

2323-2329 Yonge Street - Zoning By-law Amendment Application – Final Report

Date: June 13, 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: 20 157138 STE 12 OZ

Related Application Numbers: 21 235888 STE 12 OZ and 21 219447 STE 12 SA

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 34-storey mixed use building at 2323-2329 Yonge Street. The building is proposed to contain 352 dwelling units and 6,651 square metres of non-residential space on levels 1-5, including 855 square metres of retail space at grade, and 5,796 square metres of office space on levels 2-5 which will replace and exceed the existing 5,295 square metres of existing office space on the site. An 11.0-metre building setback at-grade along Roehampton Avenue will provide an enhanced public realm and pedestrian animation zone. Two levels of underground parking are proposed with 60 vehicle parking spaces for residents and visitors and a total of 391 bicycle parking spaces.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 569-2013, for the lands at 2323-2329 Yonge Street, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to the report (June 13, 2022) from the Director, Community Planning, Toronto and East York District.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

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 is executed and registered.

4. City Council authorize the City Solicitor and appropriate City staff to take such actions as are required to implement City Council's decision, including the execution and implementation of appropriate agreements.

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 \$4,200,000.00 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.

6. City Council direct that the following be secured in the Section 37 Agreement as a legal convenience to secure matters required to support the development:

a) The owner shall 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;

b) Prior to the earlier of Site Plan Approval or the first building permit for shoring and excavation, the owner shall submitted the following materials for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services:

- i. Functional Servicing and Stormwater Management Report;
- ii. Hydrogeological Report;
- iii. Servicing Report Groundwater Summary Form; and
- iv. Hydrogeological Review Summary Form.

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 September 16, 2020 authorizing staff to hold a Community Consultation Meeting. The Toronto and East York Community Council Decision is available here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE18.40>

SITE AND SURROUNDING AREA

Description: The site is located at the northeast corner of Yonge Street and Roehampton Avenue. It is generally square in shape, and is approximately 1,930 square metres in size. The site has 42.6 metres of frontage on Yonge Street and 47.2 metres on Roehampton Avenue. The site is currently occupied by an eight-storey non-residential building at 2323 Yonge Street containing ground floor retail and 5,295 square metres of office floor area and a one-storey non-residential building at 2329 Yonge Street.

Official Plan Designation: The site is located within the Yonge-Eglinton Secondary Plan area, which designates the site as *Mixed Use Areas B* and located within the Montgomery Square Character Area with a height range of 20-30 storeys, with heights generally decreasing from south to north and from east to west.

Zoning: CR 3.0 (c2.0; r2.5) SS2 (x2407 & 2424) under Zoning By-law 569-2013 with a height limit of 16 metres and a density limit of 3.0 times the area of the lot. See Attachment 4 to this report for the Existing Zoning By-law Map.

Surrounding Land Uses:

North: a series of 2 and 3-storey non-residential buildings fronting Yonge Street. At 2345 Yonge Street there is an existing 10-storey office building at the rear end of the site.

South: of Roehampton Avenue is a 36-storey residential building at 15 Roehampton Avenue, adjacent to a series of 2-storey commercial buildings at the southeast corner of Roehampton Avenue and Yonge Street. Further south is a 58-storey mixed-use building at the northeast corner of Yonge Street and Eglinton Avenue.

East: is a 34-storey residential building with a 6-storey base building. Further east is the playing field for the North Toronto Collegiate Institute.

West: of Yonge Street is a commercial shopping complex connected to a 30-storey office building and a 19-storey residential building on the south side of Orchard View Boulevard. North of Orchard View Boulevard is a series of 2-storey non-residential buildings and a recently constructed 31-storey mixed-use building.

THE APPLICATION

Description: A 34-storey (125.9, inclusive of the mechanical penthouse) mixed-use building with a street wall height of 5 storeys on Yonge Street and Roehampton Avenue. The residential lobby is located on Roehampton Avenue, and the office lobby is located along Yonge Street. The building is setback 4.0 metres from the Roehampton Avenue property line, resulting in an 11.0-metre setback from the ground floor building face to the curb. On Yonge Street, the building is setback 1.5 metres from the property line, resulting in an 6.8-metre setback from the ground floor building face to the curb.

Density: 15.57 times the area of the lot.

Dwelling Units and Amenity Space: 352 dwelling units are proposed. A total of 1,408 square metres of amenity space (4.0 square metres per unit) is proposed on the 5th level, and 12th level, consisting of 792 square metres of indoor amenity space (2.25 square metres per unit) and 616 square metres of outdoor amenity space (1.75 square metres per unit).

Office: A total of 5,796 square metres of office floor area is proposed on levels 2-5 which replaces and exceeds the 5,295 square metres of office floor area currently on the site.

Retail: An 855 square metre non-residential space is proposed to be located at grade with frontage on both Yonge Street and Roehampton Avenue. The space will also contain an upper mezzanine level.

Access, Parking, and Loading: A 6.0-metre wide covered private driveway located along the east side of the site, furthest away from the intersection leads to a short term parking area containing 4 parking spaces, one Type G loading space and two-levels of underground parking containing 56 resident parking spaces, 3 Type C loading spaces and 391 bicycle parking spaces.

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

- Density reduced from 15.94 to 15.57 times the area of the lot;
- Dwelling units reduced from 380 to 352;
- Overall height reduced from 37 storeys (132.8 metres) to 34 storeys (118.9 metres);
- Retail space reduced from 910 to 855 square metres;
- Office space reduced from 6,596 to 5,796 square metres;
- Parking reduced from 63 to 60 vehicle spaces;
- Setbacks increased along Roehampton Avenue from 3.0 to 4.0 metres;
- Base building setbacks increased above the second storey from 0.9 to 1.5 metres along Roehampton Avenue and from 1.1 to 1.5 metres along Yonge Street;
- Amenity space increased from 1,330 to 1,408 square metres;
- The base building has been re-designed to include a podium of 5 storeys and an revised massing on the 6-12th level that is set back at least 3.0 metres from the Yonge Street and Roehampton Avenue property lines and 5.5 metres from the north and east property lines.
- The base building has also been re-designed to include a commemoration strategy by incorporating modular panels that are consistent with the character and appearance of the existing building's precast panels in size and colour.

Additional Information

See Attachment 1 to this report for the location map, Attachment 2 for the project data sheet, Attachment 6 for the site plan, Attachments 7-8 for a three dimensional representation of the current proposal in context, and Attachments 9-12 for the elevations. Detailed project information can be found on the City's Application Information Centre at: <https://aic.to/2323YongeSt>

Reasons for Application

The proposal requires an amendment to the Zoning By-law for an increase in density, and height, as well as site-specific provisions for setbacks, parking and bicycle parking to implement the development.

