



REPORT FOR ACTION

1910, 1920 and 1944 Yonge Street – Zoning By-law Amendment and Rental Housing Demolition Applications – Preliminary Report

Date: April 1, 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: 21 234923 STE 12 OZ and 21 234928 STE 12 RH

Related Applications: 21 234927 STE 12 SB and 21 234925 STE 12 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment and Rental Housing Demolition applications submitted for the lands at 1910, 1920 and 1944 Yonge Street. The proposal is to demolish a 7-storey 102-unit rental apartment building at 1944 Yonge Street and an 8-storey non-residential building containing commercial-retail, and office uses at 1910 and 1920 Yonge Street. The demolition will facilitate the construction of two 45-storey residential towers inclusive of an 8-10 storey shared base building containing ground floor retail, office uses and 102 rental replacement dwelling units.

Staff are currently reviewing the applications, which have been circulated to all appropriate agencies and City divisions for comment. City Planning staff will proceed to schedule a Community Consultation Meeting for the applications, in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Planning staff schedule a Community Consultation Meeting for the development application located at 1910, 1920 and 1944 Yonge 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

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 located at the northwest corner of Yonge Street and Chaplin Crescent. The site is generally rectangular in shape with a frontage of 94 metres on Yonge Street and 47 metres on Chaplin Crescent, totalling approximately 5,600 square metres in size. The site is generally flat and directly abuts an open trench servicing TTC's Line 1 Subway to the west of an integrated retaining wall. There are 9 trees on or within 6.0 metres of the site.

Existing Uses: A 7-storey rental apartment building at 1944 Yonge Street containing 102 dwelling units and an 8-storey non-residential building containing commercial-retail and office uses with associated underground parking at 1910-1920 Yonge Street. The southeast corner of the site contains a multi-level publicly-accessible square complete with seating and integrated planters that is approximately 200 square metres in size.

Official Plan Designation: *Mixed-Use Areas*

Toronto Official Plan policies may be found here:

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

Yonge-Eglinton Secondary Plan: The Secondary Plan designates the site as *Mixed-Use Areas "A"* and is located within the Davisville Station Character Area and Station Area Core of the Transit Node associated with the Davisville Subway Station. The Davisville Station Character Area is planned to have an anticipated height range of 30 to 45 storeys and a base building height of generally 8 storeys.

The Yonge-Eglinton Secondary Plan can be found here:

[Official Plan Amendment No. 405 \(toronto.ca\)](#)

Zoning: Commercial Residential CR 3.0 (c2.0; r2.5 x 2305 and 2236) under City-wide Zoning By-law 569-2013 with a height limit of 16.0 metres, a maximum commercial density of 2.0 times the area of the lot, a maximum residential density of 2.5 times the area of the lot and a maximum combined commercial and residential density of 3.0 times the area of the lot.

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

Complete Application Submission Date: February 3, 2022

Description: Two 45-storey (150.0 metres plus 6.0 metre mechanical penthouse) residential buildings, which includes an 8-10 storey mixed-use base building.

Density/Floor Space Index: 14.84 times the area of the lot.

Dwelling Units and Amenity Space: 982 new dwelling units, including 102 rental replacement units, 2,045 square metres (2.08 square metres per dwelling unit) of indoor amenity space, and 2,208 square metres (2.25 square metres per dwelling unit) of outdoor amenity space.

Non-Residential Component: The proposed development provides for 1,692 square metres of retail/commercial floor areas at grade along Yonge Street and Chaplin Crescent and 13,315 square metres of office floor area on levels 2-5 which replaces and exceeds the existing office gross floor area on the site.

Access, Parking, and Loading: Vehicle and loading access would be provided via a north-south 6.0 metre wide private driveway accessed from Chaplin Crescent and features a circular internal driveway with access to the residential and office lobbies. A total of 332 vehicular parking spaces and 932 bicycle parking spaces are proposed within a 3-level underground garage. A total of two type-C, two type-B and one type-G loading spaces are proposed along the west side of the ground level off of the private driveway.

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: toronto.ca/1910YongeSt

Reason for the Applications

The Zoning By-law Amendment application proposes to amend the City-wide Zoning By-law 569-2013 to vary performance standards including: building height, building setbacks, parking requirements, and floor space index requirements. Additional amendments to the Zoning By-laws may be identified as part of the application review.

