

1406-1428 Yonge Street – Official Plan and Zoning Amendment Application – Final Report

Date: June 13, 2022

To: Toronto and East York Community Council or City Council

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

Ward: 12 - Toronto-St. Paul's

Planning Application Number: 21 185451 STE 12 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 40-storey mixed-use building at 1406-1428 Yonge Street. The building is proposed to contain 419 dwelling units and 73 square metres of retail space. The existing building at 1418-1428 Yonge Street will be conserved.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 1406-1428 Yonge Street substantially in accordance with the draft Official Plan Amendment attached as Attachment 4 to this report (June 13, 2022) from the Director, Community Planning, Toronto and East York District.
2. City Council amend Zoning By-law 569-2013 for the lands at 1406-1428 Yonge Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report (June 13, 2022) from the Director, Community Planning, Toronto and East York District.
3. City Council authorize the City Solicitor to submit the necessary bill(s) to implement the foregoing recommendation(s) provided the City Solicitor is satisfied that the appropriate legal mechanisms are in place to ensure that no building permit will be issued until such time as the Section 37 Agreement and the Heritage Easement Agreement are executed and registered.
4. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Zoning By-law Amendment as may be required.

5. City Council require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act as follows:

a) a financial contribution in the amount of \$3,380,000.00 payable prior to the issuance of the first above-grade building permit, to go towards community services and facilities, parks, and/or streetscaping improvements that comply with the Streetscape Manual, to the satisfaction of the Chief Planner and Executive Director, City Planning, the General Manager Parks, Forestry and Recreation, and the General Manager of Transportation Services;

b) the amount will be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for the Toronto Census Metropolitan Area, reported by Statistics Canada in the Building Construction Price Indexes Table: 18-10-0135- 01, or its successor, calculated from the date of the execution of the Section 37 Agreement, or any other necessary agreement, to the date of payment which will be no later than issuance of first above grade building permits; and

c) in the event the cash contribution referred to in Recommendations 5.a) above has not been used for the intended purpose within three (3) years of the amending zoning by-law coming force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor.

d) The following matters of convenience are also recommended to be secured in the Section 37 Agreement:

i. As a condition of Site Plan approval, the owner agrees to submit a relocation strategy for the existing street tree currently located in front of the property at 1406 Yonge Street, to the satisfaction of the General Manager, Parks, Forestry and Recreation;

ii. As a condition of Site Plan Approval, the owner shall submit a Pedestrian Level Wind Study, satisfactory to the Chief Planner and Executive Director, City Planning, including wind tunnel analysis, which identifies recommendations for the pedestrian realm and the outdoor areas of the podiums to mitigate wind impacts year-round, and the owner shall implement and maintain in support of the development all recommended mitigation measures to the satisfaction of the Chief Planner and Executive Director, City Planning;

iii. As a condition of Site Plan Approval, a Construction Management Plan and Neighbourhood Communication Strategy to the satisfaction of the Chief Planner and Executive Director, City Planning Division in consultation with the Executive Director, Engineering and Construction Services and the Ward Councillor;

iv. Pay for and construct any improvements to the municipal infrastructure in connection with the Functional Servicing Report, to be resubmitted for review and acceptance by the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements to such infrastructure are required to support this development;

v. As a condition of Site Plan Approval, the owner agrees to register a Limiting Distance Agreement between 1406-1428 Yonge Street, 1404 Yonge Street and the City of Toronto, to the satisfaction of the City Solicitor, in consultation with the Chief Planner and Executive Director, City Planning;

vi. The owner shall provide an acceptable tenant relocation and assistance plan to all existing tenants of the four (4) rental dwelling units proposed to be demolished at 1406, 1408, 1414, 1418, 1428 (the "Lands"). The tenant relocation and assistance plan shall be consistent with the City's standard practices and developed in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning, addressing the following:

aa. Minimum financial compensation and notice as required under the Residential Tenancies Act, 2006 when a tenant receives a notice of termination to terminate their tenancy for the purposes of demolition;

bb. Additional compensation above and beyond Residential Tenancies Act, 2006 requirements including rent gap payments to mitigate hardship;

cc. Additional notice of the date of termination of the each existing tenant's tenancy, above and beyond the minimum notice required under the Residential Tenancies Act, 2006;

dd. A moving allowance of \$1,500 for each existing tenant; and

ee. Special needs compensation for any existing tenant who suffers from a physical and/or mental health challenge, and/or is sixty-five (65) years of age or older;

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

A Preliminary Report on the application was adopted by Toronto and East York Community Council on November 24, 2021 authorizing staff to hold a community consultation meeting with an expanded notification area. The Toronto and East York Community Council Decision is available here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE29.29>

On April 6, 2022, City Council stated its intention to designate the properties at 1390-1406 Yonge Street and 1420 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act. The Council decision can be located at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.CC42.5>

SITE AND SURROUNDING AREA

Description: The site is located on the west side of Yonge Street, south of St. Clair Avenue. It is irregular in shape and approximately 991 square metres in size. The site has 40 metres of frontage on Yonge Street, and a depth of 26 metres. The site is currently occupied by a two-storey commercial building at 1418-1428 Yonge Street, a driveway to St. Michaels Cemetery, and a 3-storey mixed-use building at 1406 Yonge Street. Council has approved the heritage designation of 1406 Yonge Street and 1418-1428 Yonge Street.

Official Plan Designation: Mixed Use Areas, and is located within Mixed Use Area B in the Yonge-St. Clair Secondary Plan area.

Zoning: The north portion of the site (1418-1428 Yonge Street) is zoned CR 4.25 (C2.0; r3.0) SS2 (x2519), and the south portion of the site (1406-1408 Yonge Street) is zoned CR 4.25 (C2.0; r3.0) SS2 (x2518) under Zoning by-law 569-2013, and CR T4.25 C2.0 R3.0 under Zoning by-law 438-86. These zones permit a range of commercial and residential uses. The maximum permitted height is 30 metres, and the maximum permitted density is 4.25 times the area of the lot.

The middle portion of the site (driveway to St. Michaels Cemetery) is zoned OC (Cemetery Open Space) under Zoning by-law 569-2013, and G under Zoning By-law 438-86. The Cemetery Open Space zone permits cemetery related uses.

Surrounding Land Uses:

North: is a 14-storey mixed use building (1430 Yonge Street). Further to the north is a series of 3-storey commercial buildings and a 12-storey office building.

South: are a series of three to four-storey mixed-use buildings.

East: of Yonge Street is a series of two to three-storey mixed-use buildings. A 17-storey senior care residence was recently approved at 1375 Yonge Street, and a 34-storey mixed-use building was approved by the Ontario Land Tribunal at 1431 Yonge Street.

West: is St. Michael's Cemetery.

THE APPLICATION

Description: A 40-storey (139 metres, including mechanical penthouse) mixed-use building.

Heritage: The properties at 1406 Yonge Street and 1418-1428 Yonge Street are designated properties on the City's Heritage Register. The existing 3-storey building at 1406 Yonge Street is to be demolished. The proposed development would include the retention and conservation of the primary (east) elevation of the existing two-storey commercial building at 1418-1428 Yonge Street, as well as the partial reconstruction of the south elevation of the building.

Dwelling Units and Amenity Space: 419 dwelling units are proposed. A total of 728 square metres of amenity space (1.75 square metres per unit) is proposed, consisting of 420 square metres of indoor amenity space (1.0 square metres per unit) and 308 square metres of outdoor amenity space (0.74 square metres per unit).

Retail: The proposal includes 73 square metres of retail space.

Access, Parking, and Loading: No vehicle parking spaces are proposed. A total of 3 pick-up and drop-off spaces are proposed with access from Yonge Street. One Type-B loading space is proposed with access from Yonge Street. A total of 419 bicycle parking spaces, including long and short term bicycle parking, are proposed.

Additional Information

See Attachment 1 to this report for the location map, Attachment 2 for the project data, Attachment 7 for the site plan Attachments 8-9 for a three dimensional representation of the current proposal in context, and Attachments 10-13 for elevations.

The current proposal incorporates numerous revisions from the original application as summarized below:

- Reduced tower floor plate from 816 to 719 square metres;
- Increased tower setback to the north from 4.0 metres to between 6.0 and 12.5 metres;
- Increased tower setback from Yonge Street from 1.5 to 3.0 metres;
- Conservation of existing heritage building at 1418-1428 Yonge Street, which required reconfiguration of the loading access;
- Reduced base building height from 7 to 2-storeys;
- Increased pedestrian views of St. Michaels Cemetery from Yonge Street;

- Limiting Distance Agreements (LDA) from neighbouring properties to the west and south for building setbacks of 0.0 metres; and
- A tenant assistance plan.

