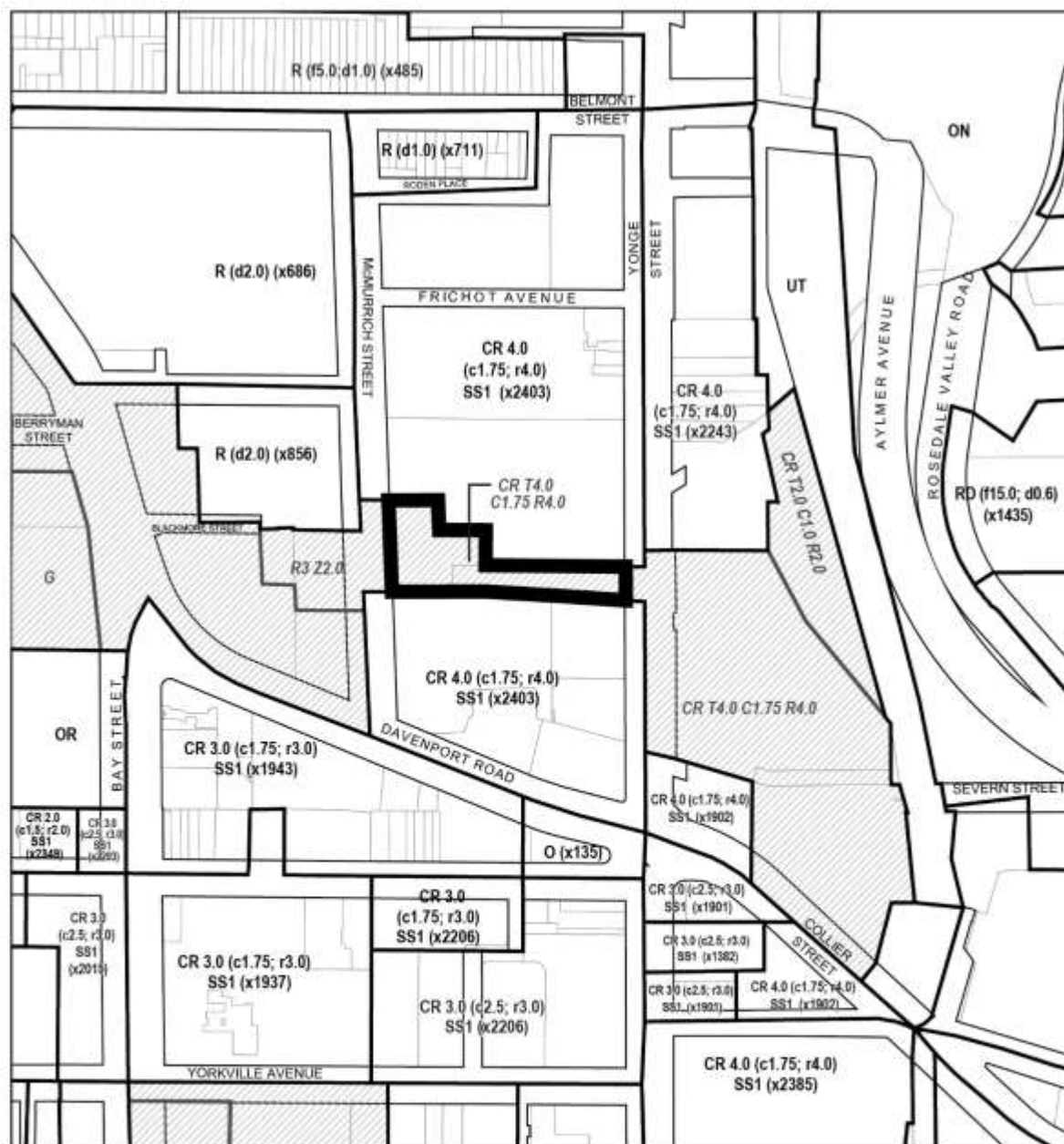
Attachment 4: Official Plan Map



Attachment 5: Downtown Plan, Mixed Use Map



Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

906 Yonge St & 25 McMurrich St

File # 21 233780 STE 11 0Z



Location of Application

R Residential
RD Residential Detached
CR Commercial Residential
O Open Space
ON Open Space Natural
OR Open Space Recreation

UT Utility and Transportation



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

R3 Residential District
CR Mixed-Use District
G Parks District



Not to Scale
Extracted: 11/08/2021

Attachment 7: Application Data Sheet

Municipal Address: 906 Yonge Street and 25 McMurrich Street **Date Received:** November 8, 2021

Application Number: 21 233780 STE 11 OZ

Application Type: Rezoning

Project Description: A mixed-use building with two tower elements (33 storeys fronting onto Yonge Street and 19 storeys fronting onto McMurrich Street) containing 401 dwelling units and 75 square metres of grade-related retail space.

Applicant

Eileen Costello
(Aird & Berlis LLP)

Architect

Mansoor Kazerouni
(IBI Group Architects)

Owner

906 Yonge Street
Development Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation: *Mixed Use Areas*

Zoning: CR T4.0 C1.75 R4.0

Height Limit (m): 30 **Site Plan Control Area:** Y

PROJECT INFORMATION

Site Area (sq m): 2,287.90 **Frontage (m):** 15.24 (Yonge); 40.67 (McMurrich) **Depth (m):** 103.5

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1168.20	1168.20
Residential GFA (sq m):			28,376	28,376
Non-Residential GFA (sq m):			74.9	74.9
Total GFA (sq m):			28,376.1	28,376.1
Height - Storeys:	3		33	33
Height - Metres:			106	106 (excl. MPH)

Lot Coverage Ratio (%): 51% **Floor Space Index:** 12.4

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)**Residential GFA:** 28,376.1**Retail GFA:** 75**Office GFA:****Industrial GFA:****Institutional/Other
GFA:****Residential Units
by Tenure Existing Retained Proposed Total****Rental:****Freehold:****Condominium:** 401 401**Other****Total Units:** 401 401**Total Residential Units by Size**

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	31	245	83	42	
Total Units:	31	245	83	42	

Parking and Loading

Parking Spaces:	61	Bicycle Parking Spaces:	402	Loading Docks:	1 Type C 1 Type G
------------------------	----	--------------------------------	-----	-----------------------	----------------------

CONTACT:

Corinna Prior, Planner

416-392-5651

Corinna.Prior@toronto.ca