

1087-1091 Yonge Street and 9 Price Street - Official Plan and Zoning By-law Amendment Application - Preliminary Report

Date: June 8, 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 139889 STE 11 OZ

Related Application: 22 139888 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 demolish the existing buildings on site and allow for the construction of a 19-storey mixed-use building, containing 143 residential dwelling units and 1,569 square metres of non-residential gross floor area.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. City Planning staff will proceed to schedule a Community Consultation Meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application pertaining to 1087-1091 Yonge Street and 9 Price 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 on the southeast corner of the intersection of Yonge Street and Price Street, in the Yonge-Summerhill area. The site is rectangular in shape, with a total lot area of 1,223 square metres and a 39.35 metre frontage on Price Street, and a 26.86 metre frontage on Yonge Street. The rear of 9 Price Street extends south to Rowanwood Avenue with a 3-metre frontage. According to the Applicant, this "tail" of 9 Price Street was a separate property that merged on title. The "tail" is not part of the application.

Existing Uses: A single-storey retail building located at 1087-1091 Yonge Street containing 'Sleep Country' and 'Running Room' and a three-storey mixed-use building located at 9 Price Street containing office space and a vacant residential unit. The "tail" extending to Rowanwood Avenue is currently used as a pedestrian pathway to and from the building. The Applicant intends to sever this portion of the property in the future.

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/>

Site and Area Specific Policy 231: Development will, a) respect and conserve heritage, architectural and landscape features; b) reinforce the traditional low-scale built-form on this portion of Yonge Street, and; c) have regard for, shadowing of the Rosedale Ravine area, the building scale and form as seen from the Ravine, the provisions of pedestrian routes from the Ravine to Yonge Street and the preservation of views into and out of the Ravine. 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>

Zoning: The site is zoned CR 3.0 (c3.0; r1.5) SS2 (x2410) in City of Toronto Zoning By-law 569-2013 with a maximum height of 15.0 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: This application has been deemed incomplete.

Description: A 19-storey mixed-use building including 2,000 square metres of non-residential gross floor area.

Density: 9.5 times the area of the lot.

Dwelling Units and Amenity Space: A total of 143 residential dwelling units, with an overall unit mix comprised of 6 studio (4%), 89 one-bedroom (62%), 32 two-bedroom (22%), and 16 three-bedroom (11%) units. A total of 383 square metres of indoor amenity space and 120 square metres of outdoor amenity space.

Access, Parking and Loading: Vehicle and loading access would be provided from the existing curb cut on Price Street at the eastern edge of the subject site. The access would lead to a single internally-located Type "G" loading space and two car elevators. A total of 130 residential parking spaces would be provided with 26 spaces being designated to permit future installation of electric vehicle charging infrastructure. 129 residential bicycle parking spaces are proposed within the first underground level and a total of 14 short term bicycle parking spaces on the ground level within the interior servicing area.

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: <https://secure.toronto.ca/AIC/index.do?folderRsn=Eck7Y38J1u43NDSOJxrpjg%3D%3D>

Reasons for the Application

An Official Plan Amendment has been submitted by the Applicant to amend the Site and Area Specific Policy to permit a "mixed use development in a tall building form [that] will transition to Yonge Street through the use of progressive building setbacks and stepbacks."

The Zoning By-law Amendment applications seeks to amend Zoning By-laws 569-2013 to provide relief from various performance standards, including: maximum height, minimum setbacks, maximum gross floor area, minimum amenity space, landscaping requirements, minimum and maximum vehicle parking space, minimum loading space, and minimum 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 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, 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 appropriateness of the site to accommodate a tall building;
- The overall fit of the proposed building within the existing and planned context, including its height, density, and massing;
- Conformity with SASP 231 particularly with regard to the reinforcement of traditional low-scale built-form on this portion of Yonge Street;
- Tower separation and compliance with the City's Tall Building Guidelines;
- Appropriate relationship to Yonge Street and Price Street, including an adequate streetwall, appropriate setbacks, stepbacks, and balcony encroachments;
- Compatibility with adjacent Neighbourhoods, including adequate transition of scale and density and the maintenance of adequate light and privacy;
- Sufficient design and quality of the public realm, including an appropriate interface between the east elevation and adjacent lands;
- 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;
- The supply, access and configuration of the vehicle parking;
- 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 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

David Driedger, Senior Planner
Tel. No. 416-392-7613
E-mail: David.Driedger@toronto.ca

