



REPORT FOR ACTION

2039-2049 Yonge Street and 40-50 Tullis Drive – Official Plan and Zoning By-law Amendment 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 242724 STE 12 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Official Plan and Zoning By-law Amendment applications submitted for the lands at 2039-2049 Yonge Street and 40-50 Tullis Drive. The proposal is to demolish 3 two-storey commercial buildings along Yonge Street and 4 two-storey semi-detached dwellings along Tullis Drive. The demolition will facilitate the construction of an 11-storey mixed-use building with grade related retail fronting Yonge Street and a row of 7 three-storey townhouses fronting Tullis Drive.

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 2039-2049 Yonge Street and 40-50 Tullis Drive, 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 on the east side of Yonge Street, approximately midway between Manor Road and Glebe Road and extends to Tullis Drive. The site is approximately 2,330 square metres in size and is irregular in shape with a frontage of 33.6 metres on Yonge Street and 44.6 metres on Tullis Drive. The site is generally flat and contains 18 trees on private property and 6 trees on City property.

Existing Uses: Three, 2-storey commercial buildings with ground floor retail uses along Yonge Street and 4 two-storey, semi-detached, dwellings are located at 40-46 Tullis Drive. There is a surface parking lot at 50 Tullis Drive.

Official Plan Designation: 2039, 2045 and 2049 Yonge Street is designated *Mixed-Use Areas*, and 40-50 Tullis Drive is designated *Neighbourhoods*.

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 2039, 2045 and 2049 Yonge Street as *Mixed-Use Areas "C"* and is located within the Yonge Street South Character Area and Secondary Zone of the Transit Node associated with the Davisville Subway Station. The Yonge Street South Character Area is planned to have an anticipated height range of 8 to 15 storeys. Yonge Street is identified as a Priority Retail Street. 40-50 Tullis Drive is designated *Neighbourhoods* in accordance with the City of Toronto Official Plan.

The Yonge-Eglinton Secondary Plan can be found here:

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

Zoning:

2039, 2045 and 2049 Yonge Street: Commercial Residential CR 3.0 (c2.0; r2.5) SS2 (x2424 and 2407) 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.

40-50 Tullis Drive: Residential R (d0.6) (x931) under City-wide Zoning By-law 569-2013 with a height limit of 9.0 metres, and a maximum residential density of 0.6 times the area of the lot.

The City's 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: January 28, 2022

Description: An 11-storey (38.53 metres plus 5.0 metre mechanical penthouse) mixed-use building containing grade-related retail, with a rear one-storey podium connected to seven 3-storey (8.6 metres plus 2.6 metre stair enclosure) townhouses facing Tullis drive.

Density/Floor Space Index: 4.4 times the area of the lot.

Dwelling Units and Amenity Space: 125 new dwelling units, 312.8 square metres (2.50 square metres per dwelling unit) of indoor amenity space, and 347.8 square metres (2.78 square metres per dwelling unit) of outdoor amenity space.

Retail Component: The proposed development provides for approximately 400 square metres of retail/commercial floor area at grade with direct access to Yonge Street.

Access, Parking, and Loading: Vehicle and loading access would be provided via an east-west 6.0 metre wide private driveway accessed from Tullis Drive at the southern extent of the site with access to the below grade entry ramp and loading area. A total of 44 vehicular parking spaces are proposed within a single level underground garage and a total of 132 bicycle parking spaces are proposed at various locations throughout the ground level. A total of one type-B and one type-G loading spaces are proposed along the north side 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: <https://www.toronto.ca/2039YongeSt>

Reason for the Applications

The Official Plan Amendment application proposes to re-designate the lands from *Neighbourhoods* to *Mixed-Use Areas* to facilitate the sharing of common uses that are related to all residential units on the subject lands such as parking and amenity spaces.

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.