An Official Plan Amendment Application (21 235888 STE 12 OZ) was submitted to permit additional base building and overall height, but was determined by City Planning staff as not required.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application has been submitted and is under review (21 219447 STE 12 SA).

Provincial Land Use Policies

The application has been reviewed to determine its consistency with the Provincial Policy Statement (2020) (PPS), conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan), and conformity to the City's Official Plan. The 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 virtual Community Consultation Meeting was held on November 23, 2020. 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 issues such as:

- Built form, including the proposed height and density;
- Public realm, including lack of landscaping and sidewalk widths;
- Wind impacts generated by the proposed tower;
- Preservation efforts of the existing 8-storey office building;
- Ensuring adequate access to views and sunlight;
- Ensuring that the office space is fully replaced;
- Infrastructure capacity in Midtown, specifically school capacity;
- The provision of larger sized units to accommodate families;
- Transportation, including the existing offset alignment of Roehampton Avenue and Orchard Croft Avenue and related safety issues within the intersection; and,
- Construction and staging and its effects on the surrounding areas including pedestrian and vehicular access.

The issues raised through the consultation have been considered through the review of the application. Comments regarding the height, wind impact and public realm 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 and the Growth Plan. Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

Built Form

The subject site is at the south end of the Montgomery Square Character Area as defined by the Secondary Plan, where a height range of 20-30 storeys is anticipated, with the tallest buildings to be located closest to the Yonge-Eglinton intersection. To the immediate east is the Redpath Park Street Loop Character Area (35-50 storeys, with the highest heights closest to Yonge Street, adjacent to this site) and directly across Roehampton Avenue to the south is the Yonge-Eglinton Crossroads Core Character Area (35-65 storeys, with the highest heights closest to the intersection of Yonge Street and Eglinton Avenue).

The proposed height of 34 storeys (125.9 metres including a mechanical penthouse height of 7.0 metres) steps down from the planned heights of the adjacent Character Areas to the east and south, and significantly steps down from the existing 58-storey (195.75 metres including mechanical penthouse) mixed-use building at the northeast corner of Yonge Street and Eglinton Avenue. Special consideration was had for the metred height of the proposed building due to the requirement of 100% office replacement in the Secondary Plan which yields a taller floor to ceiling height within the base building floors. The proposed height also fits within the existing context of neighbouring tall buildings of 34 and 36 storeys at 30 Roehampton Avenue and 15 Roehampton Avenue, respectively.

The Secondary Plan height ranges provide a downward built form transition as one travels north along Yonge Street. Given the planned context contemplated for the

Character Areas immediately adjacent to this site, staff are of the opinion that the proposed height is in line with the gradual decline in heights intended for this area in relation to its proximity to the Yonge-Eglinton Crossroads Core and Park Street Loop Apartment Neighbourhood.

The proposed massing provides a street wall height of 5 storeys on Yonge Street and Roehampton Avenue which will frame the street with good proportion that fits with the existing and planned context. The street wall height is consistent with the policies of the Yonge-Eglinton Secondary Plan which anticipates a base building height of generally 5 storeys in the Montgomery Square Character Area.

Above the 5th storey to the 11th storey, the building steps back 1.5 metres along the west and south frontages. The tower portion (levels 12-34) is set back 4.5 metres from the south and east property lines, allowing adequate access to sky view from the public realm.

Section 5.3.41 of the Secondary Plan states that the residential portion of tall buildings will generally have slender proportions and not exceed 750 square metres. The proposed tower has a maximum floor plate of 750 square metres and is consistent with this policy. The Tall Building Guidelines requires a minimum 25-metre tower separation distance to all nearby towers. The proposed tower will achieve a separation distance of 28.6 metres to the existing 34-storey tower at 30 Roehampton Avenue to the east and a separation distance of 32.7 metres to the existing 36-storey tower at 15 Roehampton Avenue to the south. The separation distances exceed the 25 metres as set out in the Tall Building Guidelines. The tower setback of 12.5 metres to the north property line allows for an appropriate setback to achieve the required minimum separation distances should a future tall building development be approved to the north.

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 Zoning By-law Amendment attached to this report.

Shadow Impact

The submitted Shadow Study shows the proposed building casts minimal incremental shadowing of the areas designated Neighbourhoods to the northwest of the site as there are existing tall buildings on the west side of Yonge Street.

There is no incremental shadowing on designated Parks at 9:18 a.m. and 10:18 a.m. on March 21 or September 21. At 11:18 a.m., there would be incremental shadow on a portion of Montgomery Square Park, which would move off the park before 12:18 p.m. Of note, the shadows on Montgomery Square Park would be consistent with a building at 30 storeys in height. There is no incremental shadowing of Montgomery Square Park on June 21 at any time of day.

As it relates to the North Toronto Collegiate Institute playfield/open space to the east, which is not designated Parks or Other Open Space Areas in the Secondary Plan, there would be some incremental shadowing over a portion of the centre of the playing field in the afternoon on March 21 and September 21 between approximately 2:18 p.m. and 4:18 p.m. On June 21, there would be no incremental shadowing of the playfield at any other time of day.

City Planning staff finds the shadows generated by the proposal adequately limits shadow impacts on nearby *Neighbourhoods*, and Parks and Open Spaces particularly during the spring and fall equinoxes, and are acceptable.

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.

The design of the base building includes step backs at various areas that will help to mitigate downdraft winds. Pedestrian wind comfort will be further enhanced on sidewalks and other public areas through an integrated wraparound canopy at the 2nd floor and will be suitable for standing or strolling during the summer and winter seasons which are considered appropriate for the intended pedestrian use. Wind conditions at the main entrances are expected to be comfortable for sitting or standing throughout the year, which is appropriate. These conditions will be similar to those experienced in the area at present. The wind impact of the project is not predicted to be notable beyond the sidewalks immediately across the street from the project site. Wind conditions on the North Toronto Collegiate Institute turf and track field are not expected to be impacted by the project.

City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study.

Heritage Conservation

The existing 8-storey office building was identified as a building with potential cultural heritage value on map 21-10 of the Yonge-Eglinton Secondary Plan. As part of the application, Staff requested that a Heritage Impact Assessment be submitted to assist in the understanding of the cultural heritage value of the existing or potential heritage resource on the site. The findings of the report determined that the property did not satisfy any of the criteria used for determining cultural heritage value or interest under Ontario Regulation 9/06 and is not a candidate for designation or heritage protection under the Ontario Heritage Act. Heritage Planning Staff concurred with the findings of this report.

Subsequently, through consultations with Staff and community input, the applicant agreed that the site contained significant design attributes that warranted commemoration within the design of the building or the public realm portion of the re-development. The commemoration strategy is proposed by incorporating modular panels that are consistent with the character and appearance of the existing building's precast panels in size and colour. The proposal is to partially clad the west and north elevation with commemorative panels that will be installed using salvaged or new panels to match the existing building. The feasibility of salvaging the existing panels will be confirmed as part of the Site Plan Control application.

