

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

Date: June 6, 2023
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

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 48.5-metre (15 storeys, plus mechanical penthouse) mixed-use building containing 136 units, 1,070 square metres of commercial space, and 130 vehicular and 136 bicycle parking spaces, at 1087-1091 Yonge Street and 9 Price Street.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 1087-1091 Yonge Street and 9 Price Street, substantially in accordance with the draft Official Plan Amendment included as Attachment No. 5 to this report.
2. City Council amend Zoning By-law 569-2013, for the lands at 1087-1091 Yonge Street and 9 Price Street, substantially in accordance with the draft Zoning By-law Amendment included as Attachment No. 6 to this report.
3. City Council authorize 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.
4. Before introducing the necessary Bills to City Council for enactment, require the owner to:
 - a) submit a Functional Servicing and Stormwater Management Report, Geotechnical Study, Hydrogeological Report, Groundwater Summary form, and Hydrological Review Summary Form for review and acceptance to the

satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

b) enter into a Municipal Infrastructure Agreement to financially secure the construction of any improvements to the municipal infrastructure, should it be determined that upgrades and road improvements are required to support the development according to the transportation report, accepted by the General Manager, Transportation Services, and the Functional Servicing Report, accepted by the Chief Engineer and Executive Director, Engineering and Construction Services.

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 June 29, 2022. The Toronto and East York Community Council Decision is available here:

<https://www.toronto.ca/legdocs/mmis/2022/te/bgrrd/backgroundfile-227282.pdf>

THE SITE

Description: The site is located on the southeast corner of the intersection of Yonge Street and Price Street. 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. A portion of 9 Price Street extends south to Rowanwood Avenue with a 3-metre frontage. This "tail" extending to Rowanwood Avenue is not part of the Official Plan or Zoning By-law amendments.

Existing Uses: A single-storey retail building located at 1087-1091 Yonge Street 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 APPLICATION

Description: The proposal is for a 15-storey (48.5 metres, plus mechanical penthouse) mixed-use building.

Density: 9.14 times the area of the lot.

Dwelling Units: A total of 136 residential dwelling units, with an overall unit mix comprised of 95 one-bedroom (70%), 27 two-bedroom (20%), and 14 three-bedroom (10%) units.

Access, Parking and Loading: Vehicle and loading access will be provided from Price Street at the eastern edge of the site. The access would lead to a Type "G" loading space and two car elevators. A total of 130 residential parking spaces are proposed with 26 spaces designed to permit future installation of electric vehicle charging infrastructure. A total of 122 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.

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

- The height has been reduced from 19-storeys (60.1 metres) to 15-storeys (48.5 metres).
- The setbacks on Yonge Street have been revised to reinforce the 3-storey streetwall.
- The proposed number of dwelling units has decreased from 143 to 136.
- Yonge Street sidewalk width increased to 6.0 metres from 5.32 metres.
- Price Street sidewalk width increased to 6.0 metres from 5.0 metres.

Additional Information: See Attachments 2, 7 and 8 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/1091YongeSt

Reasons for Application: The Official Plan Amendment is required to permit a 15-storey mixed-use building where Site and Area Specific Policy 231 requires that development will reinforce the traditional low-scale built-form on this portion of Yonge Street.

The Zoning By-law Amendment proposes to amend Zoning By-law 569-2013 to vary performance standards including: building height, setbacks, gross floor area, and amenity space.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (PPS), and shall conform to provincial plans.

Official Plan Designation: *Mixed-Use Area*. See Attachment 3 of this report for the Official Plan Land Use Map.

Site and Area Specific Policy 231: Applies to the east side of Yonge Street from Price Street to Crescent Road. 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 Zoning By-law 569-2013 with a maximum height of 15.0 metres. See Attachment 4 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/>

Design Guidelines: The following design guidelines have been used in the evaluation of this application:

- Mid-rise Design Guidelines; and
- Growing Up Guidelines Planning for Children in New Vertical Communities.

The City's Design Guidelines can be found here: <https://www.toronto.ca/city-government/planning-development/officialplanguidelines/design-guidelines/>

Toronto Green Standard: The Toronto Green Standard (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. The TGS can be found here: <https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/toronto-green-standard/>

COMMUNITY CONSULTATION

A Virtual Community Consultation Meeting was hosted by City staff on December 6, 2022. Approximately 109 people participated, as well as the Ward Councillor at that time. Following a presentation by City staff and the Applicant, the following comments and issues were raised:

- concerns that the proposal is overdevelopment of the site;
- the proposal does not respect "main street character" of this part of Yonge Street;
- the building height;
- not enough larger units;
- sidewalk width and ability to accommodate street trees;
- oversupply of parking;
- impacts on traffic and bike lanes;

- inclusion of affordable housing; and
- construction impacts.