Site Plan Control

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

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 massing of the proposed 11-storey building including setbacks, stepbacks and orientation of the upper floors in relation to the potential built form of adjacent properties;
- The potential impacts associated with the proposed massing, including but not limited to wind and shadowing of the public realm, outdoor amenity areas and properties designated *Neighbourhoods* to the east;
- The appropriateness of the proposed floor plate layout which contemplates blank walls along the entire northern and southern façades of the building;
- The proposed ground floor setback along Yonge Street including the second storey cantilever;
- The provision of high quality building materials and on-site landscaping;
- The appropriateness of the proposed tree removal, preservation, and replanting plans;

- The potential utility conflicts along Yonge Street and its impacts on the provision of street tree planting;
- The size and configuration of the proposed retail space along Yonge Street;
- The potential to expand and improve the adjacent north-south laneway network to meet the City's current standards;
- The proposed mix and sizes of dwelling units by bedroom type;
- 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.

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

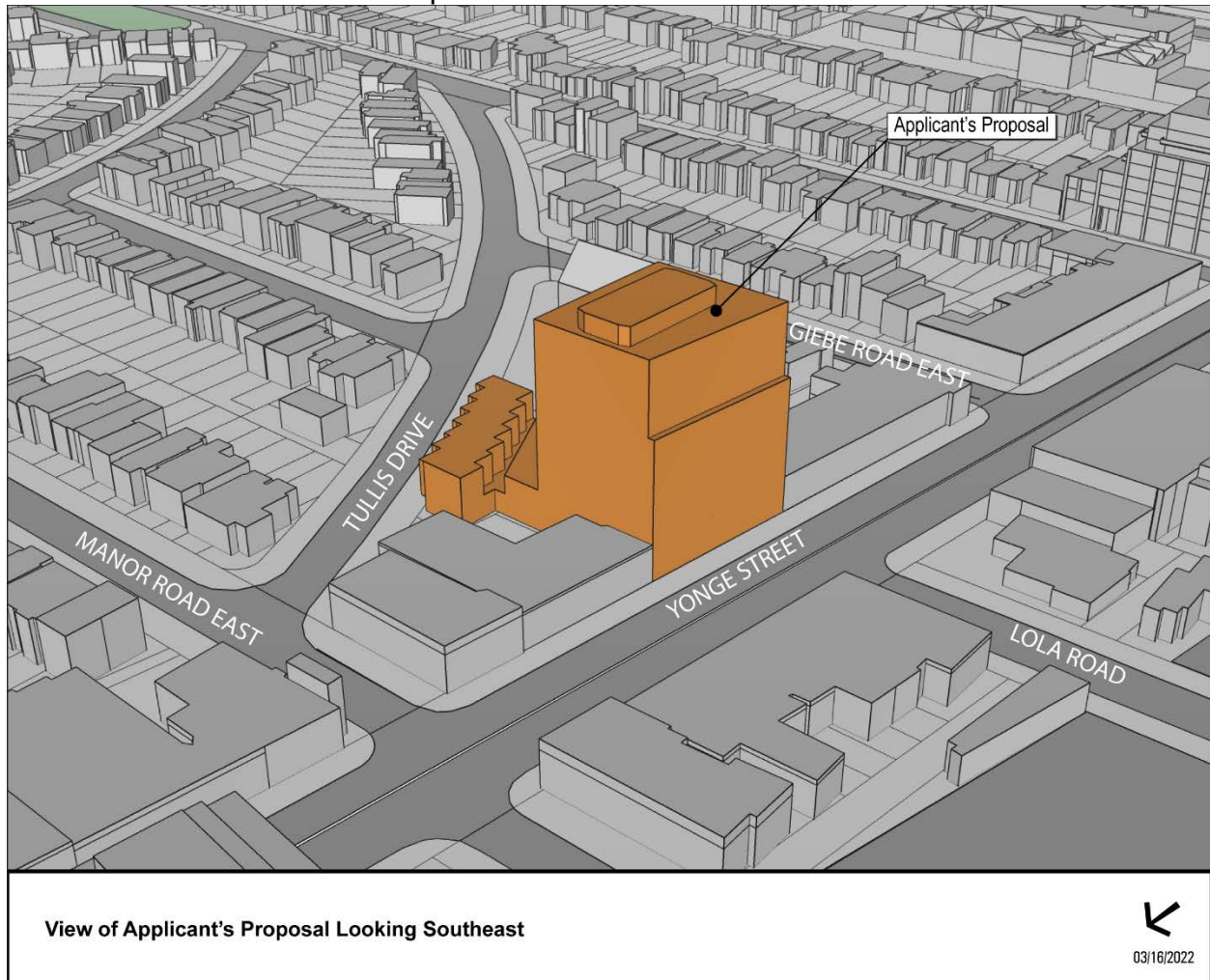
Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director, Community Planning, Toronto and East York District