Unit Mix

A total of 352 residential units are proposed, consisting of 190 one-bedroom units (35.79%), 98 two-bedroom units (27.84%), and 36 three-bedroom units (10.23%), comprising 23,396.00 square metres of residential gross floor area.

The unit mix meets the policy direction of the Official Plan to provide a full range of housing and meets the unit mix objectives of the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines ("Growing Up Guidelines") to provide a minimum of 15% two-bedroom units and 10% three-bedroom units within new developments.

The unit sized do not meet the size objectives of the Growing Up Guidelines, which City Planning staff will continue to encourage the applicant to provide through the Site Plan Control review process

Amenity Space

Amenity space for building residents is proposed on the 5th floor and 12th floor at a rate that meets the minimum combined requirement of 4 square metres of amenity space per dwelling unit (of which at least 2 square metres shall be indoor) contained in Zoning By-law 569-2013. A total of 792 square metres of indoor amenity space (2.25 square metres per unit) is proposed along with 616 square metres of outdoor amenity space (1.75 square metres per unit).

Detailed design of the amenity space, including provisions for households with children (Growing Up Guidelines) and pets (Pet Friendly Design Guidelines) will be reviewed and secured through the Site Plan Control review process.

Office Replacement

The proposed office space replacement is provided on levels 2-5 of the base building to meet Policy 2.5.7 of the Yonge-Eglinton Secondary Plan, which states that tall buildings and large redevelopment sites capable of accommodating multiple buildings will replace 100% of existing office gross floor area located on the site. The proposed office gross floor area on levels 2-5 of the base building is 5,796 square metres, which will exceed

the existing office gross floor area of 5,295 square metres. The office lobby is proposed to be accessed from Yonge Street, at the north end of the site which is an appropriate location.

Public Realm

The proposed building is set back 4.0 metres from the Roehampton Avenue property line at-grade, resulting in an 11.0-metre setback from ground floor building face to the curb. This will allow for a 4.0-metre wide pedestrian animation zone and a minimum 2.1-metre pedestrian clearway, between two rows of landscaping. A curved canopy at a height of 7.0 metres above the ground floor setback wraps around both street frontages to provide for weather protected areas and improve wind conditions. The proposed building is set back 1.5 metres from the Yonge Street property line at-grade, resulting in a 6.8-metre setback from ground floor building face to the curb.

The proposed setback is compatible with the building line of the adjacent properties to the north and east, and will contribute to a continuous street wall along both segments of Yonge Street and Roehampton Avenue.

A Landscape Concept Plan submitted in support of the application shows two new street trees within open planters on the public realm along Roehampton Avenue and five new street trees within tree pits along Yonge Street with bike rings in between each tree. Further detailed design of the public realm will be addressed during the Site Plan Control review process.

Ground floor uses including non-residential (retail) space will be located along Yonge Street and Roehampton Avenue. The residential lobby will be located on Roehampton Avenue, while the office lobby will be located on Yonge Street. This will allow for access and views from the public realm. The first floor height will be 5.5 metres and will include a 3.5-metre mezzanine retail level at the rear of the space. This is achieved to avoid visual clutter near the windows and entrance and is consistent with the Retail Design Manual.

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan.

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. According to the Strategy's methodology, the development site is currently in an area with 4-12 square metres of parkland per person, which is less than the city-wide average provision of 28 square metres of parkland per person (2016).

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 Corporate Real Estate Management. 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 indicates that there are seven trees on public property to be impacted by the proposal, requiring a permit to remove. The applicant has proposed seven street trees within the Yonge Street and Roehampton Avenue right-of ways.

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

Road Widening

To satisfy the Official Plan requirement of a 27-metre right-of-way for this segment of Yonge Street, a 0.4-metre road widening is required along the Yonge Street frontage of the property. There is no additional land required for Roehampton Avenue. The widening will be conveyed to the City through the Site Plan Control review process.

Traffic Access, Parking, Impact and Loading

Vehicular access for parking will be from a 6.0-metre wide covered driveway on the south side of the site. A ramp will provide access to a two-level underground parking garage containing a total of 56 parking spaces for residents and three Type C loading spaces on the P1 level. A total of four parking spaces are proposed for visitors or the retail use on the ground floor. Access to a Type G loading space will also be from the private driveway at grade.

A total of 352 bicycle parking spaces are proposed for residents on the P1 and P2 levels, 8 bicycle parking spaces for visitors and 31 bicycle parking spaces for office uses. The proposed bicycle parking spaces and loading spaces meet the Zoning By-law requirements.

An Urban Transportation Considerations Report was submitted in support of the proposed application. The report concludes that the proposed parking supply is in the range of rates that are supplied by other similar developments within the Yonge-Eglinton area and the rates represent consistency with trends to reduce reliance on automobile usage in close proximity to transit. The study also concludes that new trips generated by the proposed development will have little to no traffic impact on the surrounding road network.

Transportation Services staff have reviewed the Urban Transportation Considerations Report and accepted its conclusions. Additional comments related to site access arrangements, site circulation and layout, design of the proposed site entrance driveway, layout of the proposed parking supply including ingress/egress provided thereto, and requirements for electric vehicle infrastructure will be provided through the Site Plan Control review process.

Servicing and Stormwater Management

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review, and require the following materials to be revised and submitted to the City for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, prior to the earlier of Site Plan Approval or the first building permit for shoring and excavation:

- i. Functional Servicing and Stormwater Management Report;
- ii. Hydrogeological Report;
- iii. Servicing Report Groundwater Summary Form; and
- iv. Hydrogeological Review Summary Form.

The owner will also pay for and construct any improvements to the municipal infrastructure in connection with the site servicing report, should it be determined that upgrades to such infrastructure are required to support this development.

Other issues identified by Engineering and Construction Services staff will be resolved as part of the Site Plan Control review process.

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*. Section 37 may be used for development, excepting non-profit developments, with more than 10,000 square metres of gross floor area where the zoning by-law amendment increases the permitted density by at least 1,500 square metres and/or significantly increases the permitted height. While the proposed development exceeds the height and density limits of the existing Zoning By-law, the application is consistent with the objectives and policies of the Official Plan, and thus constitutes good planning.

