

1255-1311 Yonge - Official Plan and Zoning By-law Amendment Application – Preliminary Report

Date: June 6, 2022

To: Toronto and East York Community Council

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

Ward: 11 - University-Rosedale

Planning Application Number: 22 133670 STE 11 OZ

Related Applications: 22 133669 STE 11 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Official Plan and Zoning By-law Amendment application to allow for the construction of an 11-storey (40-metre excluding the mechanical penthouse) mixed-use building, containing 102 residential dwelling units and 5,000 square metres of non-residential gross floor area (including 3,885.9 square metres of office uses).

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 have scheduled a Community Consultation Meeting for June 13, 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 June 13, 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.

THE SITE

Description: The site is located on the southeast corner of the intersection of Yonge Street and Jackes Avenue, in the Yonge-St. Clair area. The site is rectangular in shape with an elevation change of approximately 7 metres from the north to the south lot line. The site has a total area of 3,144 square metres and a 92-metre frontage on Yonge Street as well as a 34-metre frontage on Jackes Avenue. There are twelve trees within the public boulevard.

Existing Uses: A four-storey office building used by Cineplex Entertainment located at 1303-1311 Yonge Street, and a three-storey commercial building.

Official Plan Designation: Mixed Use Areas. 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/>

Yonge-St. Clair Secondary Plan: Mixed Use Areas C. See Attachment 5 of this report for the Mixed Use Areas Map. The Yonge-St. Clair Secondary Plan policies may be found here: <https://www.toronto.ca/wp-content/uploads/2019/02/9411-CityPlanning-2019-da-cp-official-plan-SP-6-YongeStClair.pdf>

Zoning: The site is zoned CR 3.0 (c2.0; r2.5) SS2 (x2536) in the City of Toronto Zoning By-law 569-2013 with a maximum height of 16.0 metres. See Attachment 6 of this report for the Zoning Map. 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: May 24, 2022.

Description: An 11-storey (40-metre excluding the mechanical penthouse) mixed-use building containing a maximum residential gross floor area of 16,500 square metres and a maximum non-residential gross floor area of 5,000 square metres (including 3,885.9 square metres of office use).

Density: 6.38 times the area of the lot.

Dwelling Units and Amenity Space: A total of 102 residential dwelling units all of which are three-bedroom units. A total of 390 square metres of indoor amenity space and 185 square metres of outdoor amenity space is proposed.

Access, Parking, and Loading: Access to one Type "G" and two Type "C" loading spaces and two residential drop-off spaces is provided from Jackes Avenue. Access to a three-level parking garage containing 187 vehicle parking spaces (153 residential, 24 for office and residential visitors) is provided from Woodlawn Avenue East. There are also 141 bicycle parking spaces (106 long-term residential, 11 short-term residential, 9 long-term non-residential and 15 short-term non-residential spaces).

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/1255YongeSt.

Reasons for the Application

The Official Plan Amendment application seeks to add a Site and Area Specific Policy to the Yonge-St. Clair Secondary Plan permitting a maximum building height of 43.5 metres.

The Zoning By-law Amendment application seeks to amend Zoning By-law 569-2013 to provide relief from various performance standards, including: maximum building height, maximum first floor height, maximum gross floor area, minimum setbacks, penetration of angular plane, permitting two vehicle accesses to the site, and minimum vehicular parking space dimensions.

Site Plan Control

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

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review the applications to determine their 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, including its proposed height and massing;
- Appropriate relationship to Yonge Street and Jackes Avenue, including an appropriately scaled street wall, as well as appropriate setbacks and step backs;
- Appropriate office replacement;
- Appropriate regard for the change in topography throughout the site along the Yonge Street frontage;
- Compatibility with adjacent Neighbourhoods and Apartment Neighbourhoods, including adequate transition of scale and density and adequate separation from the adjacent building at 7 Jackes Avenue;
- Appropriate vehicular access to the site and acceptability of two driveways;
- Quality, location and extent of the public realm;
- The general quality of site landscaping including the provision of large growing shade trees;
- Pedestrian level wind conditions along adjacent street frontages and in outdoor amenity areas;
- Sufficient provision of parkland (on-site or cash-in-lieu);
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes;
- Infrastructural capacity (transportation, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development; and
- The provision of in-kind benefits pursuant to Section 37 of the Planning Act, in the event the application proceeds to approval. 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 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
Tel. No. 416-392-5651
E-mail: Corinna.Prior@toronto.ca