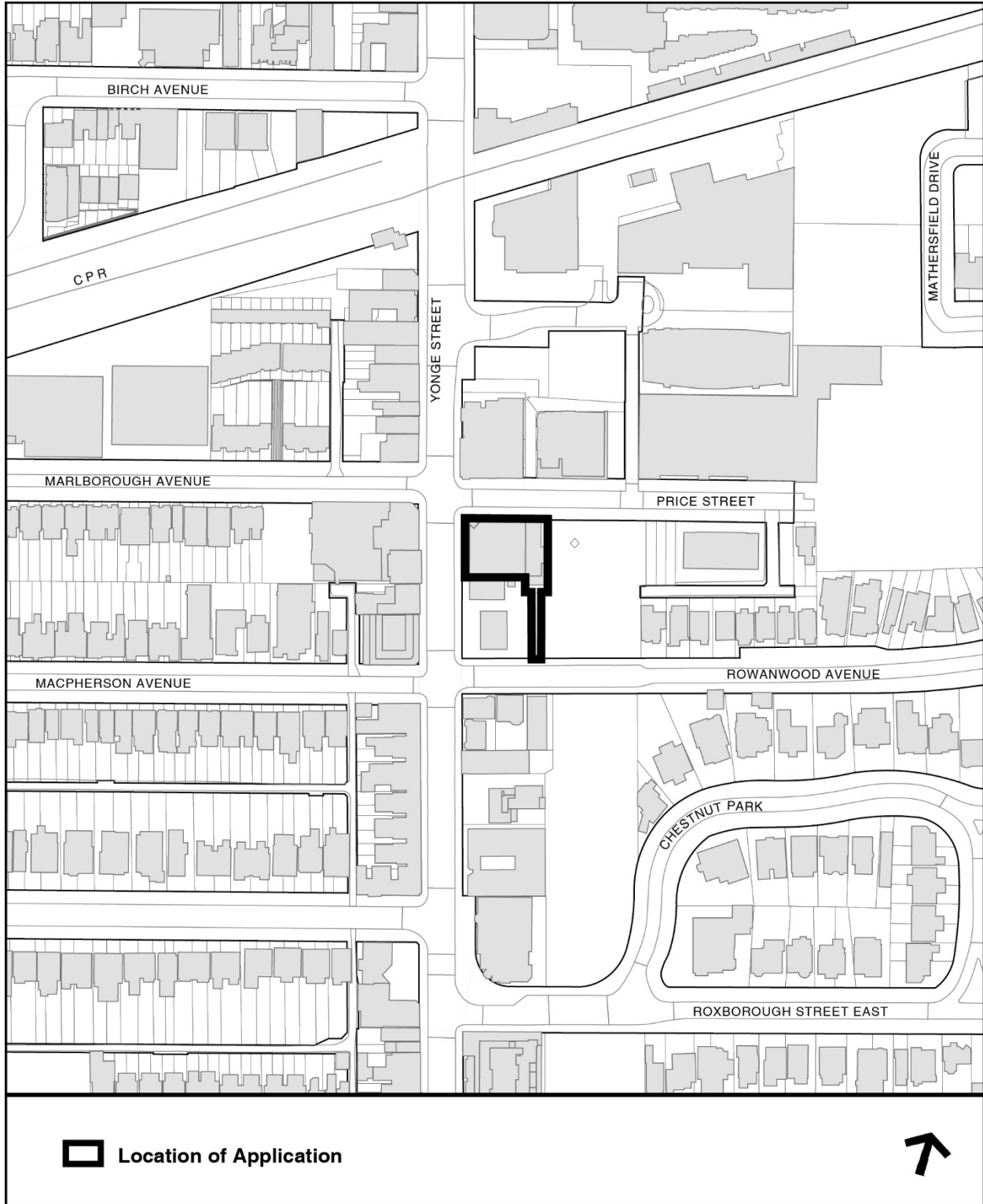
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Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director, Community Planning
Toronto and East York District