The community benefits to be secured in the Section 37 agreement are as set out in Recommendation 5 of this report.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Official Plan and Secondary Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020). Furthermore, the proposal conforms to the Official Plan and Secondary Plan, particularly as it relates to the provision of an appropriate mix of residential and non-residential uses with 100% office replacement, being a suitable fit, and a built form which appropriately frames, supports and provides good transition and improvement to the surrounding public realm within the existing and planned context anticipated in the Yonge-Eglinton Secondary Plan. Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE

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Toronto and East York District

ATTACHMENTS

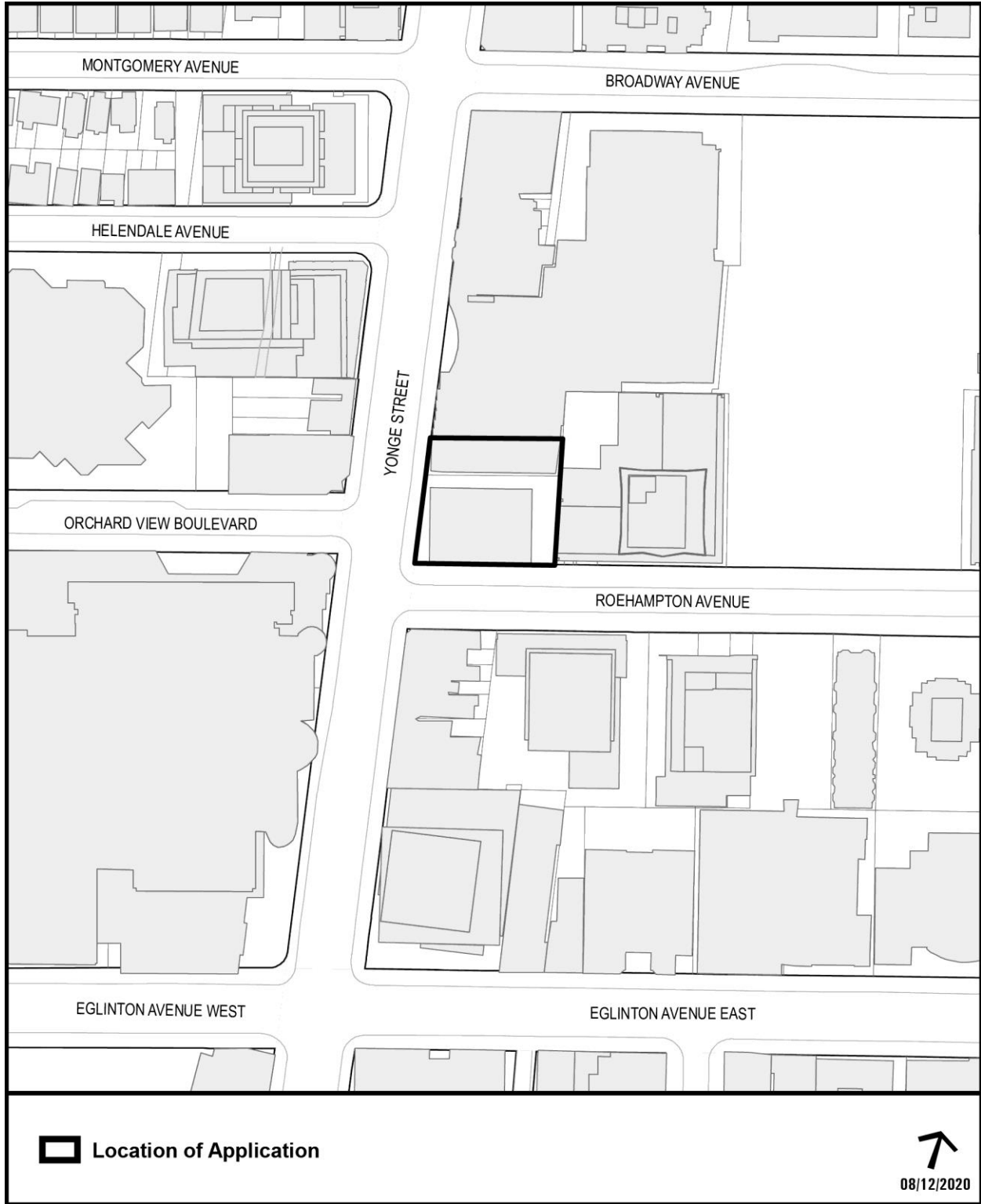
City of Toronto Data/Drawings

- 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 Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 6: Site Plan
- Attachment 7: 3D Model of Proposal in Context - Southwest
- Attachment 8: 3D Model of Proposal in Context - Northeast
- Attachment 9: West Elevation (front)
- Attachment 10: South Elevation
- Attachment 11: East Elevation (rear)
- Attachment 12: North Elevation

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 2323-2329 Yonge St. Date Received: June 17, 2020

Application Number: 20 157138 STE 12 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment application to facilitate the development of the site for a 34-storey mixed use building.

Applicant	Agent	Architect	Owner
Riocan holdings Inc.	Bousfields Inc.	Dialog Architects	Phoenix 2323 Yonge Street Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	OPA 405 Midtown in Focus
Zoning:	CR 3.0 C2.0 R2.5	Heritage Designation:	N
Height Limit (m):	16	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 1,930 Frontage (m): 43 Depth (m): 47

Building Data	Existing	Retained	Proposed	Total
Residential GFA (sq m):			23,396	23,396
Non-Residential GFA (sq m):	6,258		6,651	6,651
Total GFA (sq m):	6,258		30,047	30,047
Height - Storeys:	8		34	34
Height - Metres:			118.9	118.9

Lot Coverage Ratio (%): 55.70 Floor Space Index: 15.57

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 23,396
 Retail GFA: 855
 Office GFA: 5,796
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			352	352
Other:				
Total Units:			352	352

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		28	190	98	36
Total Units:		28	190	98	36

Parking and Loading

Parking Spaces: 60 Bicycle Parking Spaces: 391 Loading Docks: 4

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Attachment 3: Official Plan Land Use Map