A 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 102 rental apartment units at 1944 Yonge Street.

Site Plan Control

The development is subject to Site Plan Control. A Site Plan Control application was submitted on November 5, 2021 and is currently under review.

COMMENTS

ISSUES TO BE RESOLVED

The applications have been circulated to City divisions and public agencies for comment. Staff will review the applications to determine their consistency with the Provincial Policy Statement (PPS), 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 proposed height, massing and scale of the towers and base building in relation to the existing and planned built form context of the area including transition to the adjacent Yonge Street South Character Area and properties designated Neighbourhoods to the west;
- The potential impacts associated with the proposed building heights and massing, including but not limited to wind and shadowing of adjacent open spaces, properties designated Neighbourhoods to the west and the public realm;
- The appropriateness of the proposed tower orientations relative to adjacent street frontages;
- The opportunity to integrate the site with the possible linear park above the TTC trench to the west as identified in the Yonge-Eglinton Secondary Plan;
- The proposed public realm along Yonge Street and Chaplin Crescent as envisioned by the Yonge Street Squares public realm move;

- The proposed location and details of the new TTC entrance to Davisville Subway Station;
- The appropriateness of the north-south private laneway when the Secondary Plan requires a new north-south public laneway from Chaplin Crescent to Imperial Street;
- The opportunity for the site to accommodate various community service and facilities uses;
- The provision of high quality building materials and on-site landscaping;
- The appropriateness of the proposed tree removal, preservation, and replanting plans;
- The proposed mix and sizes of dwelling units by bedroom type;
- The proposed locations, layouts, and sizes of the 102 replacement rental units within the building;
- The provision of an acceptable tenant relocation and assistance plan that addresses the right for existing tenants of 1944 Yonge Street to return to one of the replacement rental units at similar rents, the provision of alternative accommodation at similar rents as demolition and construction are underway, and other assistance to mitigate hardship;
- Opportunities to provide affordable rental housing units in the 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 applications, agency comments and the community consultation process.

NEXT STEPS

City Planning staff will host a Community Consultation Meeting with the general public and a Tenant Consultation Meeting with residents of 1944 Yonge Street whose units are subject to the Rental Housing Demolition application.