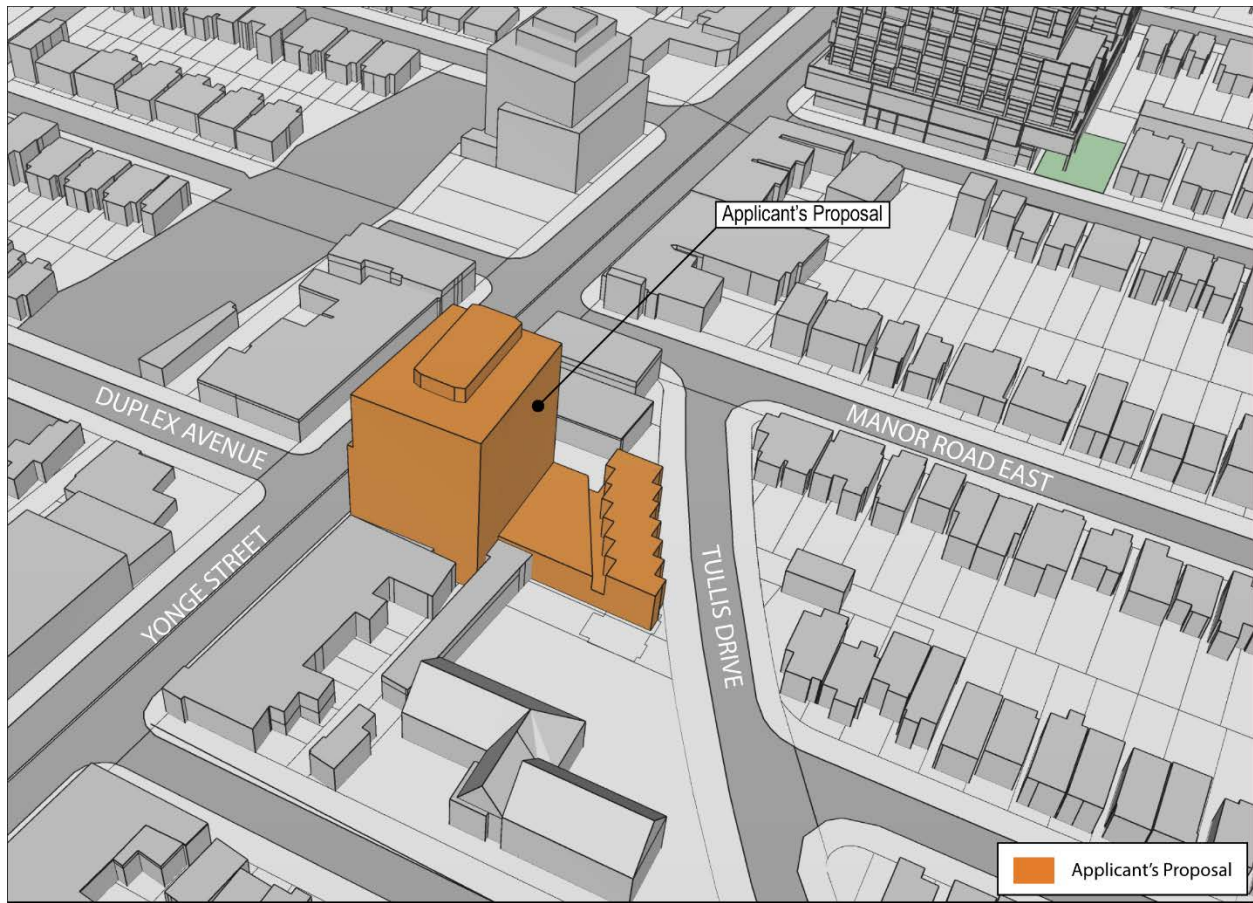
ATTACHMENTS

- 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

The map displays a residential area in Scarborough, Ontario. The streets shown include Hillside Avenue West, Hillside Avenue East, Manor Road West, Manor Road East, Duplex Avenue, Gleebe Road West, Gleebe Road East, Tullis Drive, Carey Road, Belsize Drive, and Culbert Crescent. A specific location is highlighted with a thick black outline, indicating the site of the application. This location is situated on Tullis Drive, between Gleebe Road East and Carey Road, and is adjacent to the Gleebe Road East property line. A legend at the bottom left shows a thick black outline representing the 'Location of Application'. A north arrow is located at the bottom right of the map.