2323-2329 Yonge Street

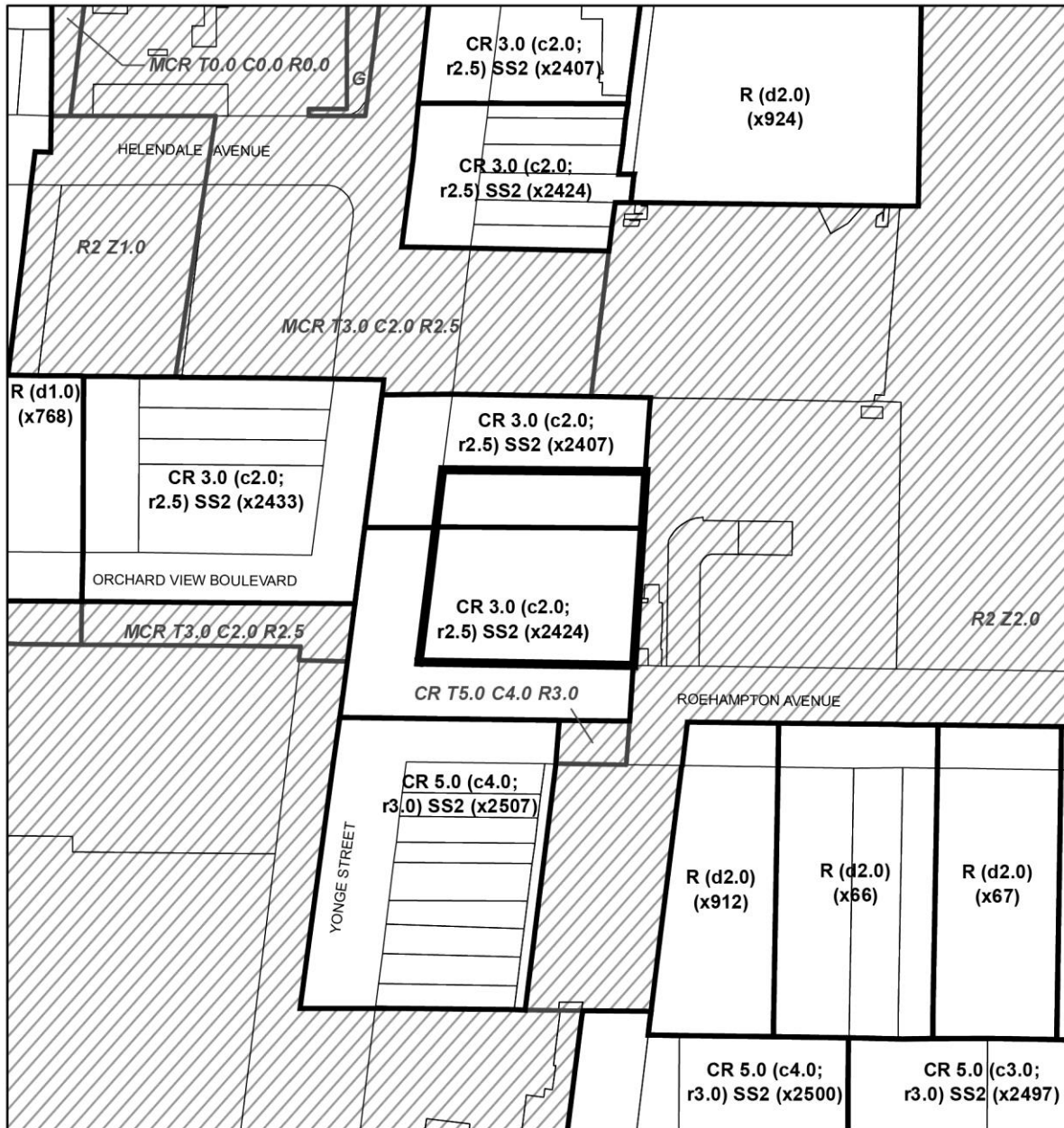
Official Plan Land Use Map #17

File # 20 157138 STE 12 OZ

- | | | | |
|---|--------------------------|---|--------------------------|
|  | Location of Application |  | Parks & Open Space Areas |
|  | Neighbourhoods |  | Parks |
|  | Apartment Neighbourhoods | | |
|  | Mixed Use Areas | | |

↑
Not to Scale
08/12/2020

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

2323-2329 Yonge Street

File # 20 157138 STE 12 0Z



Location of Application

R Residential CR Commercial Residential



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

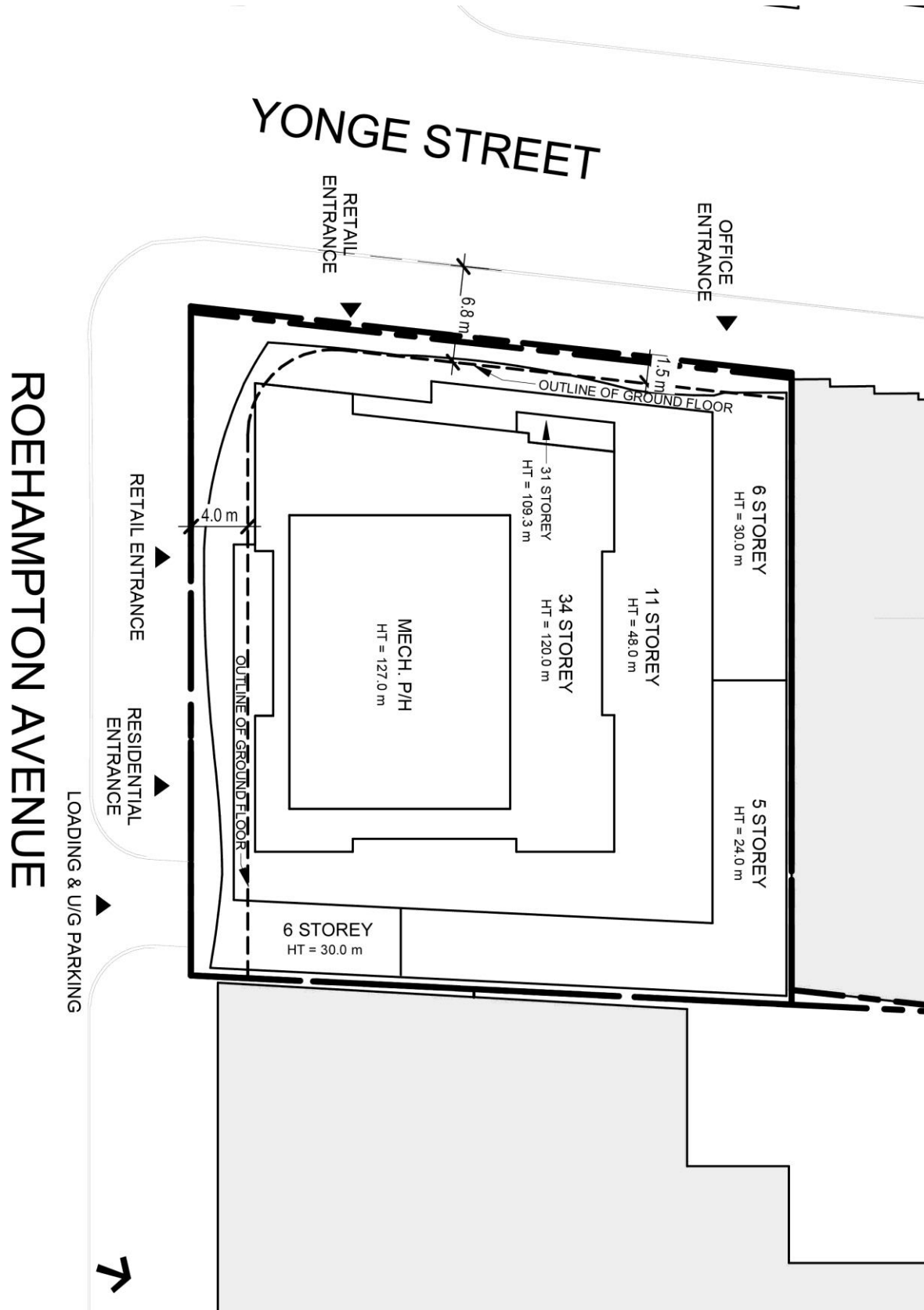
R2 Residential District
 CR Mixed-Use District
 MCR Mixed-Use District
 G Parks District