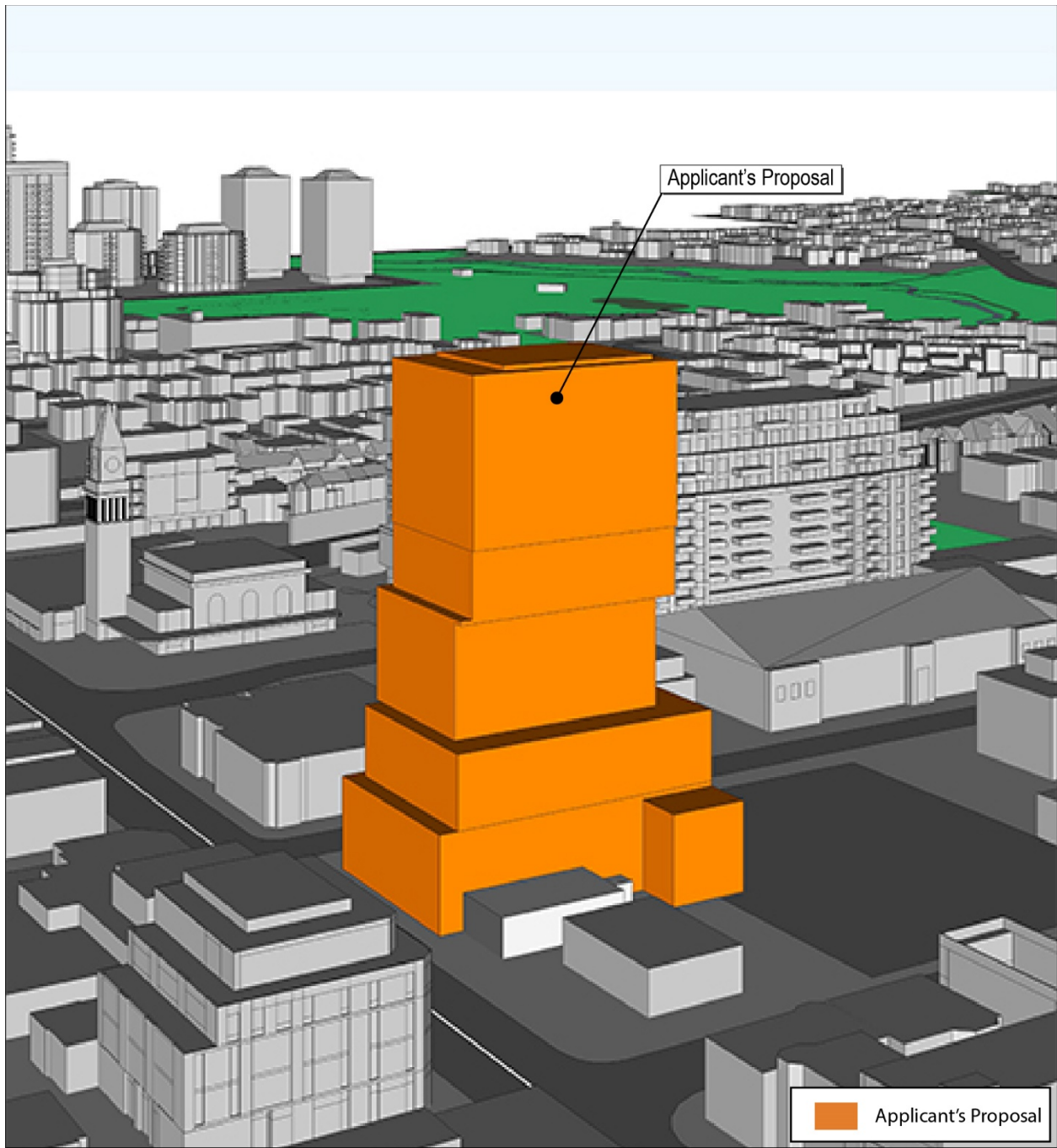
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Site and Area Specific Policy 231 Map
Attachment 6: Zoning By-law Map
Attachment 7: Application Data Sheet