Attachment 2: 3D Model of Proposal in Context

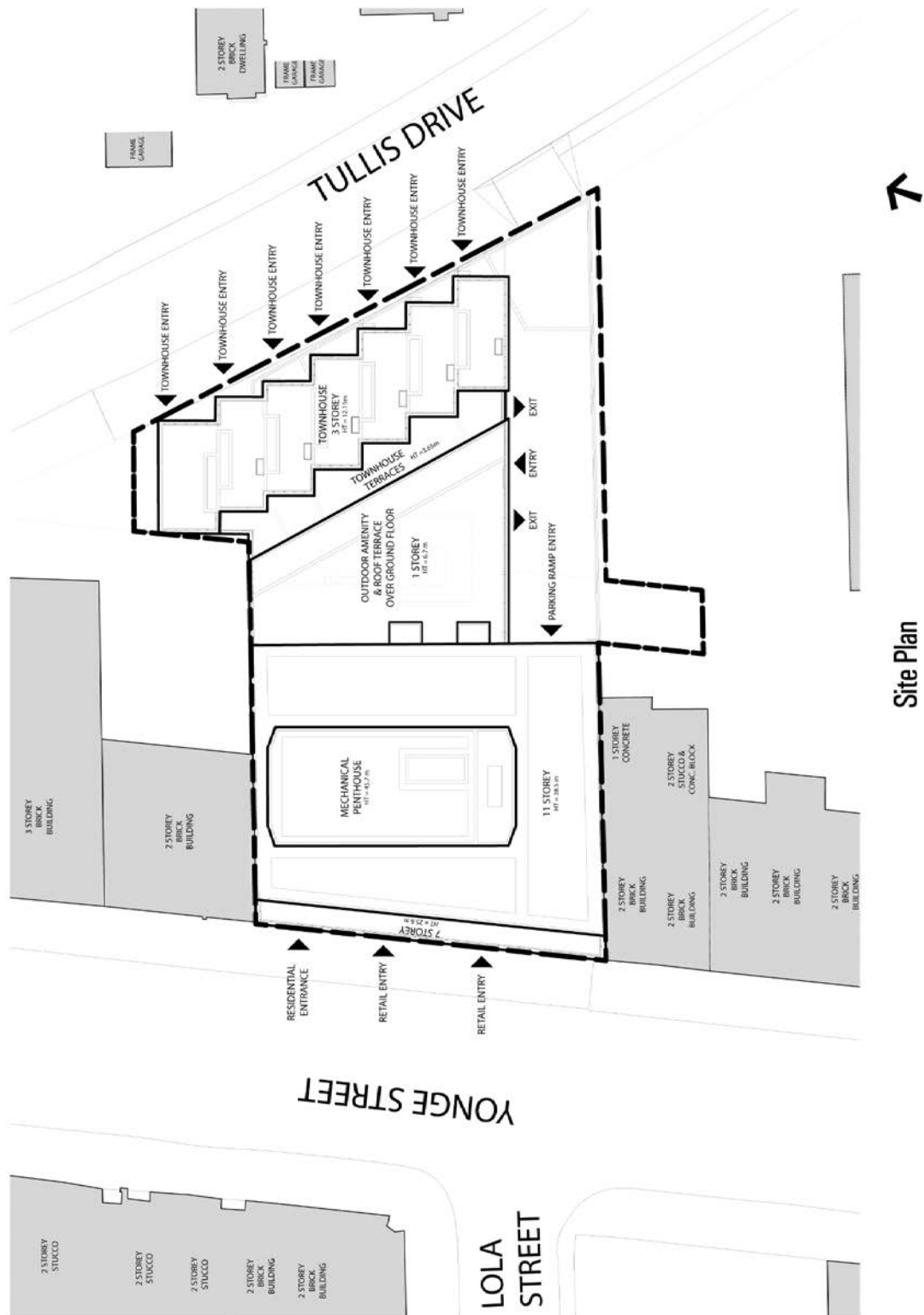