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

Location of Application

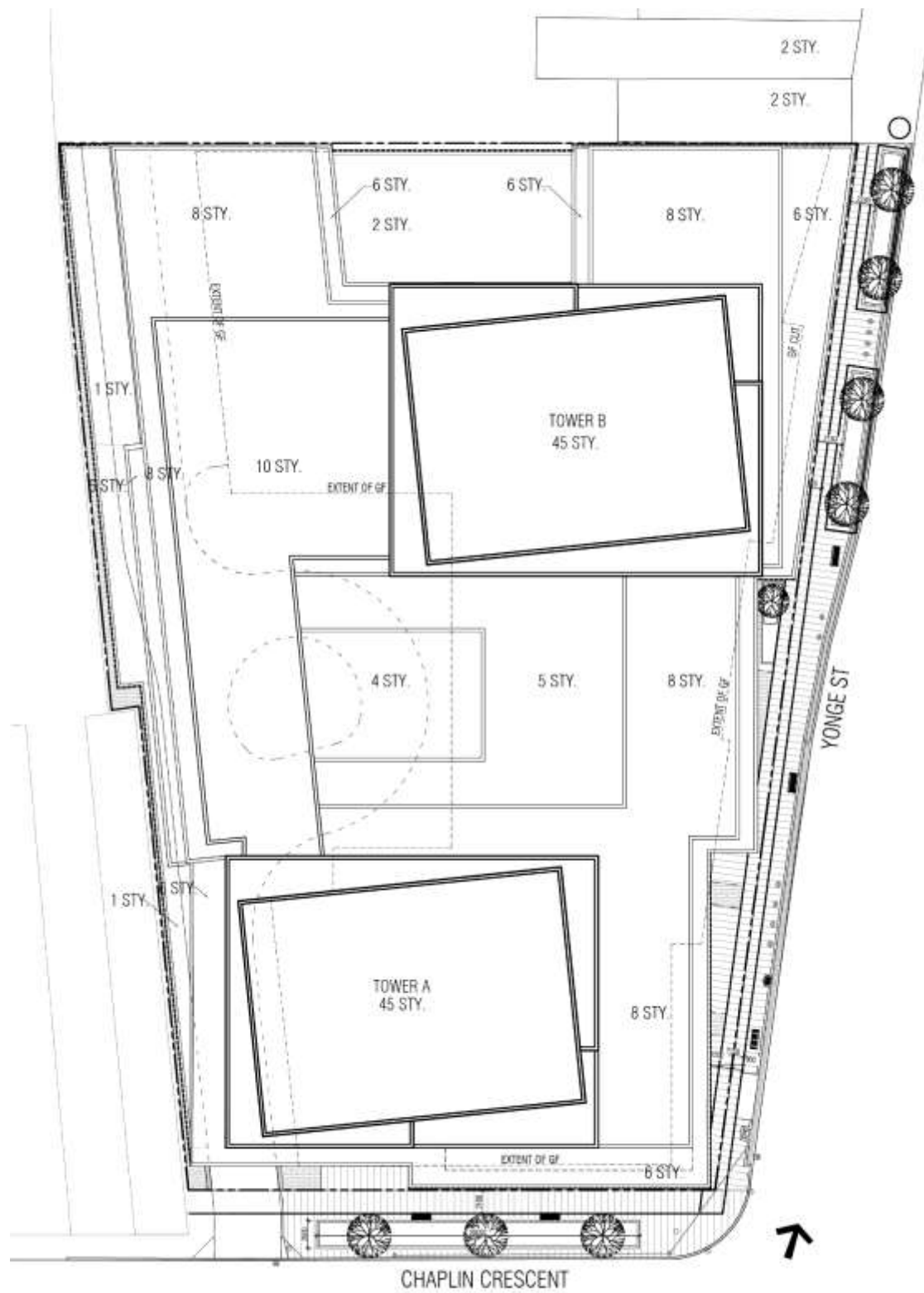
03/15/2022

Attachment 2: 3D Model of Proposal in Context





Attachment 3: Site Plan



Attachment 4: Official Plan Map



Official Plan Land Use Map 17

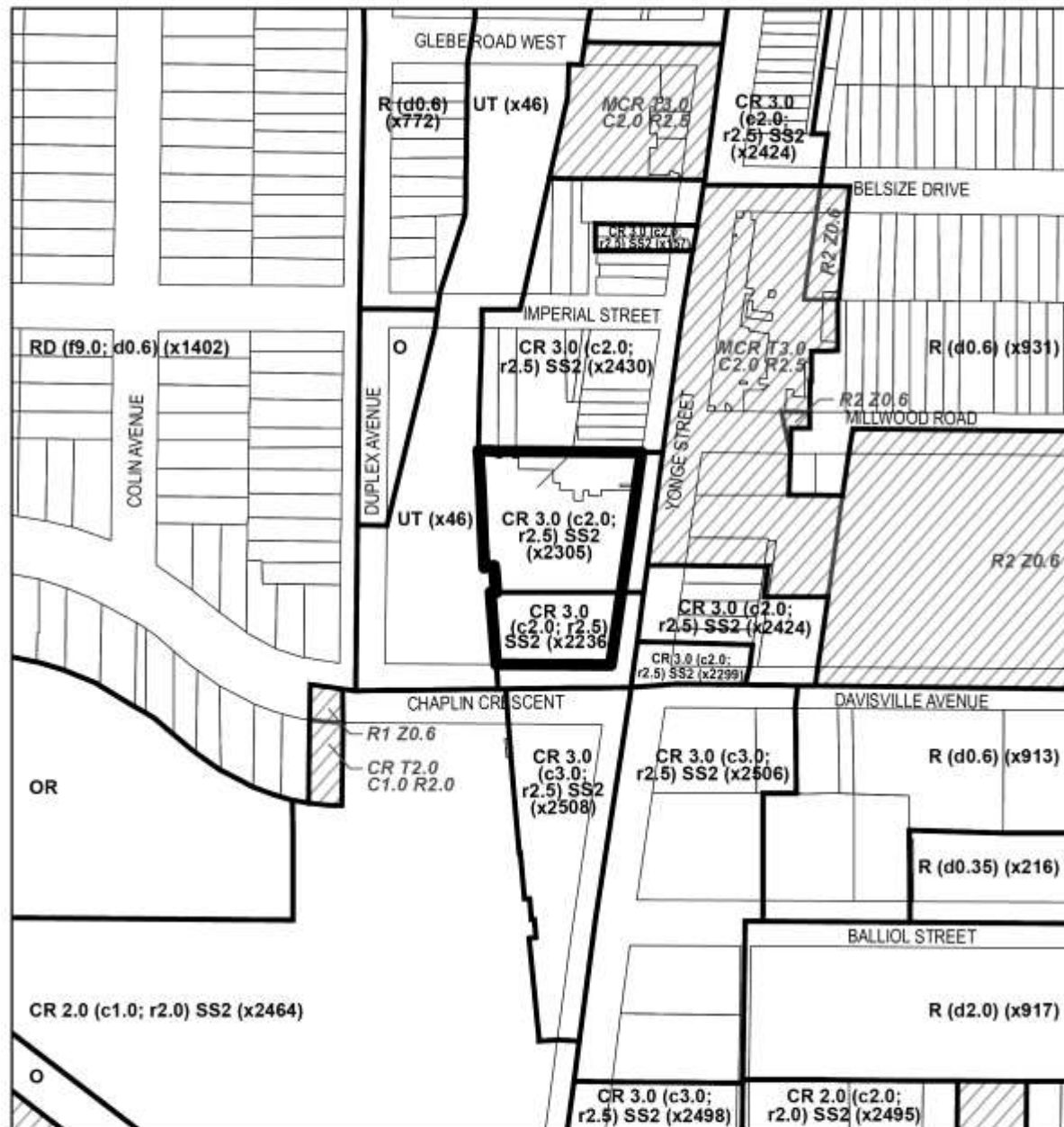
1910-1944 Yonge Street

File # 21 234923 STE 12 02



Not to Scale
Extracted: 11/08/2021

Attachment 5: Zoning By-law Map


Toronto

Zoning By-law 569-2013

1910-1944 Yonge Street

File # 21 234923 STE 12 0Z



Location of Application



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

R

RC

CR
Q

OF

UT

Residential

Residential Detached

Commercial Residential Open Space

Open Space Recreation

Utility and Transportation

R1

R2

CR
MC

WILEY
Publishers since 1807

Residential District

Residential District

Mixed-Use District
Mixed-Use District

INSTRUMENT USE DISTANCE



Not to Scale
Extracted: 03/15/2022

Attachment 6: Application Data Sheet

Municipal Address: 1910, 1920 and 1944 Yonge St. Date Received: November 5, 2021

Application Number: 21 234923 STE 12 OZ, 21 234928 STE 12 RH

Application Type: Rezoning, Rental Housing Demolition