Attachment 1: Location Map

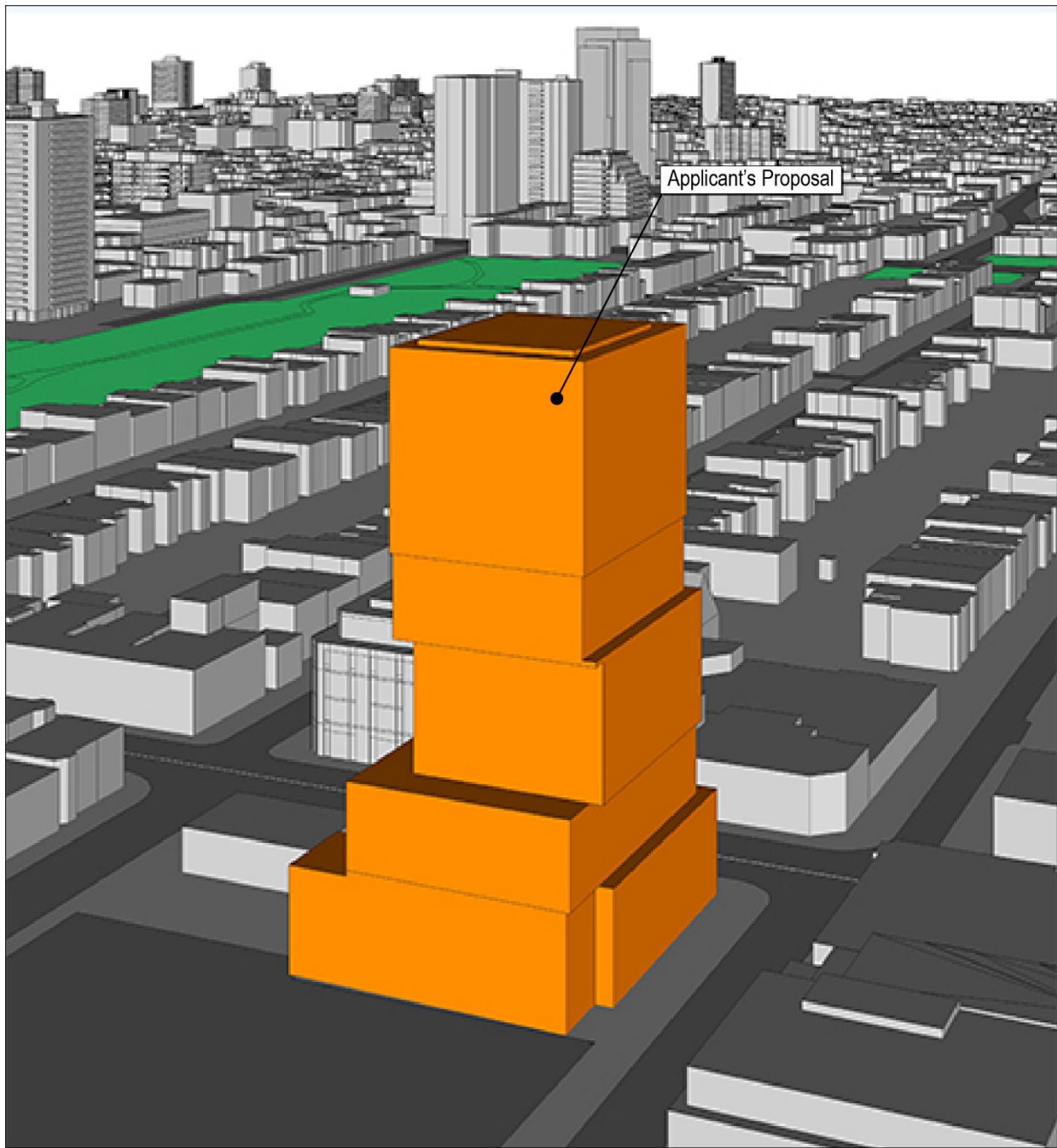


Attachment 2: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Northeast