Reasons for Application

The Official Plan Amendment Application is proposed to permit a 139-metre building, where the Yonge-St. Clair Secondary Plan sets a maximum height of 30 metres on this site.

The Zoning By-law Amendment Application proposes to amend Zoning By-law 569-2013 to vary performance standards including: building height; building setbacks; floor space index; amenity space and parking space requirements.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application was submitted on September 13, 2021.

Provincial Land Use Policies

The application has been reviewed 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 City's Official Plan. The Provincial Policy Statement (PPS) provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. The Growth Plan, builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region.

Agency Circulation

The application, together with the reports/studies submitted in support of the application, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

COMMUNITY CONSULTATION

A community consultation meeting was held on December 14, 2021. At the meeting City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, City staff led a question and answer format meeting. Comments and questions provided by the meeting attendees included:

- The height of the building and how it compares to other recent approvals in the area;
- Support for family-sized units;
- Concerns about loss of existing retail uses;
- Whether any affordable housing is proposed within the development;
- Concerns about lack of access to the cemetery;
- Impacts on privacy and shadowing for residents in the existing building to the north;
- Concerns regarding the number of parking spaces;
- Impacts on traffic and bike lanes;
- Concerns about wind and existing wind conditions in the area; and
- Concerns regarding shadow impacts on the Badminton and Racquet Club of Toronto.

City staff also met with representatives from the adjacent building at 1430 Yonge Street. Additional comments provided by attendees at that meeting related to concerns about privacy, shadows, wind, traffic, impacts on Yonge Street, and subway capacity.

The issues raised through community consultation have been considered through the review of the application. Comments with respect to the proposed height, massing, setbacks, wind, and traffic are addressed in the Comments section below. The detailed building design, including proposed materials, and the construction management plan will be addressed during the Site Plan Control review process.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have had an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020). Staff have determined that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020).

Built Form

City Planning staff finds that the proposal conforms with the applicable Official Plan policies with respect to built form and massing. Furthermore, the proposal meets the intent of the Yonge-St. Clair Planning Framework and the Tall Building Design Guidelines.

The base building has been massed to respond to the existing and planned context surrounding the site and is appropriate for the site. The existing building at 1418-1428 Yonge Street will be conserved and makes up the majority of the Yonge Street façade. The conservation of the existing building maintains a 2-storey streetwall, which protects and enhances the low scale streetwall of Yonge Street and is consistent with the policies of the Yonge-St. Clair Secondary Plan.

The 2-storey base building mitigates impacts on the adjacent building to the north. On the south end of the site, the views to St. Michael's Cemetery will be improved by increasing the gap in the streetwall from 6.5 to 12.7 metres. The existing building at 1406 Yonge Street will be demolished to accommodate appropriate vehicle access to the site and to improve access to St. Michaels Cemetery.

The proposed tower portion of the building conforms with the Official Plan and Yonge-St. Clair Secondary Plan, and meets the intent of the Yonge-St. Clair Planning Framework and Tall Building Guidelines.

The Yonge-St. Clair Planning Framework does not identify the site as a tall building location. However, the applicant has demonstrated that a tall building is appropriate for this site and that the proposed building has been massed to address the existing and planned context surrounding the site, to respect the low streetwall character of Yonge Street, to mitigate privacy impacts, and minimize the massing of the tower. The proposed massing and height of the tall building are acceptable.

The applicant has entered into a limiting distance agreement with the cemetery to the west, and has agreed to enter into a limiting distance agreement with the property to the south at 1404 Yonge Street. The limiting distance agreement with 1404 Yonge Street is to be secured as part of the Section 37 agreement. The limiting distance agreements allow for a tower setback of 0.0 metres from the west and south property lines. The setbacks to the west and south are acceptable in this instance as the applicant has secured limiting distance agreements with the adjacent properties, a tall building would not be appropriate on the cemetery, and the properties further to the south do not have sufficient space to accommodate a tall building.

To the north, the proposed building has been massed to mitigate privacy impacts, and maintain views into the cemetery for residents of the existing 14-storey building at 1430 Yonge Street. The 14-storey building to the north terraces back from Yonge Street, with the majority of the taller portion of the building extending to the northwest of the subject site. The proposed tower will be setback a minimum of 7.5 metres from the north property line on floors 3 through 15. The northwest portion of the tower will be setback 12.5 metres from the north property line on floors 3 through 14, where the tower faces the taller 13 and 14-storey portions of the building to the north. Above the 15th floor the proposed tower will be setback 6.0 metres from the north property line.

On Yonge Street, above the 2-storey base building, the tower will be setback 5.0 metres for floors 3 through 6, and will be setback 3.0 metres above the 6th floor.

The Tall Building Design Guidelines state that the tower floor plate should be limited to 750 square metres, excluding balconies. The proposed tower has a floor plate of 643 square metres for the lower floors, and 719 square metres above the 15th floor.

The proposed height of 40-storeys (139 metres, including mechanical penthouse) is acceptable in this instance and fits with the planned context. The proposed building provides a stepdown in height from Mixed Use Area 'A' of the Yonge-St. Clair Secondary Plan, and the 'Height Peak' in the Yonge-St. Clair Planning Framework, and the recently approved building at 1 Delisle Avenue (150 metres, including mechanical).

City Planning staff finds that the proposal conforms to the applicable Official Plan policies with respect to built form and massing, and is reflected in the draft Official Plan and Zoning By-law Amendment attached to this report.

Heritage Impact and Conservation Strategy

The properties at 1406 Yonge Street and 1418-1428 Yonge Street have been designated under Part IV of the Ontario Heritage Act. As part of the proposed development the applicant submitted a Heritage Impact Assessment that proposed a conservation approach that maintains the three-dimensional form of the heritage building at 1418-1428 Yonge Street. The building at 1406 Yonge Street is proposed to be demolished.

The primary elevation of the heritage building at 1418-1428 Yonge Street will be conserved in place, with the partial reconstruction of the south elevation and interior demising walls. The rear of the building will be demolished. Above the conserved Yonge Street elevation of 1418-1428 Yonge Street, the new building steps back 5.0 metres.

The full details of the conservation strategy will be determined at site plan stage within the required Conservation Plan.

The location of the proposed base building above the main entrance to St. Michael's cemetery will not obstruct views from the public realm to the mortuary vault ('Winter Vault') located within the cemetery. The octagonal structure in the cemetery to the west of the site was designated under Part IV of the Ontario Heritage Act in December 1975.

While 1406 Yonge Street will be demolished, the heritage impacts of the proposal are considered to be appropriately mitigated through the overall conservation strategy that involves the restoration of the front of 1418-1428 Yonge Street with the retention of 1404 Yonge Street (to the south of the site) as the end of the row of Spanish Colonial Revival style main street commercial buildings. As such, the cultural heritage value of the subject property is conserved and the eclectic mix of early 20th-century main street commercial properties that characterize the historic Midtown Toronto streetscape of Yonge Street is retained.

Shadow Impact

The shadow impact resulting from the proposal is acceptable. The proposal adequately limits shadow impacts on Neighbourhoods and parks, particularly during the spring and fall equinoxes.

The applicant submitted shadow studies which show the extent of the shadow from the proposed building on the spring and fall equinox (March 21 and September 21) and the summer solstice (June 21).

The shadow studies demonstrate that the proposal has no impact on Delisle-St. Clair Parkette to the north or David A. Balfour Park to the east. The proposal will shadow a small area in the northeast corner of St. Michael's Cemetery from 10:18AM to 12:18PM during the spring/fall equinox.

Wind Impact

A Pedestrian Level Wind Study reflecting the proposed building was submitted in support of the application. The study indicates that all areas at grade will be suitable for their intended uses throughout the year and no pedestrian areas surrounding the subject site at grade level will experience conditions that could be considered dangerous.

City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study. The Section 37 Agreement will secure that the owner will implement and maintain the recommended mitigation measures from the Pedestrian Level Wind Study.

Unit Mix

The Growing Up Guidelines indicate that a building should provide a minimum of 25% large units of which 10% should be 3-bedroom units, and 15% should be 2-bedroom units. The proposed development exceeds these requirements with the provision of 419 residential units, of which 109 are two-bedroom (26%), and 41 are three-bedroom (10%). Planning staff are satisfied the proposed unit mix meets and exceeds the intent of the Growing Up Guidelines.