Project Description: Two 45-storey residential towers, inclusive of an 8-10-storey podium. The proposed non-residential gross floor area is 15,007 square metres, and the proposed residential gross floor area is 68,628 square metres. 880 residential dwelling units are proposed.

Applicant
MHBC Planning Ltd.

Architect
Graziani + Corazza
Architects

Owner
1920/1944
Davisville Centre
Inc.

Existing Planning Controls:

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: CR Heritage Designation: No

Height Limit (m): 16.0 Site Plan Control Area: Yes

Project Information:

Site Area (sq. m): 5,634 Frontage (m): 94 Depth (m): 71

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq. m):	4,944		3,132	3,132
Residential GFA (sq. m):	4,950		68,628	68,628
Non-Residential GFA (sq. m):	24,733		15,007	15,007
Total GFA (sq. m):	29,683		83,635	83,635
Height - Storeys:	7 and 8		45	45
Height - Metres:			182	182

Lot Coverage Ratio (%) 55.59 Floor Space Index: 14.84

Floor Area Breakdown	Above Grade (sq. m)	Below Grade (sq. m)
Residential GFA:	68,628	
Retail GFA:	1,692	
Office GFA:	13,315	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			982	982
Other:				
Total Units:			982	982

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		60	520	305	97
Total Units:		60	520	305	97

Parking and Loading

Parking Spaces:	332	Bicycle Parking Spaces:	932	Loading Docks:	5
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