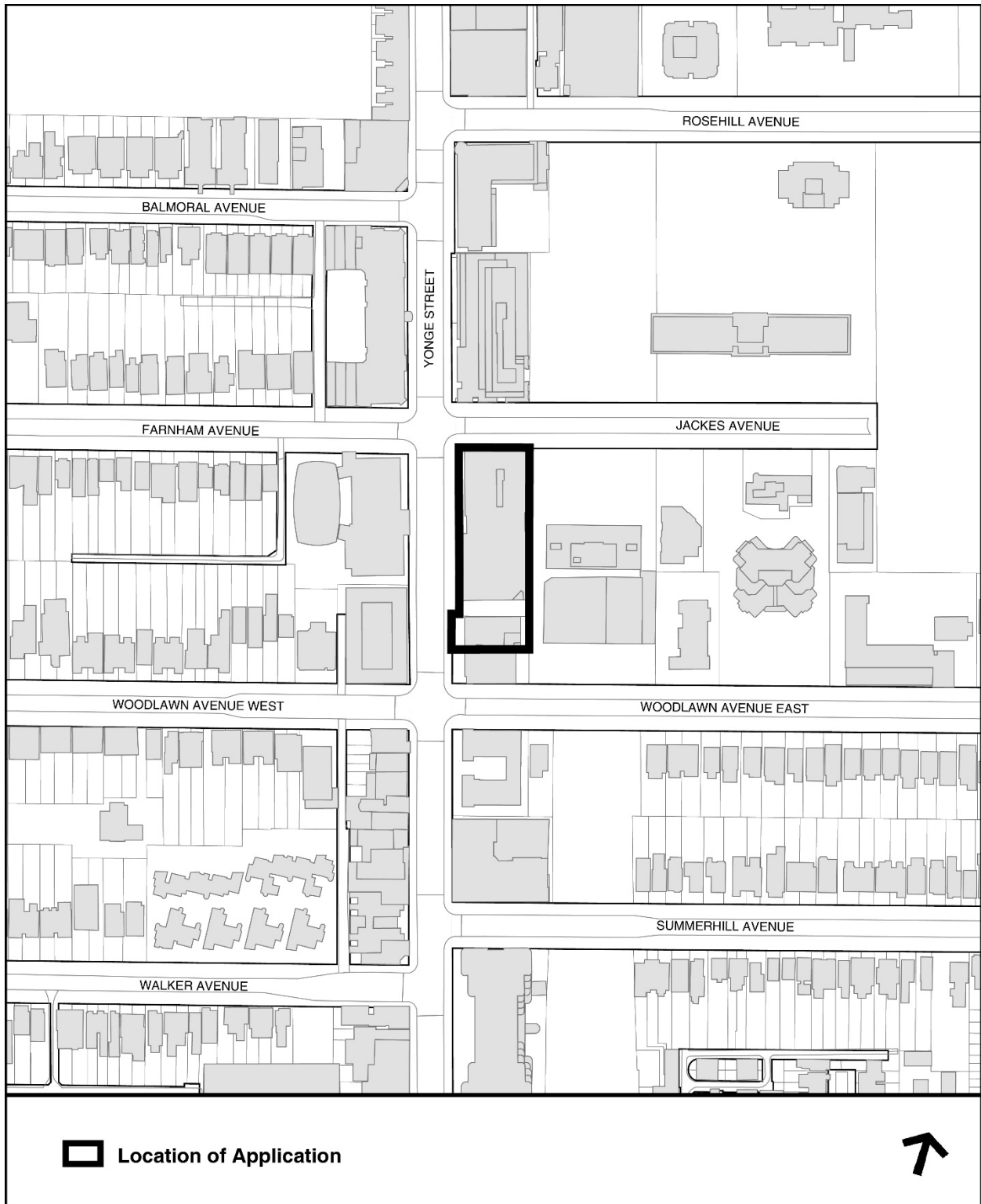
SIGNATURE

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

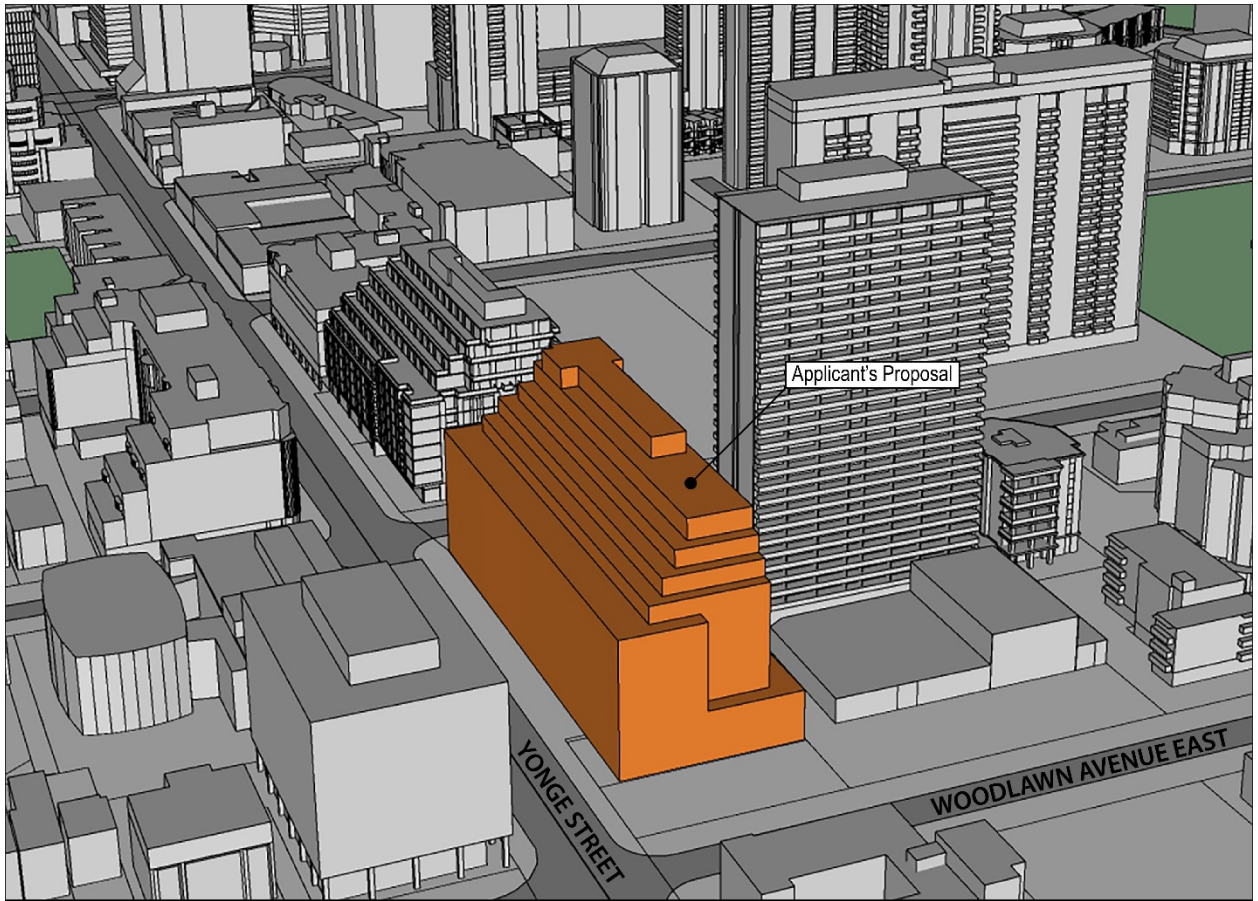
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Yonge-St. Clair Secondary Plan, Mixed Use Areas Map
Attachment 6: Zoning By-law Map
Attachment 7: Application Data Sheet