Public Realm

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan. The proposed building maintains the existing building at 1418-1428 Yonge Street, which is set back 0.0 metres from the Yonge Street property line, resulting in a 3.7 metre setback from building face to curb. The proposed setback is compatible with the building line of the adjacent properties to the north and south, and will contribute to an appropriate streetwall along this segment of Yonge Street.

Ground floor uses including retail space and the residential lobby will be located along Yonge Street, allowing for access and views from the public realm.

Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City.

The City of Toronto Parkland Strategy is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The Strategy includes a new methodology to measure and assess parkland provision, using the baseline of residential population against the area of parkland available across the city.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu payment. The residential component of this proposal is subject to a 10% parkland dedication while the non-residential component is subject to a 2% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above grade building permit.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Trees, Articles II (Trees on City Streets) and III (Private Tree Protection), commonly referred to as the 'Street Tree By-law' and the 'Private Tree By-law'.

The applicant submitted an Arborist Report in support of the application. The applicant will maintain two City street trees in front of 1418-1428 Yonge Street, and will relocate one City street tree in front of 1406 Yonge Street.

The tree protection measures will be secured through the tree permit process and in the Section 37 Agreement, to the satisfaction of Urban Forestry, Tree Protection and Plan Review, Parks Forestry and Recreation.

Traffic Access, Parking, Impact and Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, parking and loading arrangements for this development.

Vehicular access for loading and pick-up and drop-off will be from Yonge Street. The vehicular access will be combined with the vehicular access to St. Michaels Cemetery. No parking is proposed for the development. Three short-term pick-up and drop off spaces will be provided.

Transportation Services staff have reviewed the Transportation Impact Study and accepted its conclusions.

Servicing and Stormwater Management

Engineering and Construction Services staff have reviewed the submitted materials and have accepted its conclusions for the Zoning By-law Amendment application.

Rental Housing Demolition

The Official Plan contains the City's policies pertaining to the provision, maintenance, and replacement of rental housing. The Official Plan requires that new development that would have the effect of removing all or part of a private building or related group of buildings and result in the loss of one or more rental units or dwelling rooms will not be approved unless an acceptable tenant relocation and assistance plan is provided to lessen hardship for existing tenants.

The property at 1408 Yonge Street contains four existing rental units, proposed to be demolished to facilitate the development. As the proposed development would require the demolition of at least one rental unit or dwelling room, the applicant is required to develop an acceptable tenant relocation and assistance plan to mitigate hardship for existing tenants. The tenant relocation and assistance plan would be secured in the Section 37 Agreement.

The Tenant Relocation and Assistance Plan will include the following:

- At least six (6) months' notice before having to vacate their existing dwelling unit (inclusive of notice required under the RTA);
- Financial compensation, in addition to the requirements of the Residential Tenancies Act, in the form of "rent gap payments." The rent gap payments would be paid to each Eligible Tenant to cover the difference between tenants' current rents and market rents for comparable units in the area for a period of 36 months;
- Moving allowances to cover expenses for moving out of existing rental units;
- Special needs compensation, as determined by the Chief Planner and Executive Director, City Planning;

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the Planning Act. The following community benefits are recommended to be secured in the Section 37 Agreement:

- a financial contribution in the amount of \$3,380,000.00 to go towards community services and facilities, parks, and/or streetscaping improvements that comply with the Streetscape Manual, to the satisfaction of the Chief Planner and Executive Director, City Planning, the General Manager Parks, Forestry and Recreation, and the General Manager of Transportation Services;

The following matters of convenience are also recommended to be secured in the Section 37 Agreement:

- As a condition of Site Plan approval, the owner agrees to submit a relocation strategy for the existing street tree currently located in front of the property at 1406 Yonge Street, to the satisfaction of the General Manager, Parks, Forestry and Recreation;
- As a condition of Site Plan Approval, the owner shall submit a Pedestrian Level Wind Study, satisfactory to the Chief Planner and Executive Director, City Planning, including wind tunnel analysis, which identifies recommendations for the pedestrian realm and the outdoor areas of the podiums to mitigate wind impacts year-round, and the owner shall implement and maintain in support of the development all recommended mitigation measures to the satisfaction of the Chief Planner and Executive Director, City Planning;
- As a condition of Site Plan Approval, a Construction Management Plan and Neighbourhood Communication Strategy to the satisfaction of the Chief Planner and Executive Director, City Planning Division in consultation with the Executive Director, Engineering and Construction Services and the Ward Councillor;
- Pay for and construct any improvements to the municipal infrastructure in connection with the Functional Servicing Report, to be resubmitted for review and acceptance by the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements to such infrastructure are required to support this development; and
- As a condition of Site Plan Approval, the owner agrees to register a Limiting Distance Agreement between 1406-1428 Yonge Street, 1404 Yonge Street and the City of Toronto, to the satisfaction of the City Solicitor, in consultation with the Chief Planner and Executive Director, City Planning.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020). City Planning staff finds that the proposal conforms with the applicable Official Plan policies with respect to built

form and massing. Furthermore, the proposal meets the intent of the Yonge-St. Clair Planning Framework and the Tall Building Design Guidelines. Staff recommend that Council support approval of the application.

CONTACT

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E-mail: David.Driedger@toronto.ca

SIGNATURE

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

ATTACHMENTS

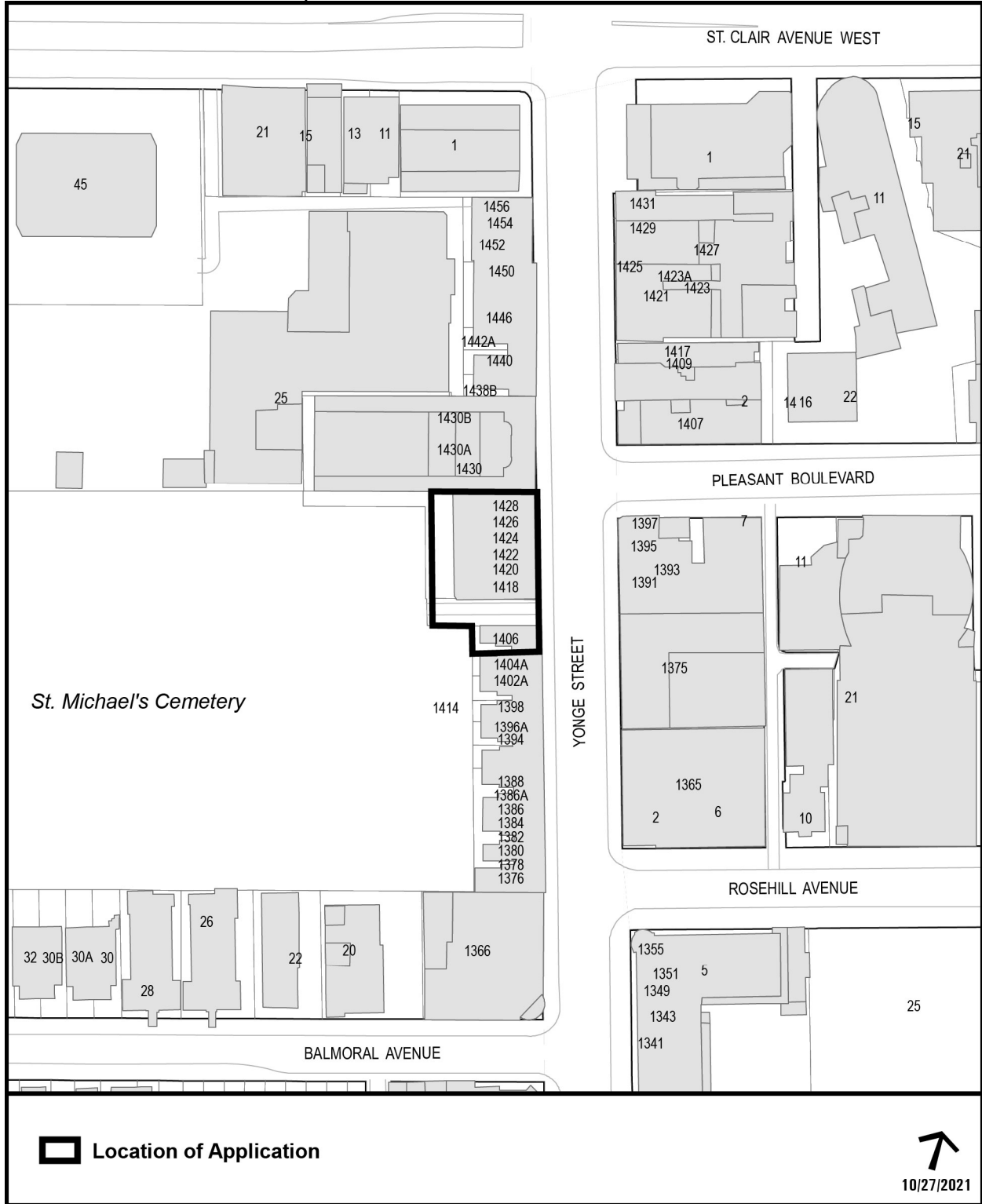
City of Toronto Data/Drawings

Attachment 1: Location Map
Attachment 2: Application Data Sheet
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Draft Official Plan Amendment
Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 7: Site Plan
Attachment 8: 3D Model of Proposal in Context
Attachment 9: 3D Model of Proposal in Context
Attachment 10: West Elevation
Attachment 11: South Elevation
Attachment 12: East Elevation
Attachment 13: North Elevation

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 1406-1428 Yonge St Date Received: July 16, 2021

Application Number: 21 185451 STE 12 OZ

Application Type: OPA & Rezoning

Project Description: a 40-storey mixed use building.