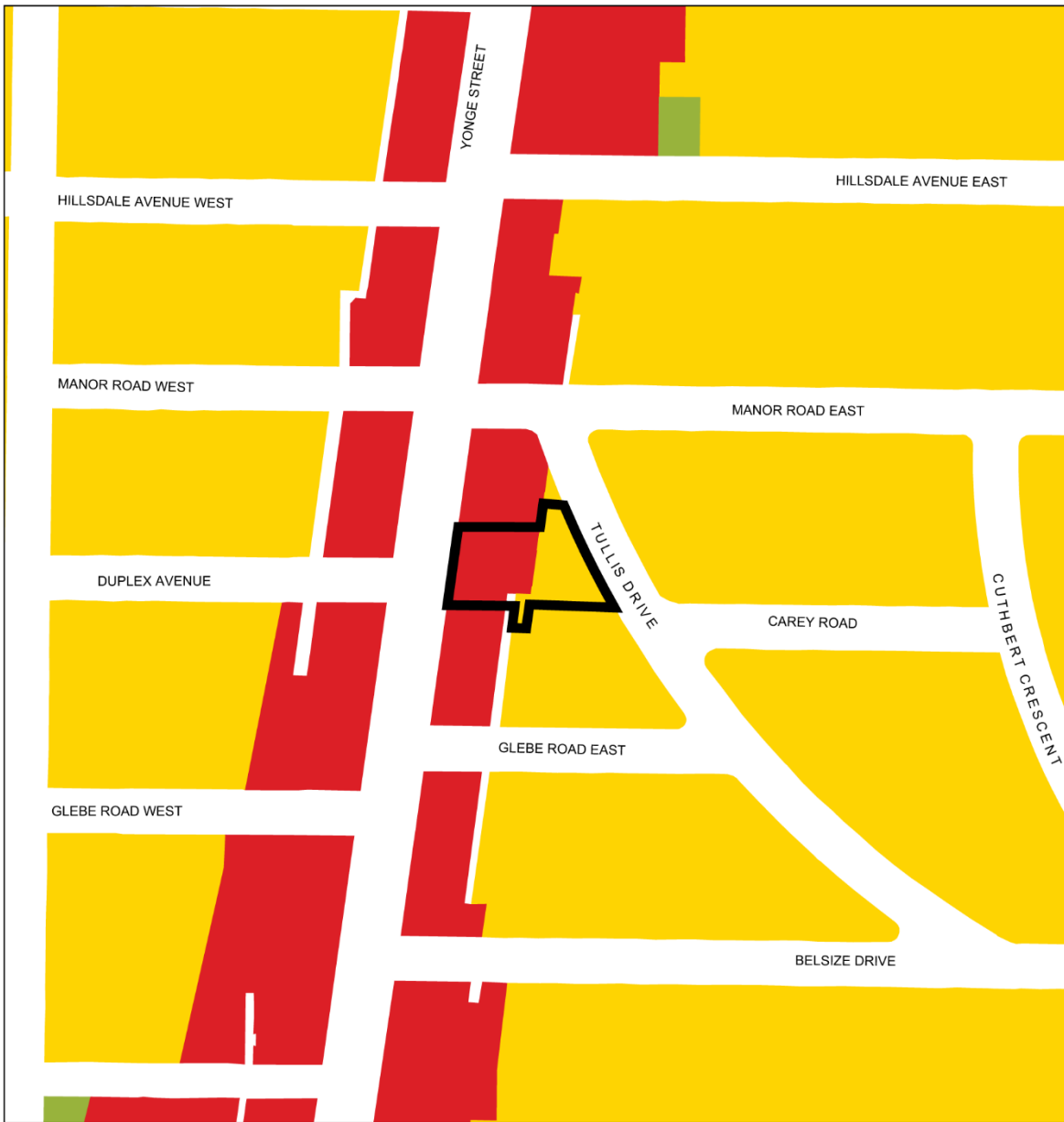
View of Applicant's Proposal Looking Northwest


