

PUBLIC ATTACHMENT 1

GOLDBERG GROUP LAND USE PLANNING AND DEVELOPMENT
2098 AVENUE ROAD, TORONTO, ONTARIO M5M 4A8
TEL: 416-322-6364 FAX: 416-932-9327

Matthew.Longo@toronto.ca
Oren.Tamir@toronto.ca

April 20, 2023

Oren Tamir, Manager
Community Planning Department, and
Matthew Longo, City Solicitor
City of Toronto
Toronto City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

Dear Mr. Tamir and Mr. Longo,

RE: Planning Letter
OLT Case No.: OLT-22-002353, OLT-22-002352
2010-2050 Yonge Street, City of Toronto

Introduction

We are the planning consultants for 2040 Yonge St. Ltd., Yonge Glebe Investments Ltd. and Yonge Street Investments Ltd., owners of the lands located on the west side of Yonge Street, in the complete city block north of Glebe Road West and south of Lola Road, and municipally known as 2010 - 2050 Yonge Street (the "subject site"). The subject site is approximately 2,368 sq. m. (0.59 ac) in size, and is currently occupied by four low-rise mixed-use commercial buildings.

The subject applications were filed on November 5, 2021, and were deemed complete as of November 8, 2021, through correspondence from the City dated January 11, 2022. The applications were subsequently appealed to the OLT on February 15, 2022 due to the City's failure to make a decision within the statutory time period.

On August 3, 2022 a Case Management Conference was held with respect to the appeals. The Tribunal received no requests for Party or Participant status and accordingly the appeals were to proceed with the appellants and the City of Toronto as the only parties.

In accordance with paragraph 12 of the draft Procedural Order, we are providing revised plans that the applicant is intending to seek approval for, which includes several changes to the proposed building which are summarized below.

The purpose of this letter is to identify the key revisions to the plans and to provide our planning opinion concerning these revisions. Our original Planning Report (dated November 2021) should be treated as a companion document to this Letter. The Urban Design Letter, prepared by SRM Architects + Urban Designers is attached and should be read in conjunction with this letter.



MICHAEL S. GOLDBERG MCIP, RPP
mgoldberg@goldberggroup.ca
(416) 322-6364 EXT. 2100

Revised Proposal

The revised proposal is reflected in the architectural plans, prepared by Graziani & Corazza Architects Inc., dated April 20, 2023. This revised proposal includes a 14-storey mixed use building with a total gross floor area (GFA) of 18,622.17 sq. m., which results in a Floor Space Index (FSI) of 7.77 times the area of the lot.

A comparison of the original and revised proposal is outlined in the following table:

Site and Building Statistics		
	Original Submission (November 2021)	Current (April 2023)
Site Area	2,368 sq. m. (0.59 ac)	2,368 sq. m. (0.59 ac)
Residential GFA	15,683 sq. m.	14,473 sq. m
Office GFA	1,098 sq. m.	1,273 sq. m
Retail GFA	1,292 sq. m.	1,327 sq. m
Daycare GFA	473 sq. m.	560 sq. m
Total GFA	18,546 sq. m.	18,408 sq. m.
Floor Space Index	7.83	7.77
Dwelling Units		
Studio	15 (9%)	22 (14%)
One-bedroom	31 (19%)	33 (20%)
Two-bedroom	78 (48%)	81 (50%)
Three-bedroom	40 (24%)	25 (16%)
Total	164 (100%)	161 (100%)
Amenity Space		
Indoor Amenity Space	328 sq. m	676 sq. m
Outdoor Amenity Space	328 sq. m	357 sq. m
Parking		
Number of Vehicle Parking Spaces	122	179
Number of Bicycle Parking Spaces	165	162

The following describes the important design revisions to the proposal:

- The building façade has been straightened to be parallel with the Yonge Street frontage;
- The building insets have been enlarged to 11 metres;
- On floors 4-6, the northernmost residential unit at the southwest corner of the building facing west has been removed. The remaining residential unit, at the southwest corner, has windows only facing north and south;
- The proposed vehicular and servicing access has been relocated from Glebe Road West to Lola Road so the loading/service is shared with passenger vehicles in one single driveway access to the site;
- The building setback along Glebe Road West has been realigned as envisioned in the Midtown Public Realm Implementation Strategy for Yonge Street Squares; and

- A 0.4 metres road widening has been provided along Yonge Street to satisfy the 27 metres right-of-way requirement.

Planning Analysis

The Provincial policies contained in the PPS and the Growth Plan promote and encourage compact urban form, intensification, optimization of the existing land base and infrastructure, and development that is *transit-supportive*. In particular, both the Growth Plan and OPA 405 plan for higher densities within this *Major Transit Station Area*.

As discussed in our original Planning Report, dated November 2021, the subject site is restricted by the current in force zoning context which does not enable the optimization of this intrinsically valuable piece of land. The current zoning only permits a maximum height of 16.0 m with a maximum permitted density of 3.0 times the area of the lot. The proposed Midtown Zoning By-law (under appeal) locates the subject site within the CR zone with a maximum height of 37.5 m (or approximately 10- to 11-storeys) for the subject site, whereas OPA 405 sets the anticipated height range for the Yonge Street South Village, including the subject site, as up to 15-storeys.