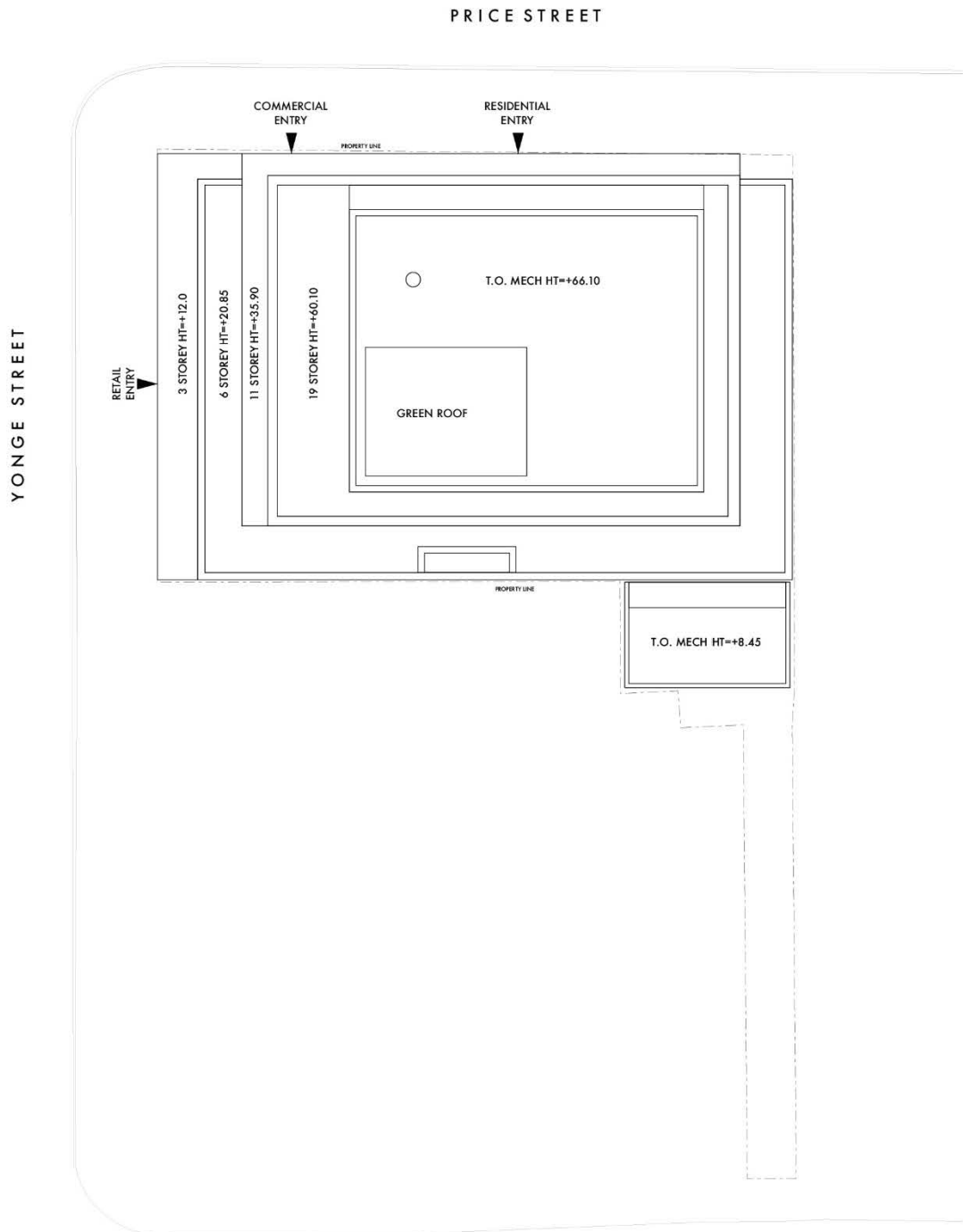




View of Applicant's Proposal Looking Southwest



Attachment 3: Site Plan



Site Plan



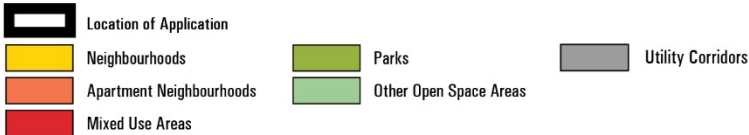