The issues raised through community consultation have been considered through the review of the application.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have 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. The Community Council meeting is broadcast live over the internet and recorded for review.

COMMENTS

Provincial Framework

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS, and conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan). The proposal is consistent with the PPS and conforms with the Growth Plan.

Land Use

The proposed mixed-use building with 1,070 square metres of commercial gross floor area, and 10,112 square metres of residential gross floor area is appropriate for this Mixed Use-designated site.

Unit Mix

The architectural plans for the proposal demonstrate that 136 residential dwelling units are proposed, including 27 two-bedroom (20%) and 14 three-bedroom (10%) units, which is consistent with the Growing Up Guidelines. The unit mix of the proposal meets the policy direction of the Official Plan to provide a full range of housing and meets the intent of the Growing Up Guidelines.

Public Realm

The proposal conforms with the applicable public realm policies of the Official Plan. The Official Plan states that new development will provide amenity for adjacent streets to make these areas attractive, interesting, comfortable and functional for pedestrians. The proposal will provide a sidewalk width of 6.0 metres along Yonge Street and Price Street, providing space for an appropriate pedestrian clearway, new street trees and street furniture.

A total of eight new street trees are proposed along Yonge Street and Price Street. The final landscaping plan will be determined and secured as part of Site Plan Control.

Building Form

The proposal conforms with the applicable Official Plan policies with respect to built form and massing. The proposed building has been massed to respond to the existing and planned context surrounding the site, and is appropriate for the site.

The proposed height of 15-storeys (48.5 metres, plus mechanical penthouse) is appropriate for the site and fits with the planned context. To mitigate the visual impact of the building massing when viewed from Yonge Street, the top two floors of the building have been setback 8.0 metres from Yonge Street, with the mechanical penthouse setback 11.5 metres.

On Yonge Street the proposed building has a streetwall height of 3-storeys, which responds to the low-scale streetwall and built-form that is planned for in SASP 231. Above the streetwall, floors 4 through 7 of the building are set back 4.5 metres from the property line to further reinforce the low-scale streetwall. Floors 8 through 13 of the building are set back 3.6 metres from the Yonge Street property line, and the top two floors of the building are set back 8.0 metres from Yonge Street to reduce their visibility from the public realm. To the north, along Price Street, the building has a 3-storey streetwall to compliment the scale of buildings fronting Yonge Street to the north.

The proposed building provides appropriate transition in scale to the low-rise neighbourhood to the southeast, and appropriate building separation to the adjacent properties to the east and south. The adjacent parking lot to the east provides for transition and separation to the low-rise neighbourhood to the southeast. The lower floors of the building are built to the east and south property lines, providing a continuous street wall along Yonge Street and Price Street. Above the 7th floor the building is setback 5.5 metres from the east and south property lines to ensure appropriate separation from any future development on those adjacent sites.

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 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 public parks between the spring and fall equinox.

Wind Impact

A Pedestrian Level Wind Study and an addendum 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.

Parkland

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

Traffic Impact, Access, Parking 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, parking, and pick-up and drop-off will be from Price Street. A total of 130 vehicular parking spaces will be provided in an automated parking system.

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

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review, and require resubmission and acceptance of the Functional Servicing and Stormwater Management Report, Geotechnical Study, Hydrogeological Report, Groundwater Summary form, and Hydrological Review Summary Form to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Should it be determined that upgrades and road improvements are required to support the development, the owner should be required to enter into a Municipal Infrastructure Agreement to financially secure the construction of any improvements to the municipal infrastructure. Both of these matters must be addressed prior to the enactment of the Official Plan amendment and Zoning By-law.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods and include matters such as recreation, libraries, childcare, local schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS. The site specific zoning by-law, and future site plan agreement, will secure performance measures for various development features. The applicant is encouraged to achieve Tier 2 or higher to advance the objectives of the City for resilience and to achieve net-zero emissions by 2040 or sooner.

CONTACT

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SIGNATURE

Oren Tamir, Acting 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 1: Application Data Sheet

Municipal Address: 1087-1091 Yonge Street and 9 Price Street Date Received: April 29, 2022

Application Number: 22 139889 STE 11 OZ

Application Type: OPA & Rezoning

Project Description: A 15-storey mixed-use building.