Applicant	Agent	Owner
YSC Development Corporation, 2300 Yonge Street, Suite 807, Toronto, ON M4P 1E4	YSC Development Corporation, 2300 Yonge Street, Suite 807, Toronto, ON M4P 1E4	YSC Development Corporation, 2300 Yonge Street, Suite 807, Toronto, ON M4P 1E4

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR4.25 (c2.0; r3.0) SS2 (x2518)	Heritage Designation: Y
Height Limit (m):	30	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 991 Frontage (m): 40 Depth (m): 26

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	814		618	618
Residential GFA (sq m):			24,831	24,831
Non-Residential GFA (sq m):	814		73	73
Total GFA (sq m):	814		24,904	24,904
Height - Storeys:	3		40	40
Height - Metres:	10		139	139

Lot Coverage Ratio (%): 62.3 Floor Space Index: 25

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	24,831	20
Retail GFA:	73	
Office GFA:		

Industrial GFA:
Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	4			
Freehold:				
Condominium:			419	419
Other:				
Total Units:	4		419	419

Total Residential Units by Size

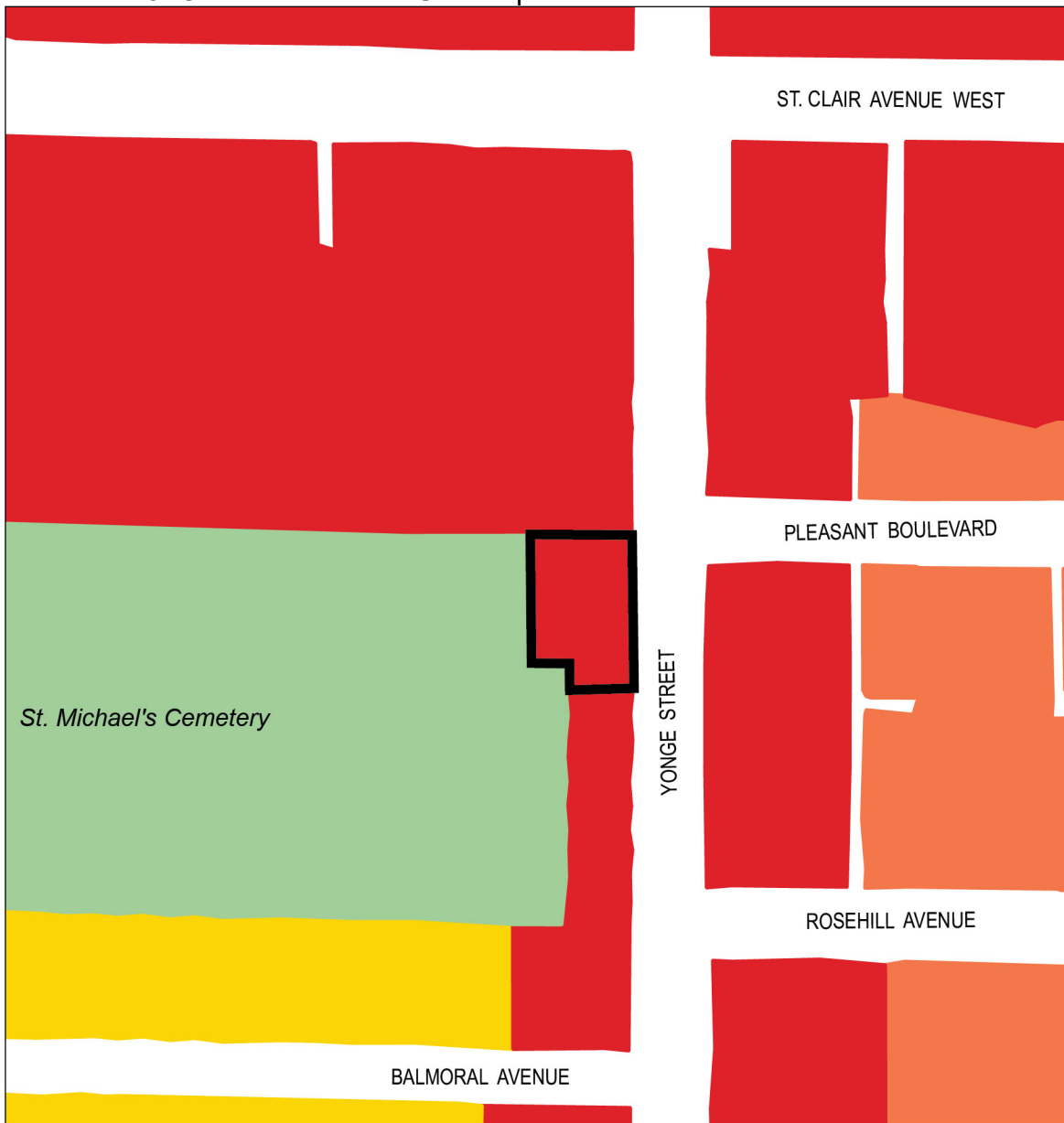
	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		100	171	108	40
Total Units:		100	171	108	40

Parking and Loading

Parking Spaces: 0 Bicycle Parking Spaces: 419 Loading Docks: 1

CONTACT:
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Attachment 3: Official Plan Land Use Map