Attachment 4: Official Plan Map




Official Plan Land Use Map #17

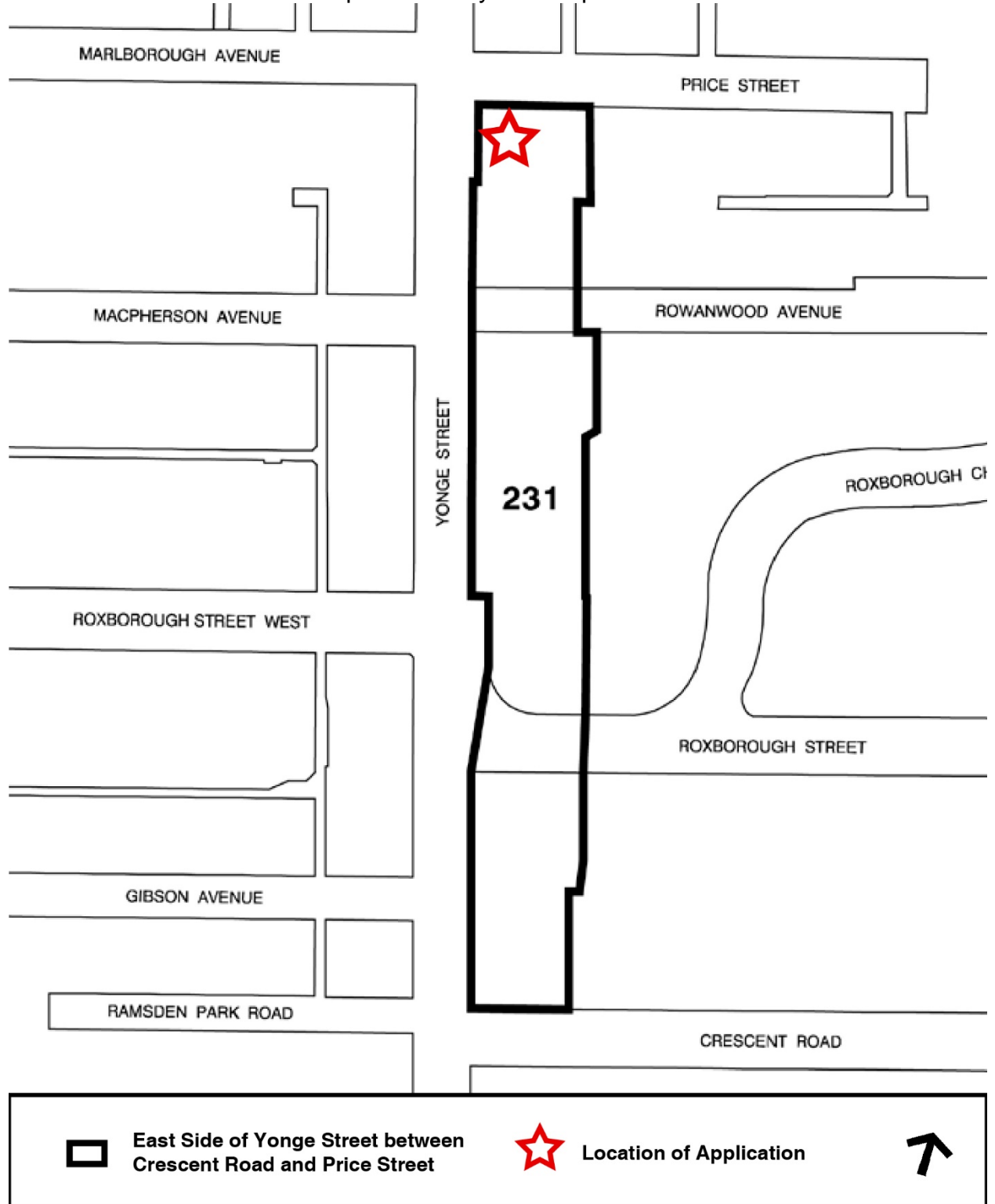
1087 - 1091 Yonge Street and 9 Price Street