Applicant	Agent	Owner
WND Associates	WND Associates	1091 Yonge Street Property Inc and 9 Price Street Property Inc

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: SASP 231

Zoning: CR (c3.0; r1.5) Heritage Designation: N
SS2 (x2410)

Height Limit (m): 15 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):			1,029	1,029
Residential GFA (sq m):			10,112	10,112
Non-Residential GFA (sq m):	1,146		1,070	1,070
Total GFA (sq m):	1,146		11,182	11,182
Height - Storeys:	3		15	15
Height - Metres:			48	48

Lot Coverage Ratio (%): 84.14 Floor Space Index: 9.14

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	10,112	
Retail GFA:	447	623
Office GFA:		

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	1			
Condominium:			136	136
Other:				
Total Units:	1		136	136

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			95	27	14
Total Units:			95	27	14

Parking and Loading

Parking Spaces:	130	Bicycle Parking Spaces:	136	Loading Docks:	1
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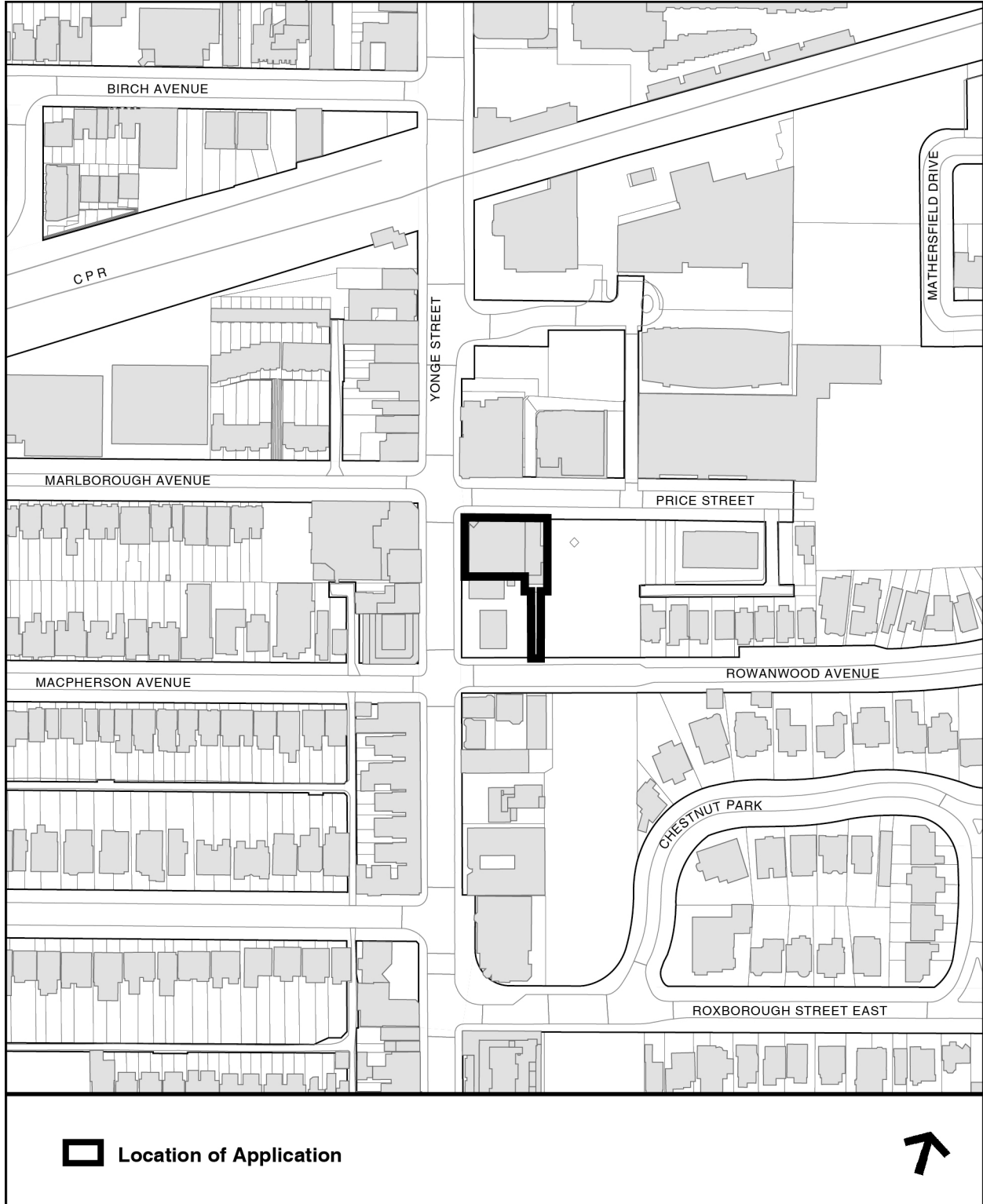
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Attachment 2: Location Map



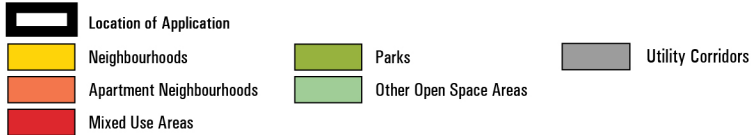
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