1406-1428 Yonge Street

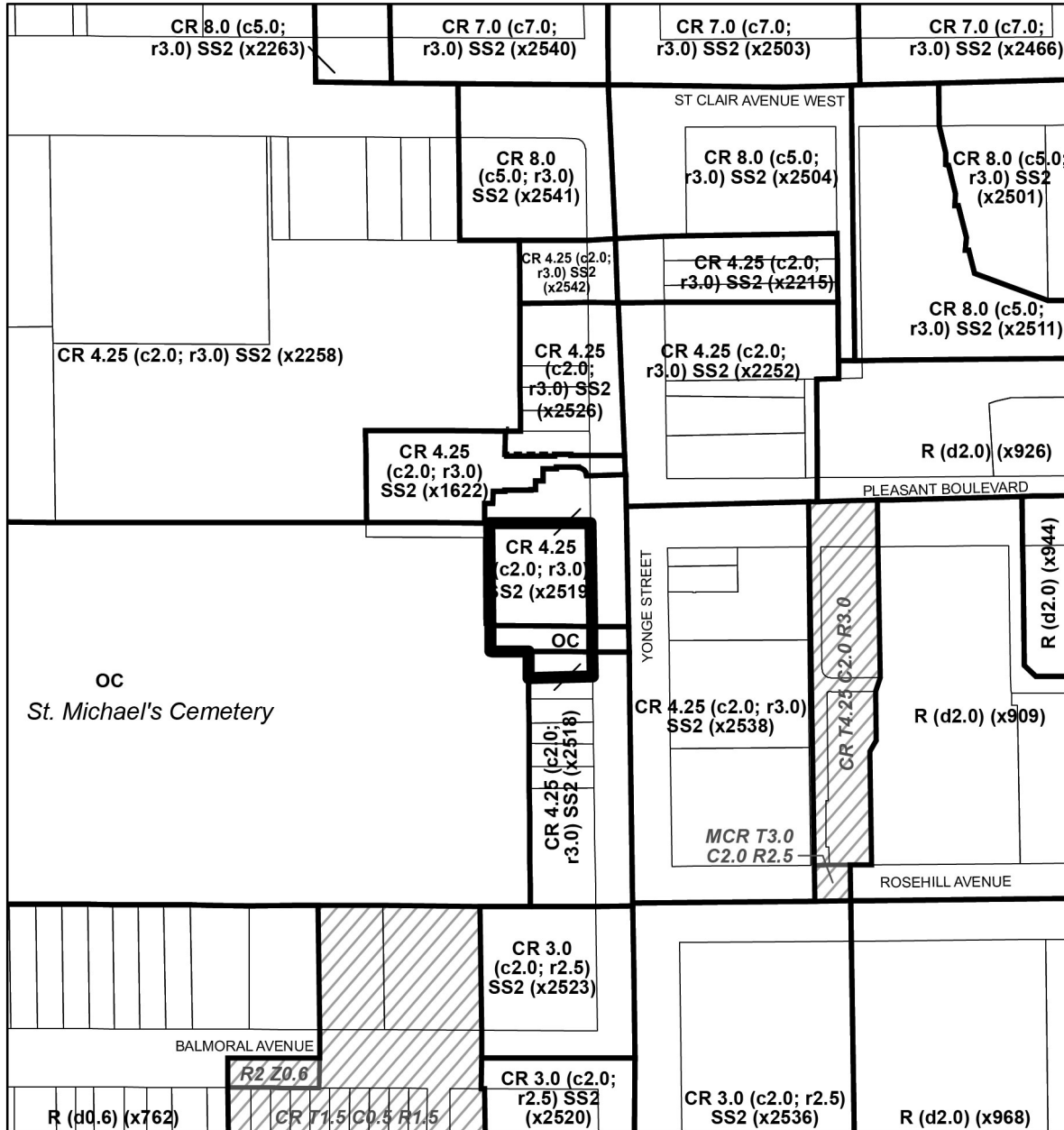
Official Plan Land Use Map 17

File # 21 185451 STE 12 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Other Open Space Areas


Not to Scale
M0/DA/2021

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1406-1428 Yonge Street

File # 21 185451 STE 12 0Z

Location of Application

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

R Residential
CR Commercial Residential
OC Open Space Cemetery

R2 Residential District
CR Mixed-Use District
MCR Mixed-Use District



Not to Scale
 Extracted: 10/27/2021

Attachment 5: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ##, as adopted by City of Toronto Council on ~, 2022

CITY OF TORONTO

BY-LAW #####-2021

To adopt Amendment ### to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2021 as 1406-1428 Yonge Street.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 596 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on [month day, year].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)

AMENDMENT 596 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS 1406 TO 1428 YONGE STREET.

The Official Plan of the City of Toronto is amended as follows:

1. Map 6-2, Site and Area Specific Policies, Yonge-St. Clair Secondary Plan, is amended by delineating the boundaries of Area 17 as shown on the attached Map 1.

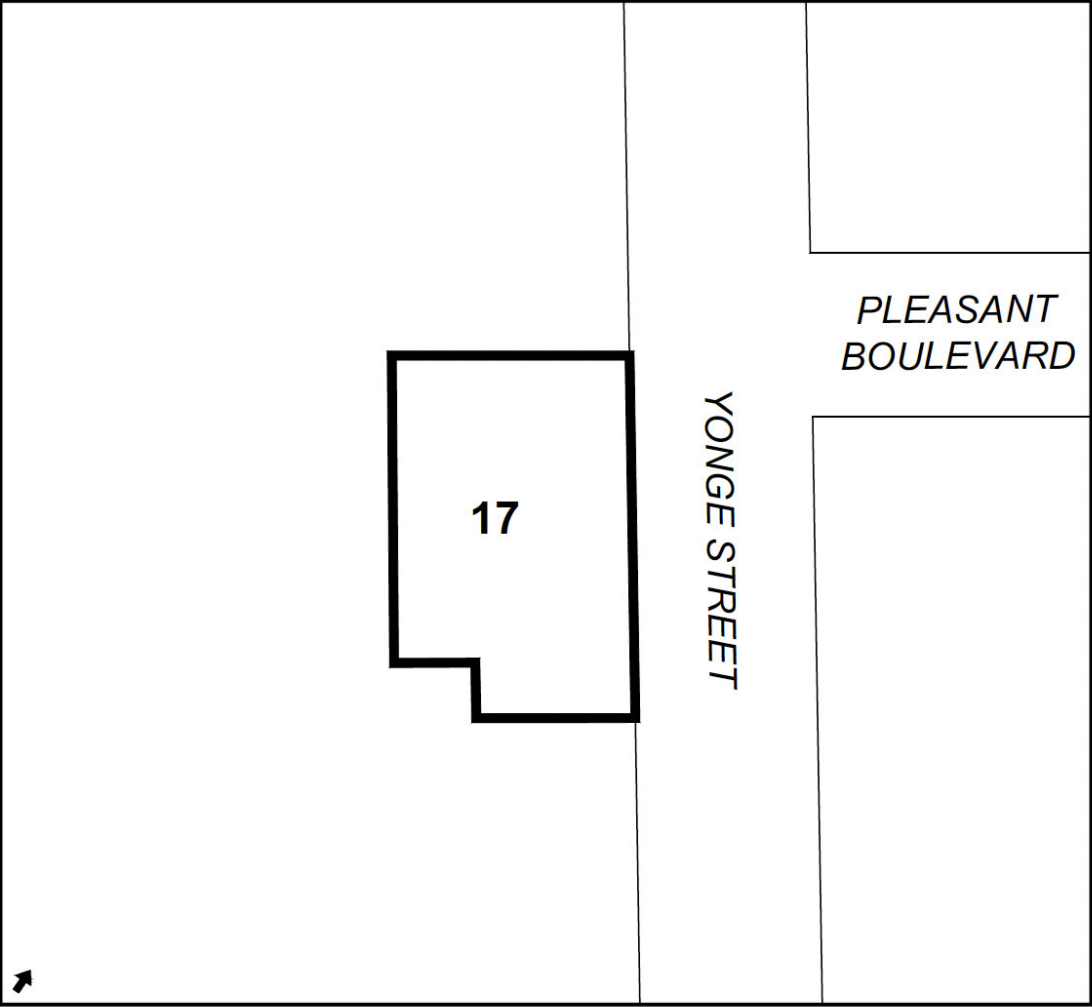
2. Chapter 6, Section 6, Yonge-St. Clair Secondary Plan, is amended by inserting the following policy in subsection 8, Site and Specific Policies:

“17. 1406 – 1428 Yonge Street

a) For the lands shown as 17 on Map 6.2, the maximum permitted height for the building shall be 139.9 m to the top of the mechanical penthouse roof.

b) At-grade vehicle and pedestrian access to the St. Michael’s Cemetery shall be maintained through the site.