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context

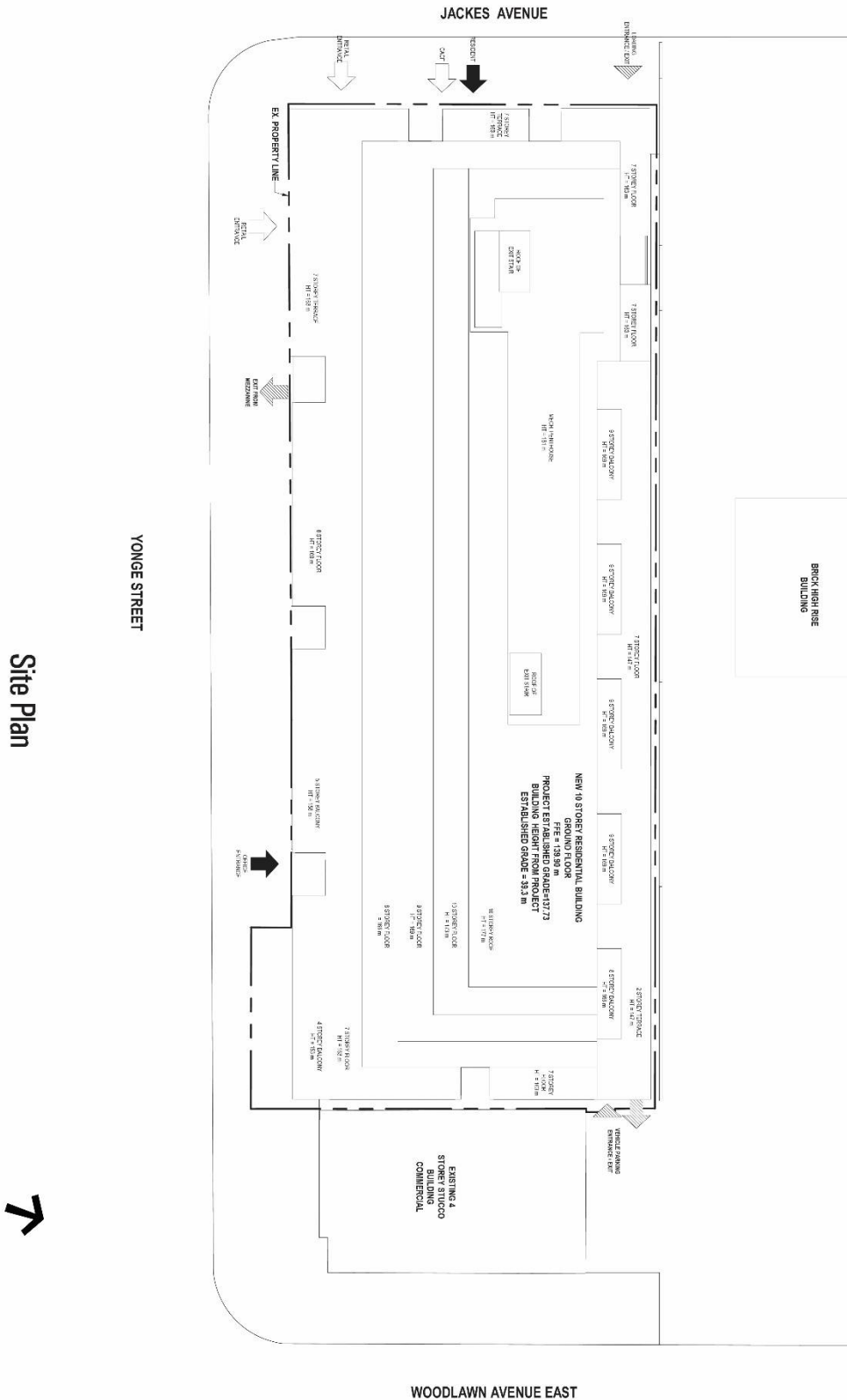


View of Applicant's Proposal Looking Northeast



05/10/2022

Attachment 3: Site Plan



Attachment 4: Official Plan Map



Official Plan Land Use Map #17

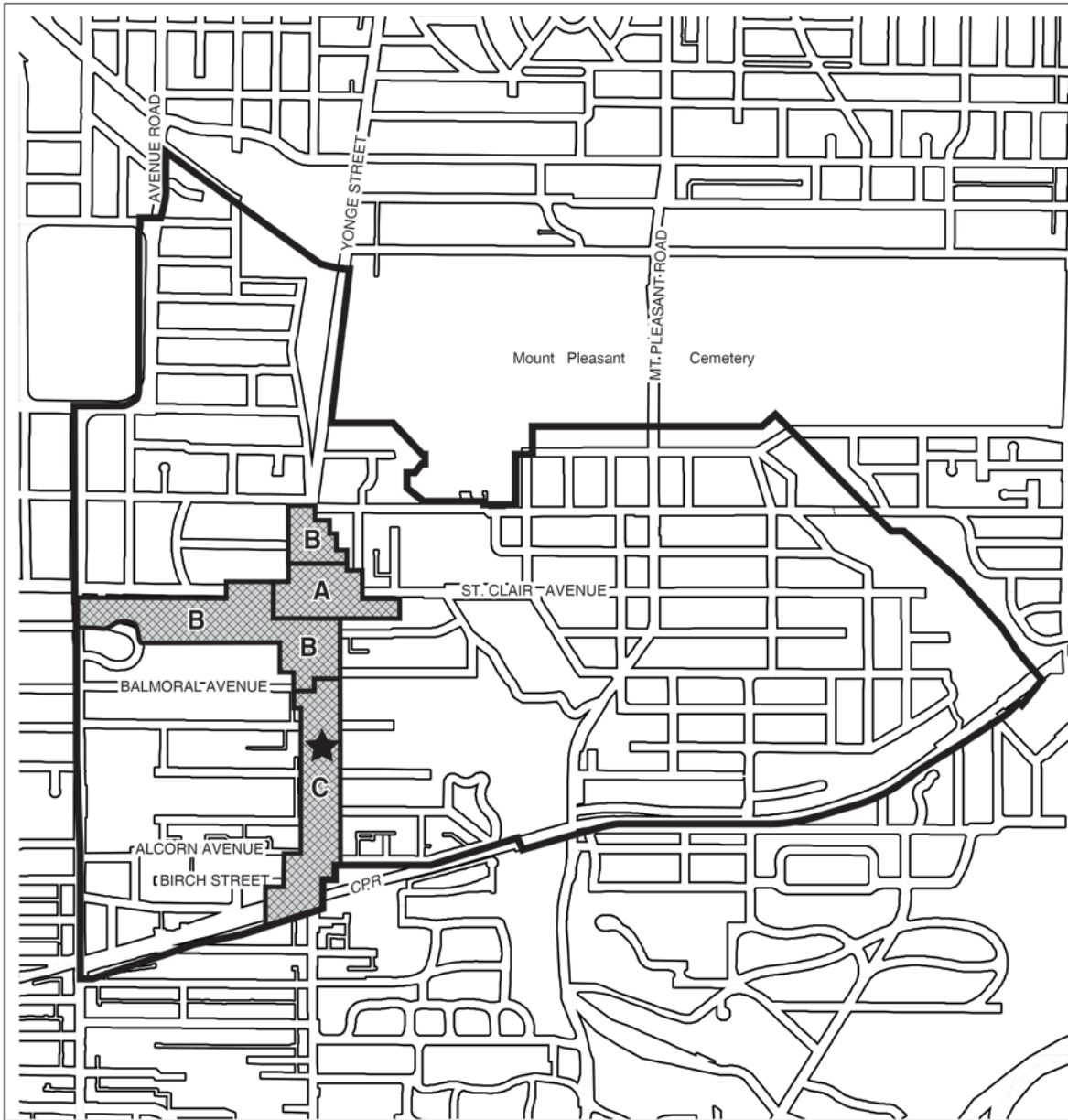
1255-1311 Yonge Street

File # 22 133670 STE 11 0Z



↑
Not to Scale
Extracted: 04/20/2022

Attachment 5: Yonge-St. Clair Secondary Plan, Mixed Use Areas Map



Secondary Plan - Map 6-3 Mixed Use Areas

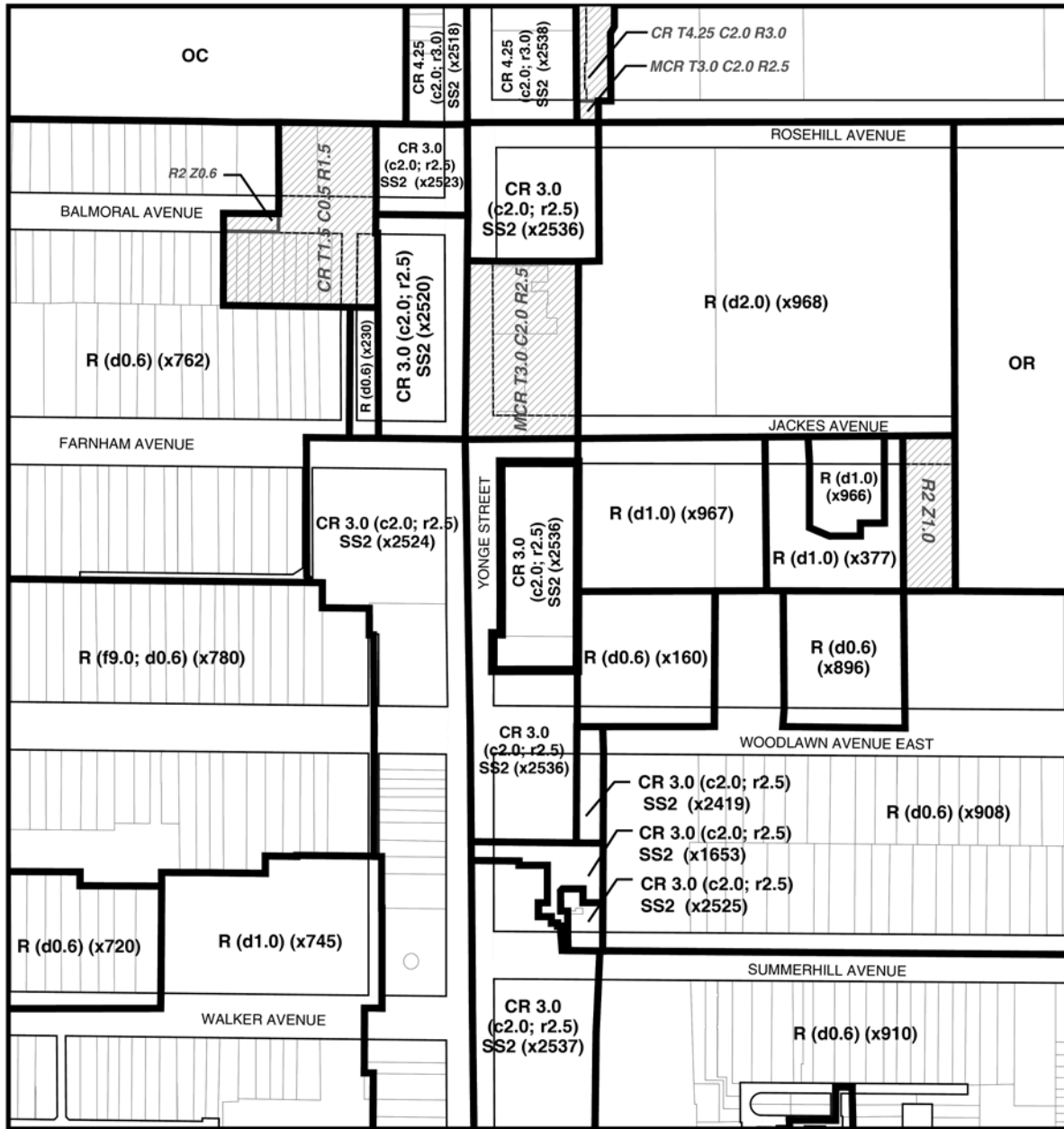
1255-1311 Yonge Street

File # 22 133670 STE 11 02

-  Yonge-St.Clair Secondary Plan Boundary
-  Mixed Use Areas
-  Location of Application


Not to Scale
05/03/2022

Attachment 6: Zoning By-law Map




Zoning By-law 569-2013

1255-1311 Yonge Street

File # 22 133670 STE 11 0Z

-  Location of Application
- R** Residential
- CR** Commercial Residential
- OR** Open Space Recreation