In our opinion, acting solely on the existing zoning regime governing the subject site would result in an under-utilization of the subject site, from built form and land use perspectives. As such, it is our opinion that the existing zoning under both By-law 569-2013 and By-law 438-86 underutilize this valuable urban redevelopment site and are not consistent with the PPS and do not conform to the Growth Plan. By contrast, the proposed redevelopment includes significant and important density and land use elements called for and promoted by these two important provincial policy documents leading us to conclude that the current proposal is consistent with the PPS and conforms to the Growth Plan. We conclude that the proposal advances the policy imperatives expressed in these two Provincial policy documents and is, therefore, consistent with the PPS and conforms with the Growth Plan.

With respect to OPA 405, the proposed development includes a 14-storey mixed use building which is within the anticipated height range permitting up to 15-storeys, as indicated in the *Yonge Street South Village Character Area*. The proposal also provides for adequate setbacks and separation distances, does not cast any undue shadows on specific neighbourhood parks, and meets the minimum unit mix requirement under OPA 405.

The proposed development promotes the achievement of numerous policy directions which support intensification and the provision of additional housing in this very central location, very well serviced by rapid transit. From a local planning perspective, the proposal implements and satisfies the applicable Growth Management, *Mixed Use Areas*, Housing, and Built Form provisions and policies of the City OP. It has been demonstrated that the subject site can comfortably accommodate the height and density, and provides for appropriate transition between adjacent buildings and land uses. The design of the proposed development has also been undertaken to sensitively accommodate new residential dwelling units, contributing to the creation of 'complete communities'.

The proposed development arises from a design process aimed at achieving, to the greatest extent possible, appropriate and attractive architecture, massing, and interface within the context of the subject site. The subject site is located within walking distance of a subway station (*Major Transit Station Area*), bus routes, and soon to be operational LRT line. This,

together with the design of the proposed building, allows us to conclude that the subject site warrants positive consideration.

It has been demonstrated that the proposed development also satisfies policies from OPA 405 with respect to built form, height, density and unit mix. The proposal also generally satisfies the visions for this site as expressed in the applicable City guidelines for mid-rise buildings, with few exceptions. As such, the subject site can appropriately accommodate the height and density proposed and the proposal is an appropriate development for this location and will be compatible with the existing and planned context of the site.

For the reasons stated above and in our original Planning Report, it is our opinion that the revised proposal represents good planning, is in the public interest, satisfies the policies of the Province and it appropriately implements the City's Official Plan. We therefore recommend support of this revised proposal from both City staff and Council.

Enclosures

In support of the revised proposal to the OLT, the following materials are included in the electronic submission package:

1. Draft Zoning By-law Amendments (By-law 569-2013);
2. Architectural Plans, prepared by Graziani & Corazza Architects Inc., dated April 20, 2023:
 - a) Context Plan, Drawing A101;
 - b) Site Plan and Statistics, Drawing A102;
 - c) Underground Plan, Drawing A201 – A202;
 - d) Floor Plans, Drawings A301 – A306;
 - e) MPH and Roof Plan, Drawing A307;
 - f) Building Elevations, Drawings A401 – A407;
 - g) Building Sections, Drawings A501 – A502;
3. Shadow Study, prepared by SRM Architects + Urban Designers, dated April 19, 2023;
4. Block Context Plan, prepared by SRM Architects + Urban Designers, dated April 19, 2023;
5. Landscape Plans, prepared by Ferris + Associates Inc., dated April 19, 2023;
 - a) Landscape & Lighting Plan, Drawing SPL1;
 - b) Soil Volume Plan, Drawing SPL3;
 - c) Amenity FL03 Landscape, Lighting & Planting Plan, Drawing SPL4;
 - d) Green Roof Plan, Drawing SPL5;
 - e) City Details, Drawings SPL6 – SPL7;
 - f) Landscape Details, Drawings SPL8 – SPL9;
6. PDF copies of the following reports/studies:
 - a) Pedestrian Level Wind Study Addendum, prepared by Gradient Wind Engineers & Scientists, dated April 19, 2023;

- b) Energy Modeling Letter, prepared by EQ Building Performance Inc., dated April 14, 2023;
- c) Functional Servicing and Stormwater Management Supplementary Letter, prepared by Fabian Papa & Partners, dated April 19, 2023;
- d) Noise and Vibration Impact Study, prepared by LEA Consulting Ltd., dated April 19, 2023;
- e) Transportation Impact Study Update Letter, prepared by LEA Consulting Ltd., dated April 19, 2023;
- f) Collection Vehicle Loading Letter, prepared by Jablonsky, Ast and Partners, dated April 18, 2023;
- g) Mechanical Design Brief, prepared by Smith + Anderson, dated April 19, 2023;
- h) Storm Water Retention Tank Letter, prepared by Jablonsky, Ast and Partners, dated April 18, 2023;
- i) Elevator Traffic Analysis, prepared by Soberman Engineering Inc., dated April 11, 2023.

We trust that this submission is satisfactory to prepare a Solicitor's report for the May 10-12, 2023 City Council meeting. If you have any questions or require additional information, please do not hesitate to contact the undersigned at (416) 322-6364 ext. 2100 or Michelle Tiger at ext. 2102.

Yours truly,
GOLDBERG GROUP



Michael Goldberg MCIP, RPP
Principal

cc Mark Flowers, Davies Howe LLP
Adrian Rasekh, 2040 Yonge St. Ltd., Yonge Glebe Investments Ltd. and Yonge Street Investments Ltd.

Attachment 1: Urban Design Letter, prepared by SRM Architects + Urban Designers, dated April 20, 2023;