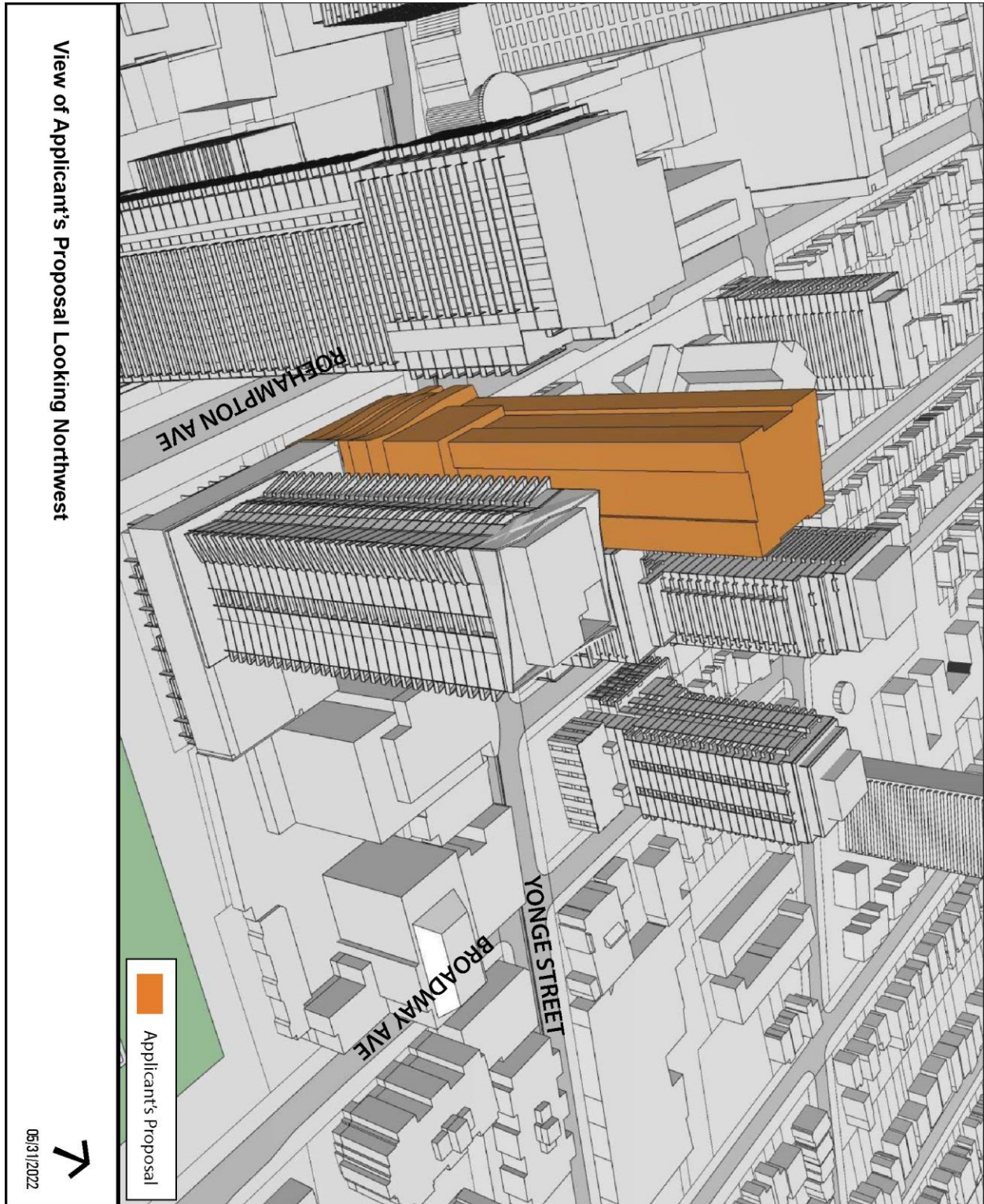
Not to Scale
 Extracted: 08/12/2020

Attachment 5: Draft Zoning By-law Amendment

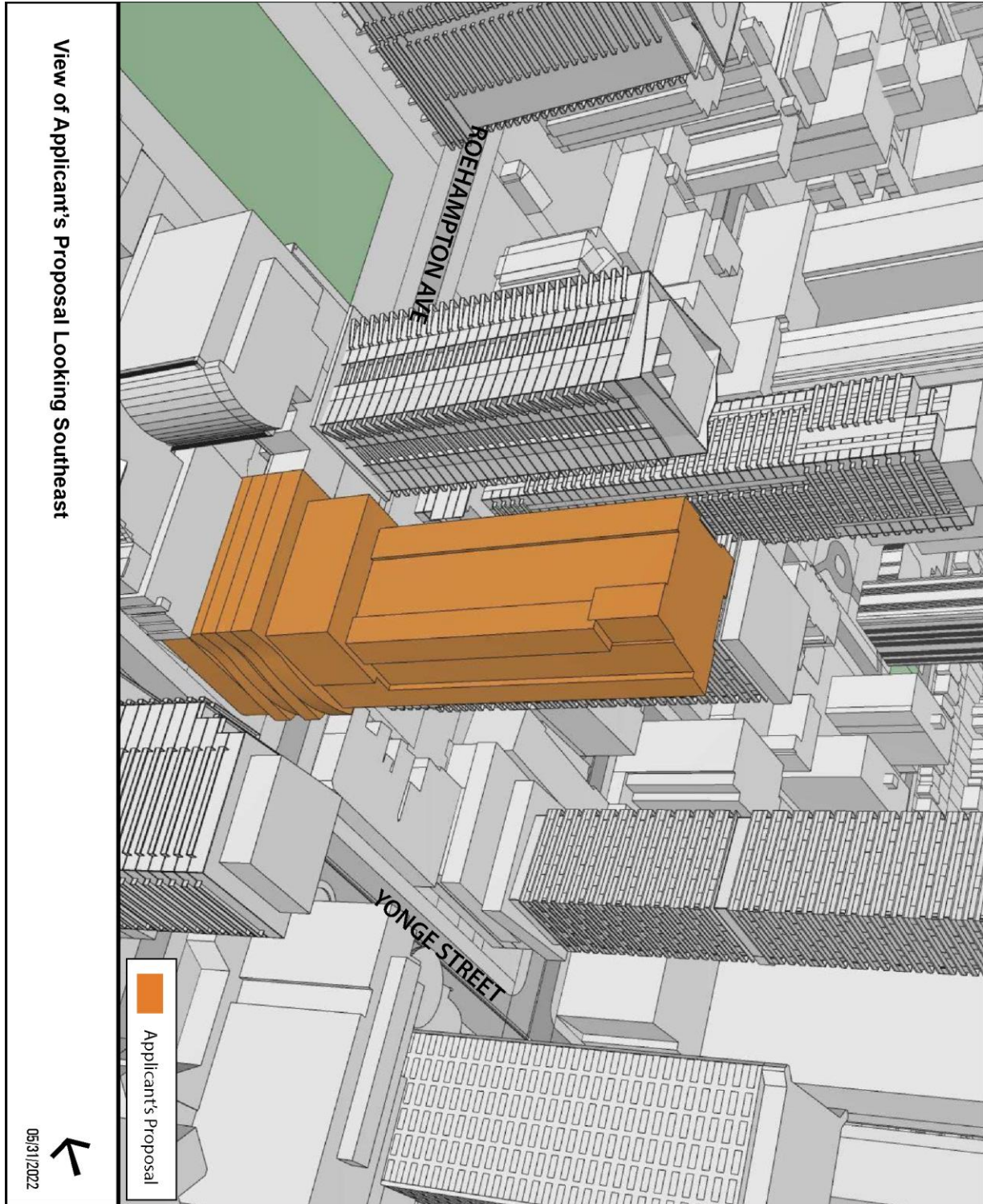
To be available at the June 29, 2022 Toronto and East York Community Council Meeting