File # 22 139889 STE 11 0Z

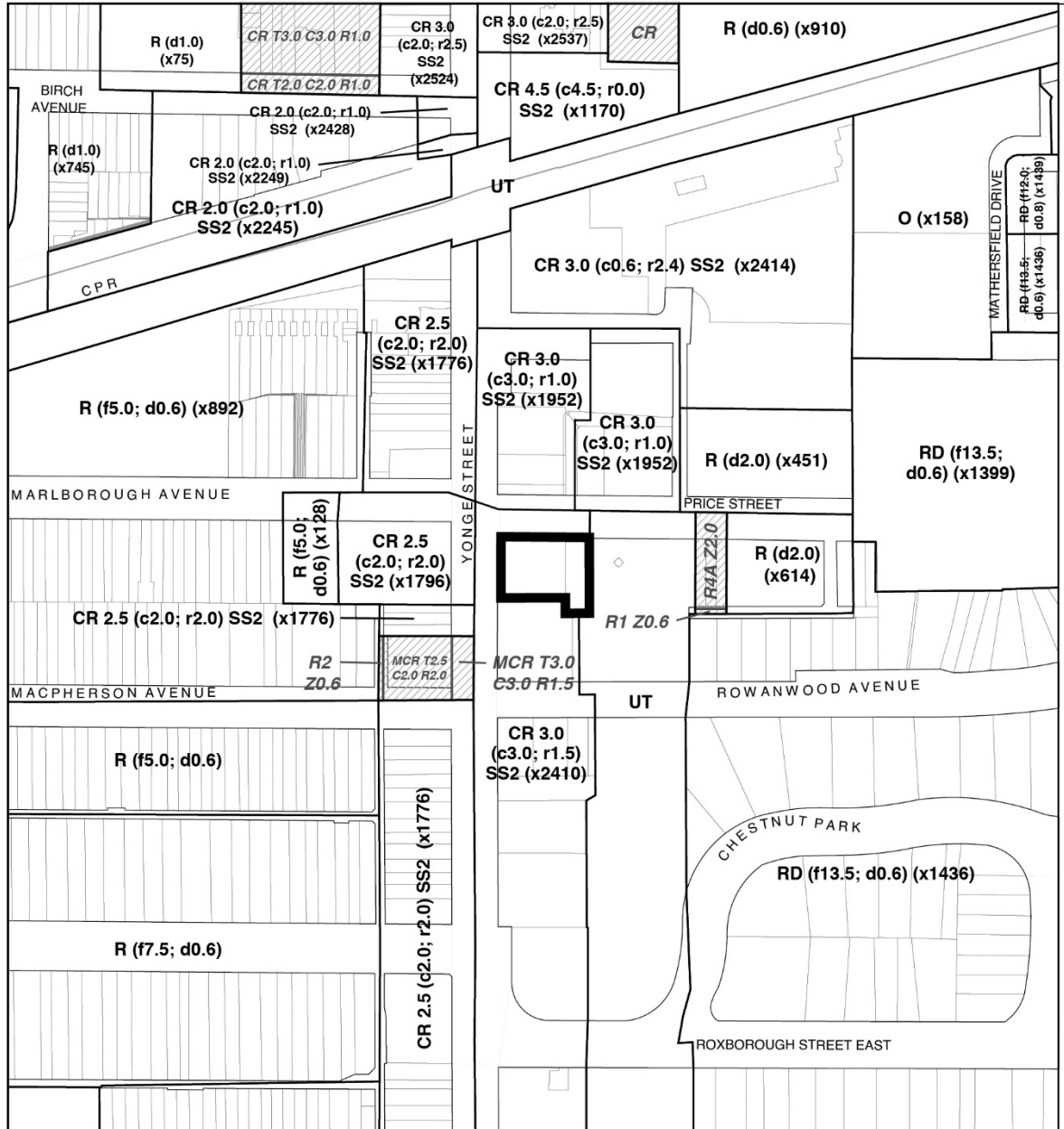



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Attachment 5: Site and Area Specific Policy 231 Map



Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

1091 Yonge Street

File # 22 139889 STE 11 0Z

-  Location of Application
- R** Residential
- RD** Residential Detached
- CR** Commercial Residential
- O** Open Space
- UT** Utility and Transportation

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

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Attachment 7: Application Data Sheet

Municipal Address: 1087-1091 Yonge Street and 9 Price Street
Date Received: May 16, 2022

Application Number: 22 139889 STE 11 OZ

Application Type: Official Plan and Zoning Amendment

Project Description: A 19-storey mixed-use building having a non-residential gross floor area of 1569 square metres, and a residential gross floor area of 10,189 square metres. 143 residential dwelling units are proposed.

Applicant	Architect	Owner
Sean McGaffey (WND Associates)	Architects Alliance	1091 Yonge Street Property Inc. & 9 Price Street Property Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision: SASP 231	
Zoning:	CR 3.0 (c3.0; r1.5)	SS2 (x2410)	
Height Limit (m):	15.0	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 1,223 **Frontage (m):** 27 **Depth (m):** 39

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,049	1,049
Residential GFA (sq m):			10,189	10,189
Non-Residential GFA (sq m):			1,569	1,569
Total GFA (sq m):			11,758	11,758
Height - Storeys:	3		19	19
Height - Metres:			60	60

Lot Coverage Ratio (%): 85.77% **Floor Space Index:** 9.61

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	10,102	87
Retail GFA:	351	329
Office GFA:	889	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	1			
Condominium:			143	143
Other				
Total Units:	1		143	143

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	6		89	32	16
Total Units:	6		89	32	16

Parking and Loading

Parking Spaces: 130 **Bicycle Parking Spaces:** 143 **Loading Docks:** 1 Type G

CONTACT:

David Driedger, Senior Planner

Tel. No. 416-392-7613

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