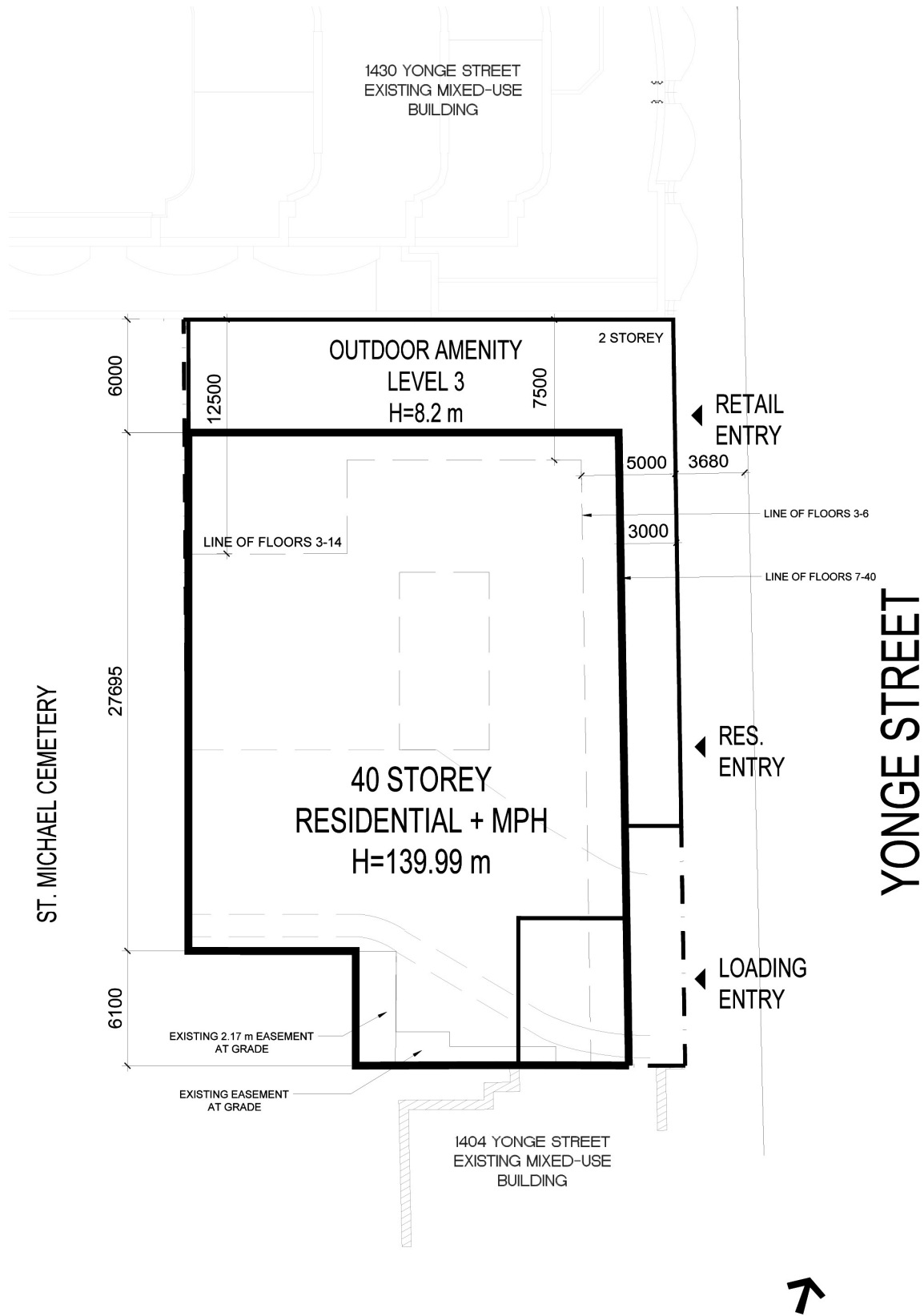
Map 1



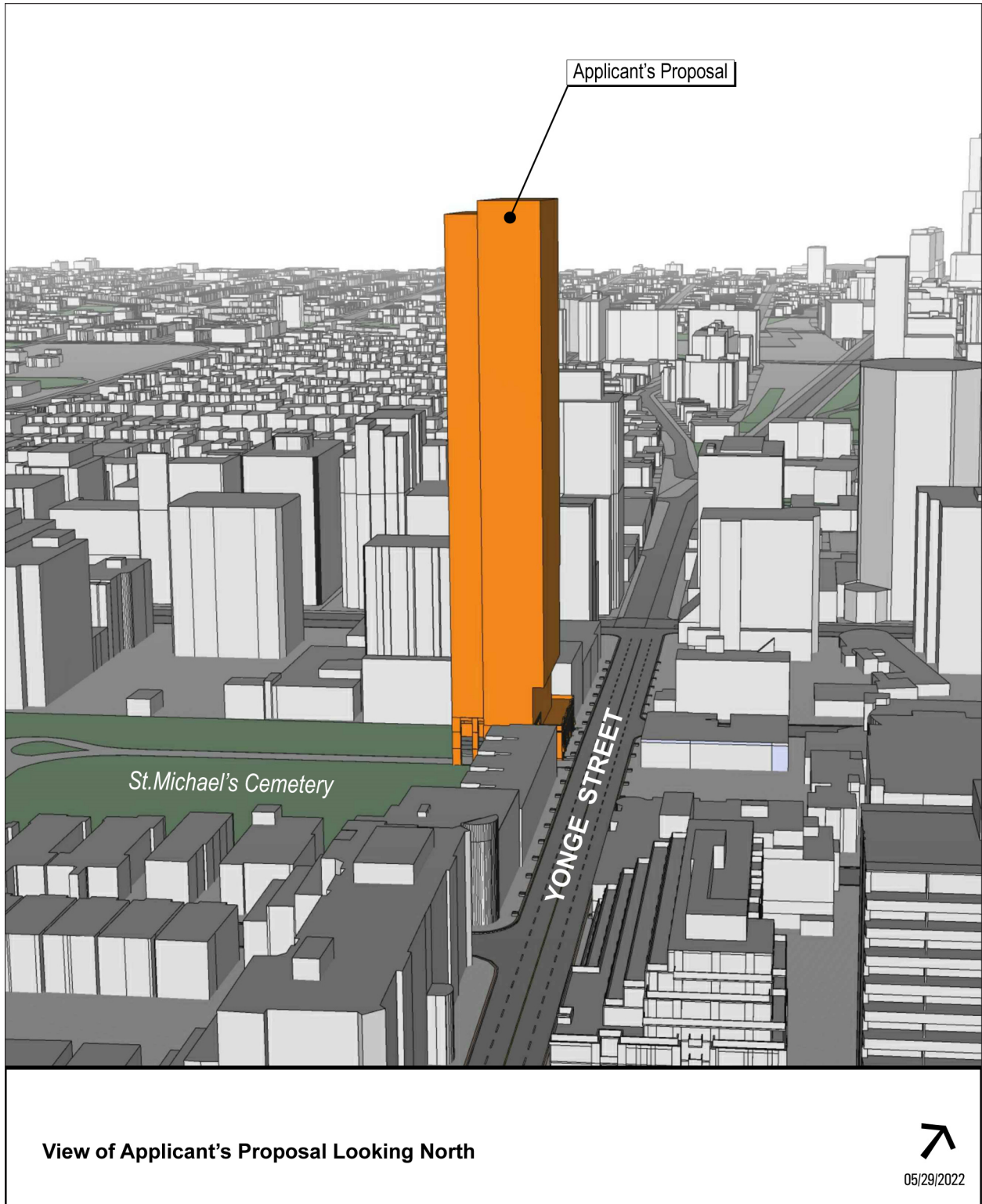
Attachment 6: Draft Zoning By-law Amendment

To be provided prior to the June 29, 2022 Community Council meeting

Attachment 7: Site Plan



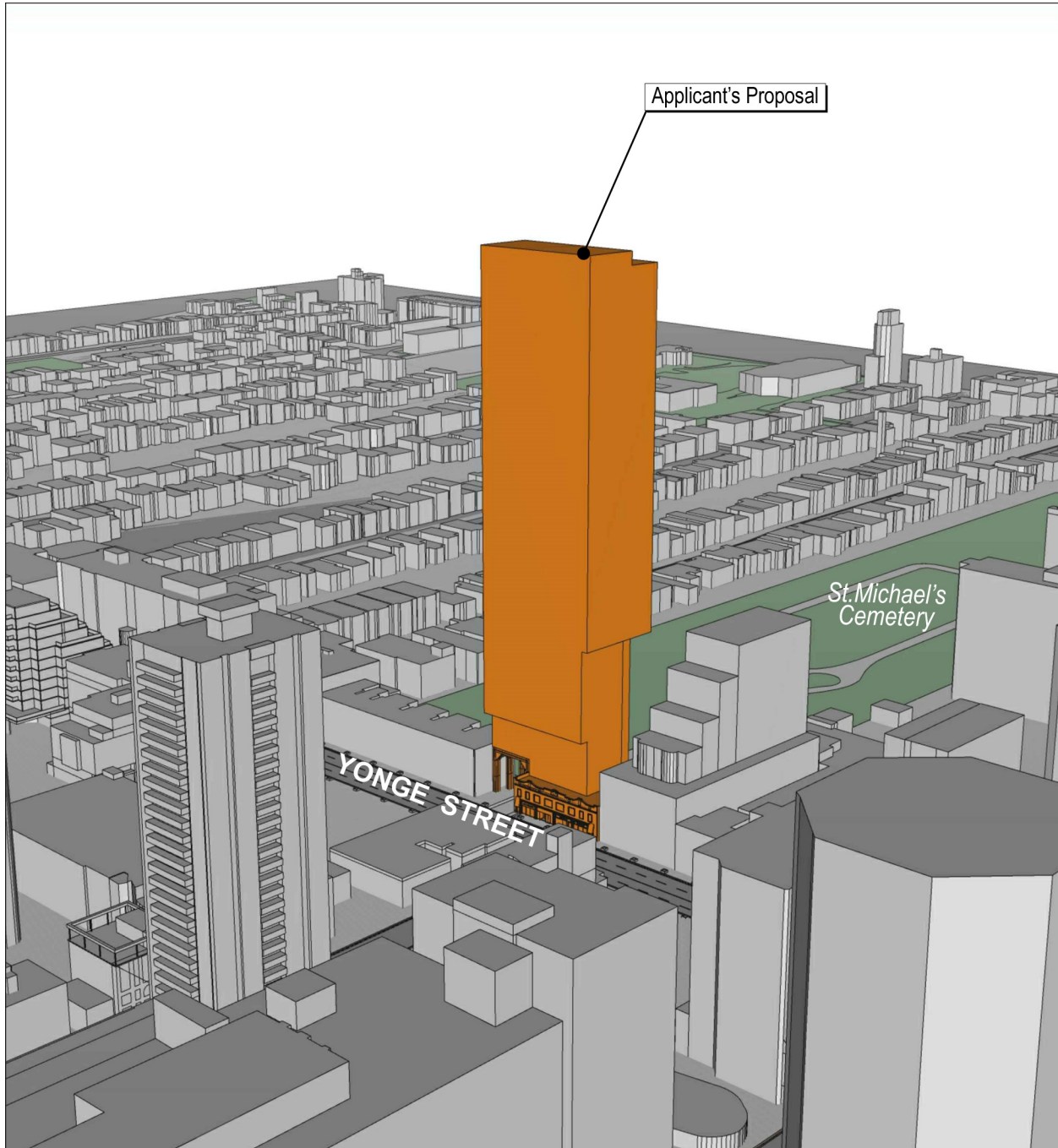
Attachment 8: 3D Model of Proposal in Context