- OC** Open Space Cemetery

-  See Former City of Toronto By-law No. 438-86
- R2** Residential District
- MCR** Mixed-Use District


 Not to Scale
 Extracted: 04/20/2022

Attachment 7: Application Data Sheet

Municipal Address: 1255-1311 Yonge Street **Date Received:** May 24, 2022

Application Number: 22 133670 STE 11 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: An 11-storey mixed-use building containing 102 residential dwelling units and 5,000 square metres of non-residential gross floor area (including 3,885.9 square metres of office uses).

Applicant	Architect	Owner
Lindsay Dale-Harris (Bousfields)	BDP Quadrangle	1303 Yonge (ARH) Developments Ltd.

EXISTING PLANNING CONTROLS

Official Plan Designation:	<i>Mixed Use Areas</i>		
Zoning:	CR 3.0 (c2.0; r2.5) SS2 (x2536)		
Height Limit (m):	16.0	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 3,144.20 **Frontage (m):** 92.1 (Yonge); 33.8 (Jackes) **Depth (m):** 33.80

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	2,044		2,022.6	2,022.6
Residential GFA (sq m):			15,949.90	15,949.90
Non-Residential GFA (sq m):	8,176		4,105.30	4,105.30
Total GFA (sq m):			20,055.2	20,055.2
Height - Storeys:	4		10	10
Height - Metres:	15.0		39.30	39.30

Lot Coverage Ratio (%): 64% **Floor Space Index:** 6.38

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	15,949.9	
Retail GFA:	219.4	
Office GFA:	3,885.9	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			102	102
Other				
Total Units:			102	102

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		0	0	0	102
Total Units:		0	0	0	102

Parking and Loading

Parking Spaces:	187	Bicycle Parking Spaces:	142	Loading Docks:	1 Type G 2 Type C
------------------------	-----	--------------------------------	-----	-----------------------	----------------------

CONTACT:

Corinna Prior, Planner
416-392-5651
Corinna.Prior@toronto.ca