 03/21/2022

Attachment 3: Site Plan



Attachment 4: Official Plan Map



Official Plan Land Use Map #17

2039-2049 Yonge St & 40-50 Tullis Drive

File # 21 242724 STE 12 02



Location of Application

Neighbourhoods

Mixed Use Areas

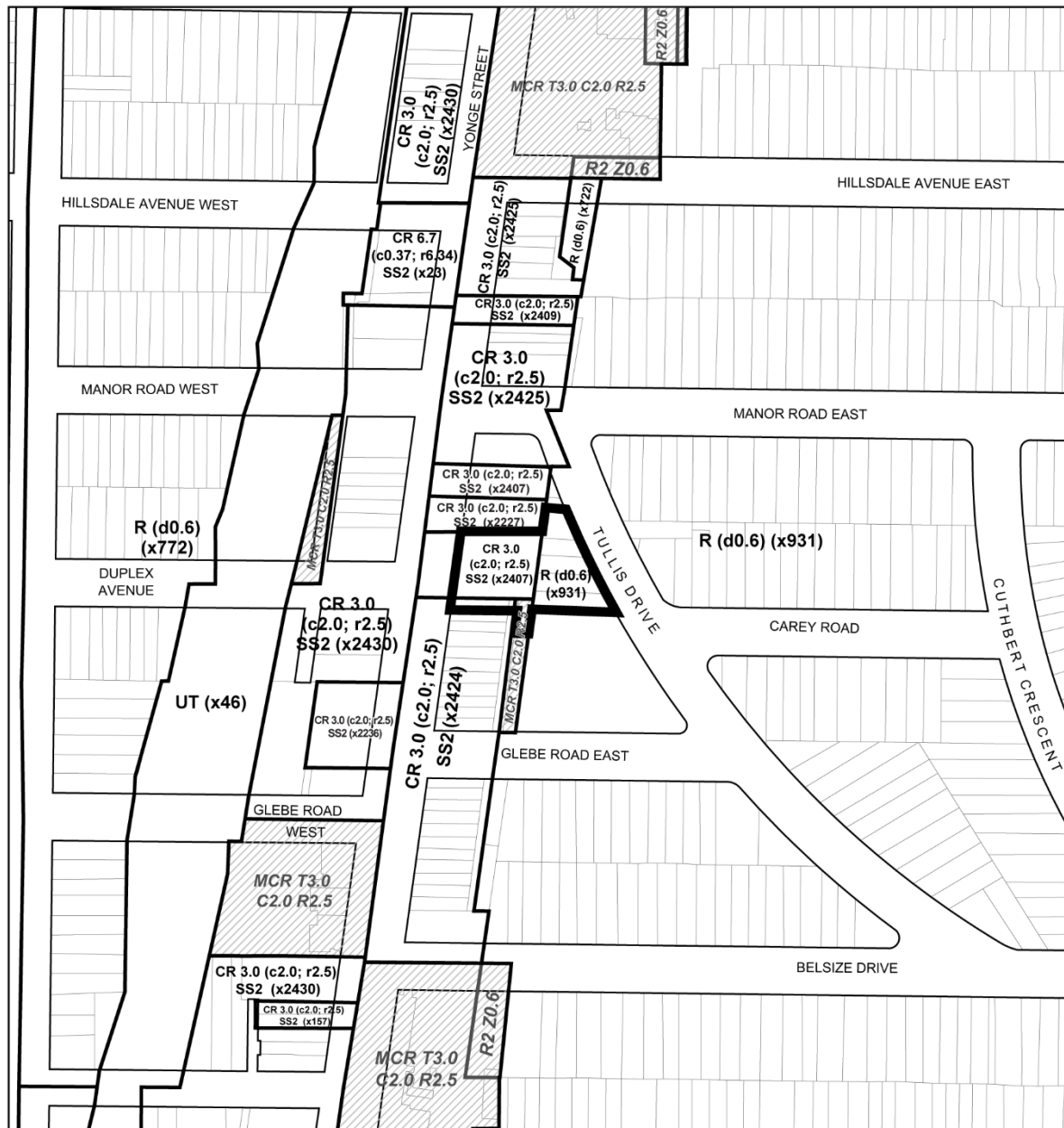


Parks



Not to Scale
Extracted: 12/06/2021

Attachment 5: Zoning By-law Map



Zoning By-law 569-2013

2039-2049 Yonge St & 40-50 Tullis Drive

File # 21 242724 STE 12 02



Location of Application

R
RD
CR
UT

Residential
Residential Detached
Commercial Residential
Utility and Transportation



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

R2 Residential District
CR Mixed-Use District
G Parks District



Not to Scale
Extracted: 12/06/2021

Attachment 6: Application Data Sheet

Municipal Address: 2039,2045 and 2049 Yonge St, 40-50 Tullis Dr. Date Received: November 29, 2021

Application Number: 21 242724 STE 12 OZ

Application Type: OPA & Rezoning

Project Description: An 11-storey mixed-use building fronting onto Yonge Street, and connected to seven 3-storey townhouse units fronting onto Tullis Drive.

Applicant

Andrew Gray

Architect

Superkul Architects

Owner

JMPM Holdings Limited

Existing Planning Controls:

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: CR
3.0(c2.0;r2.5)
SS2 (x2430)

Heritage Designation: No

Height Limit (m): 16 & 9

Site Plan Control Area: Yes

Project Information:

Site Area (sq. m): 2,329 Frontage (m): 34 Depth (m): 47

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq. m):	1,500		10,342	10,342
Residential GFA (sq. m):	550		9,942	9,942
Non-Residential GFA (sq. m):	1,675		399	399
Total GFA (sq. m):	2,225		10,341	10,341
Height - Storeys:	3		11	11
Height - Metres:	10		39	39

Lot Coverage Ratio (%)
444.05

Floor Space Index: 4.44

Floor Area Breakdown	Above Grade (sq. m)	Below Grade (sq. m)
Residential GFA:	9,942	
Retail GFA:	399	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			125	125
Freehold:				
Condominium:				
Other:				
Total Units:			125	125

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			76	36	13
Total Units:			76	36	13

Parking and Loading

Parking Spaces:	43	Bicycle Parking Spaces:	132	Loading Docks:	1
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