View of Applicant's Proposal Looking North

05/29/2022

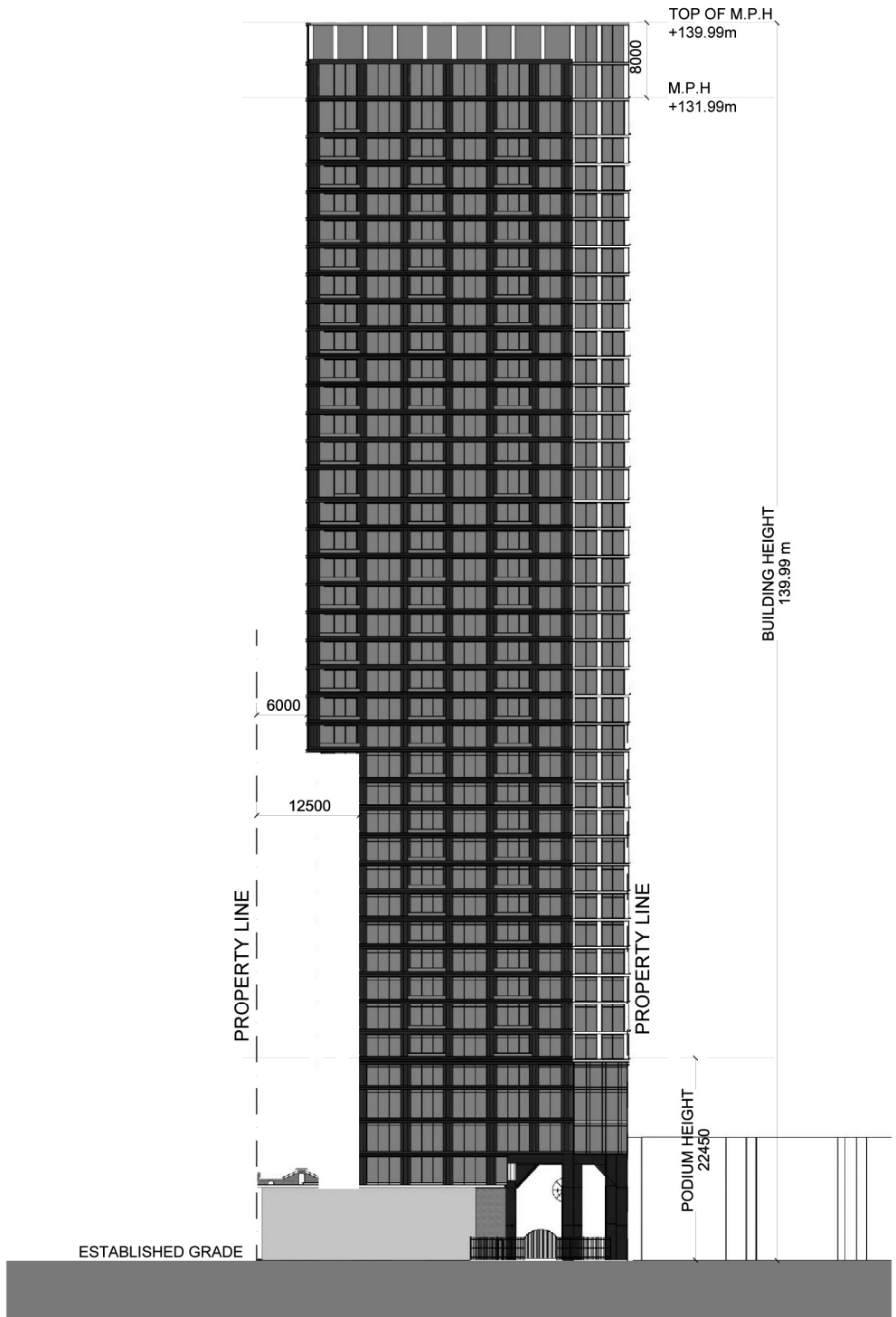
Attachment 9: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Southwest