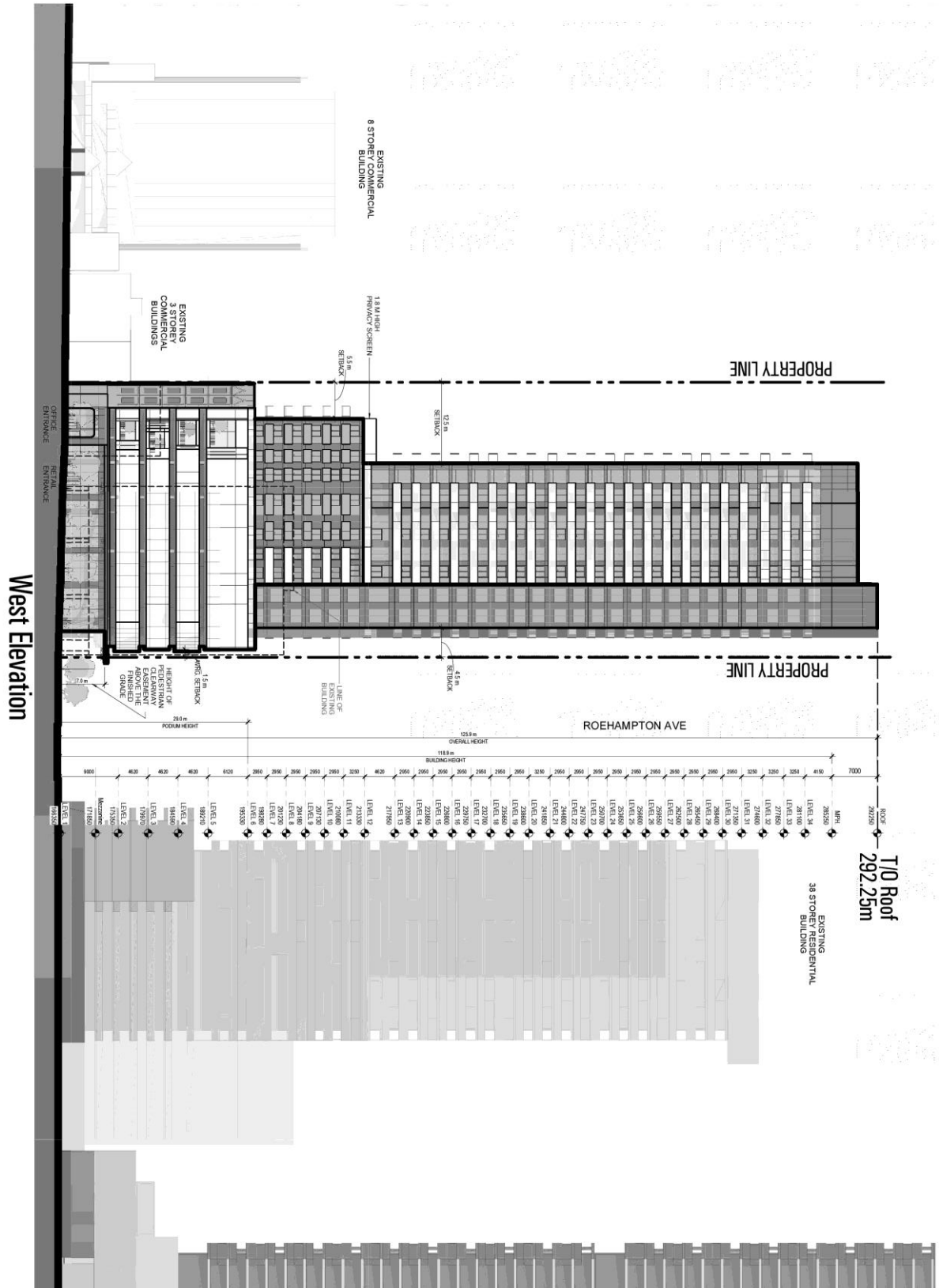
Attachment 7: 3D Model of Proposal in Context - Northwest