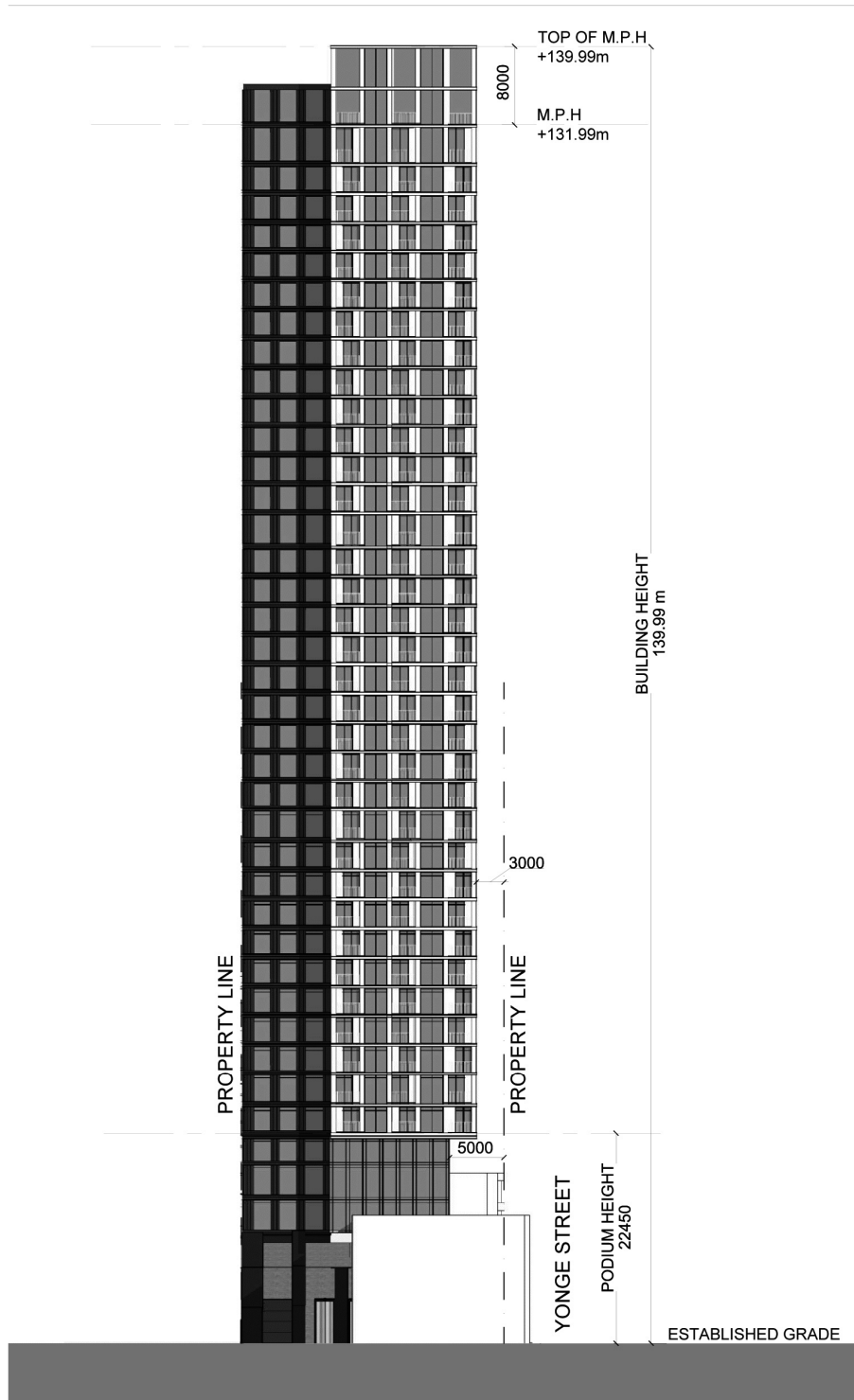
↘
05/29/2022

Attachment 10: West Elevation



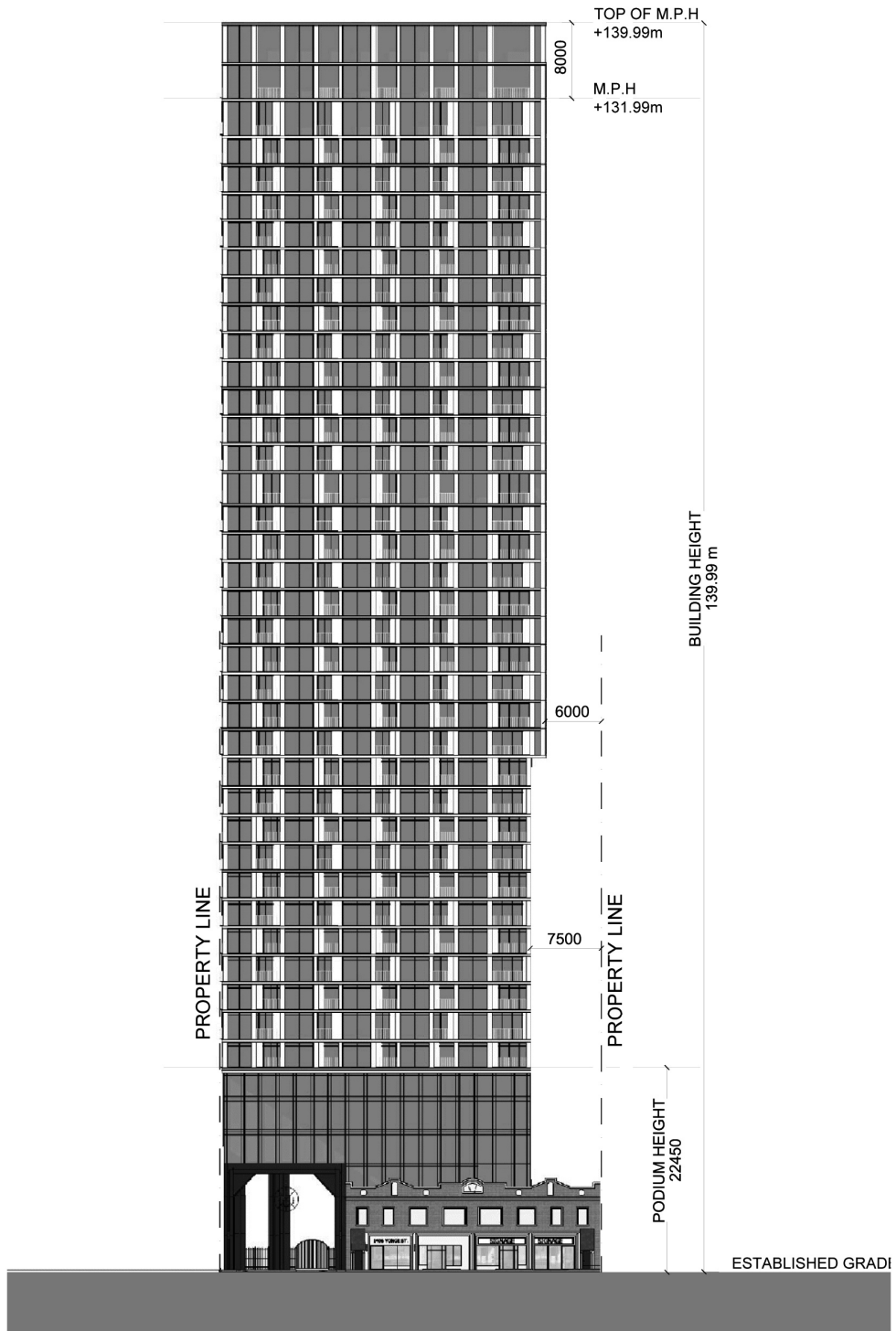
West Elevation

Attachment 11: South Elevation



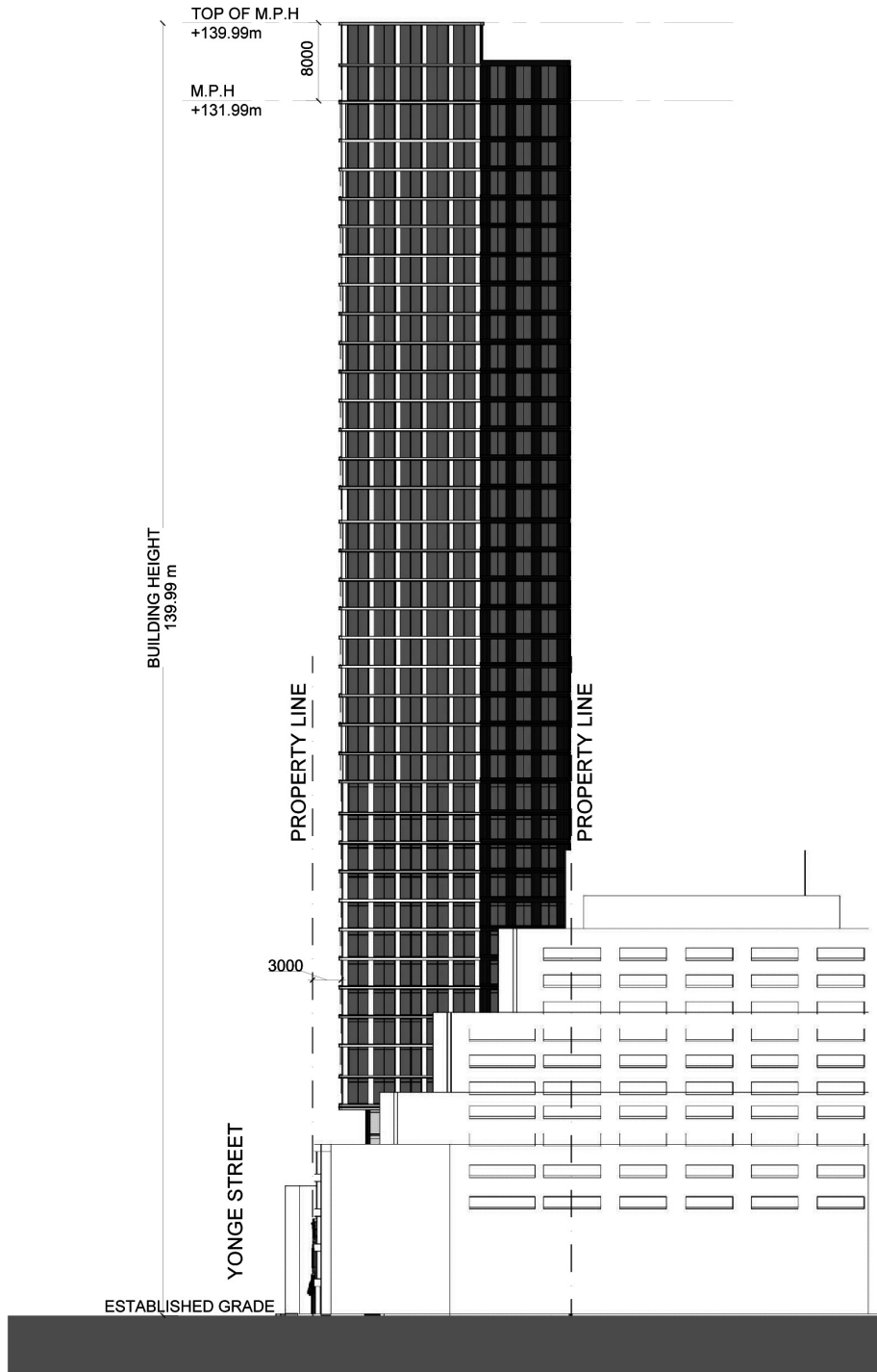
South Elevation

Attachment 12: East Elevation



East Elevation

Attachment 13: North Elevation



North Elevation