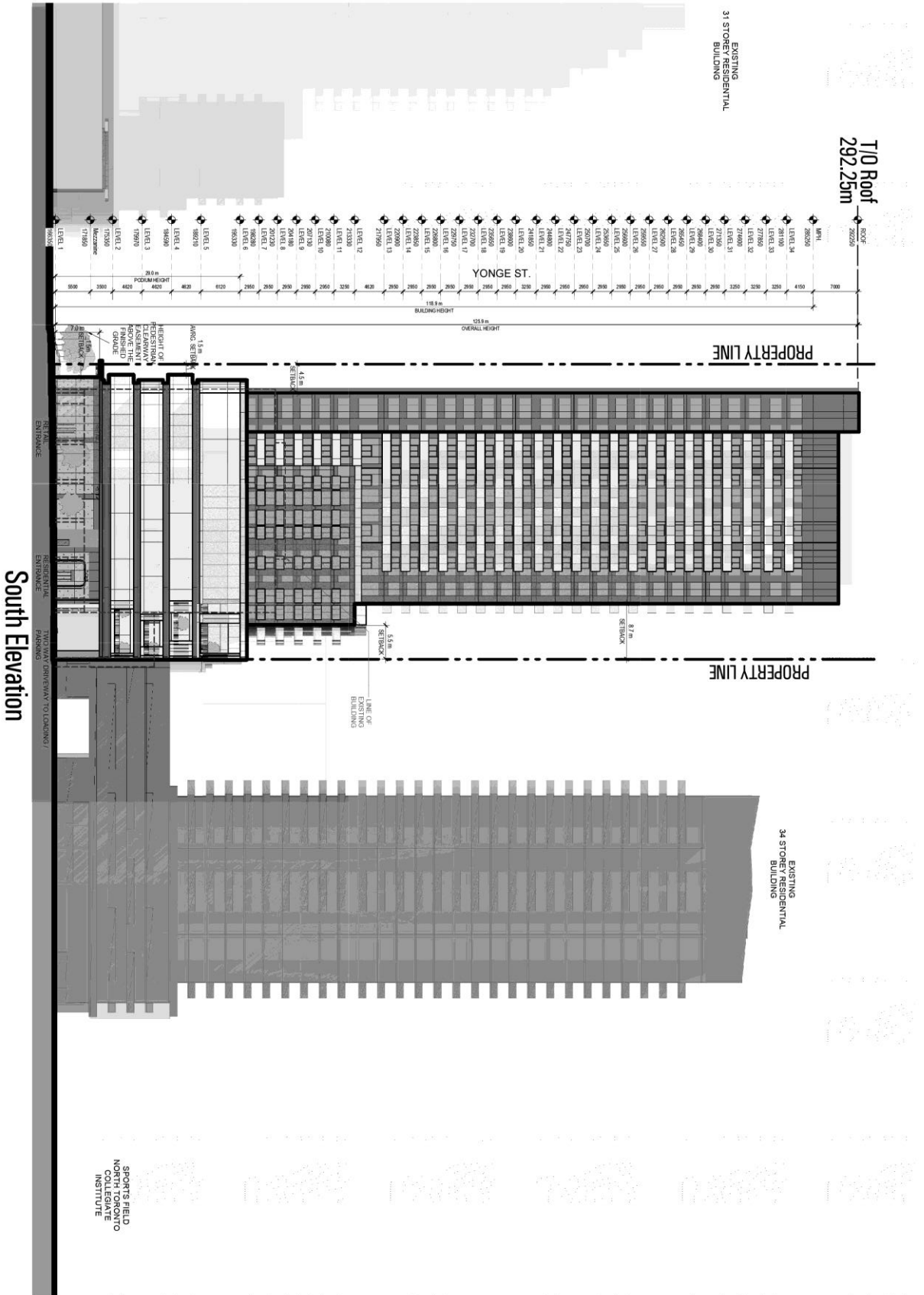
Attachment 8: 3D Model of Proposal in Context - Southeast



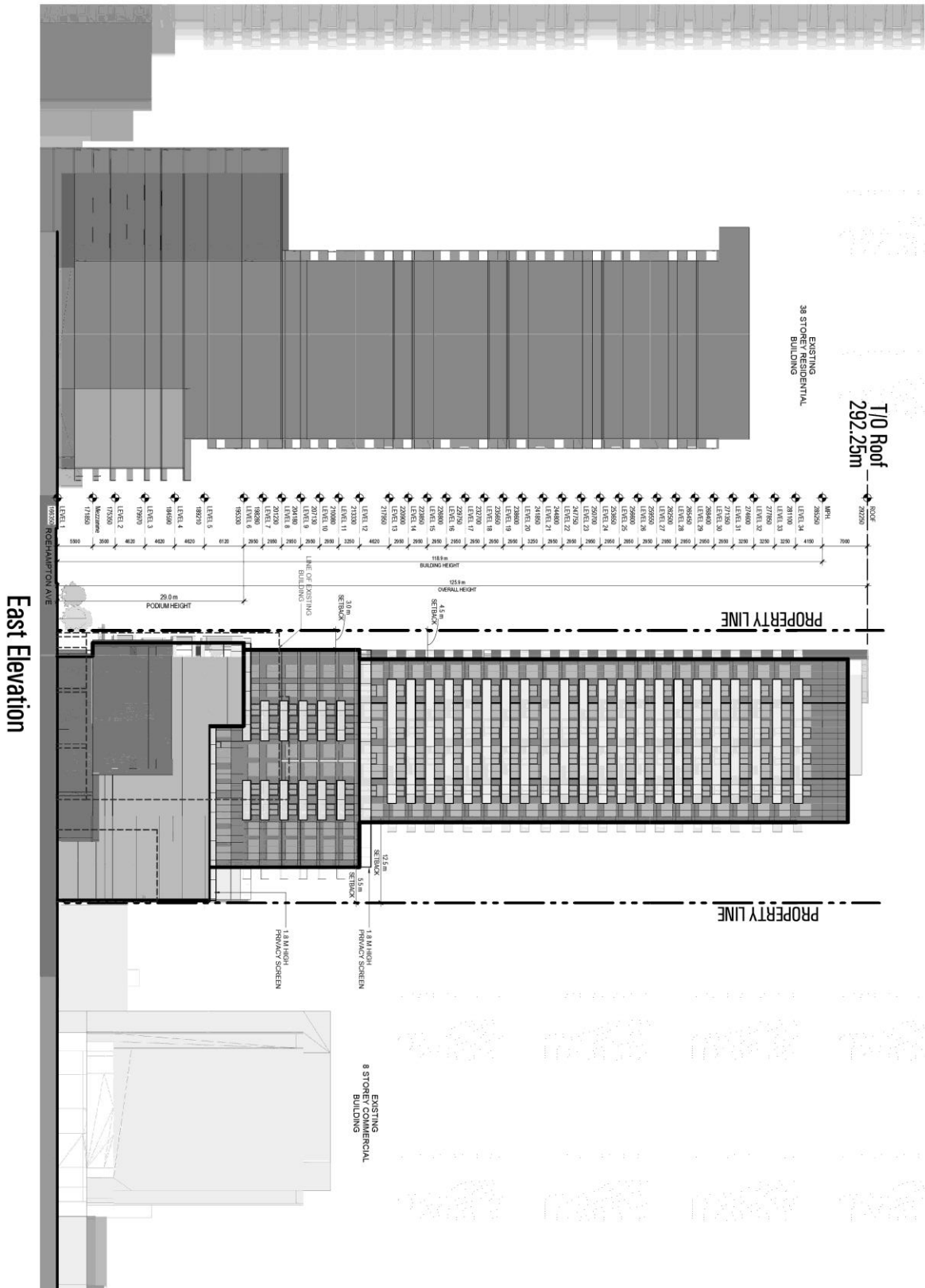
Attachment 9: West Elevation



Attachment 10: South Elevation



Attachment 11: East Elevation



Attachment 12: North Elevation