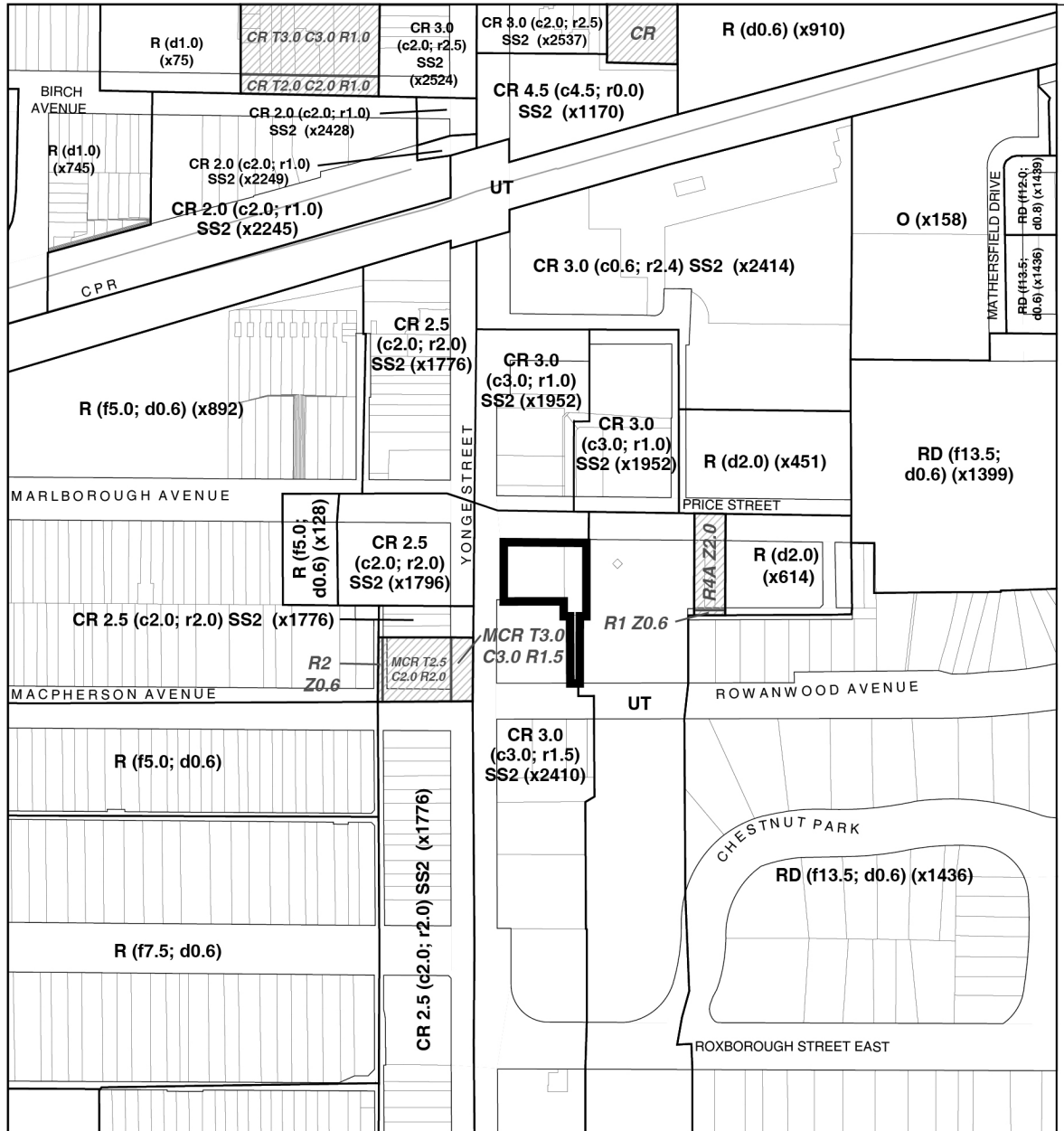
1087 - 1091 Yonge Street and 9 Price Street

File # 22 139889 STE 11 OZ



Not to Scale
Extracted: 06/06/2022

Attachment 4: Existing Zoning By-law Map




1087 - 1091 Yonge Street and 9 Price Street

Zoning By-law 569-2013

File # 22 139889 STE 11 OZ

-  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


Not to Scale
Extracted: 06/08/2022

Attachment 5: Draft Official Plan Amendment

PROPOSED SITE AND AREA SPECIFIC POLICY

SCHEDULE "A"

AMENDMENT NO. 644 TO THE OFFICIAL PLAN

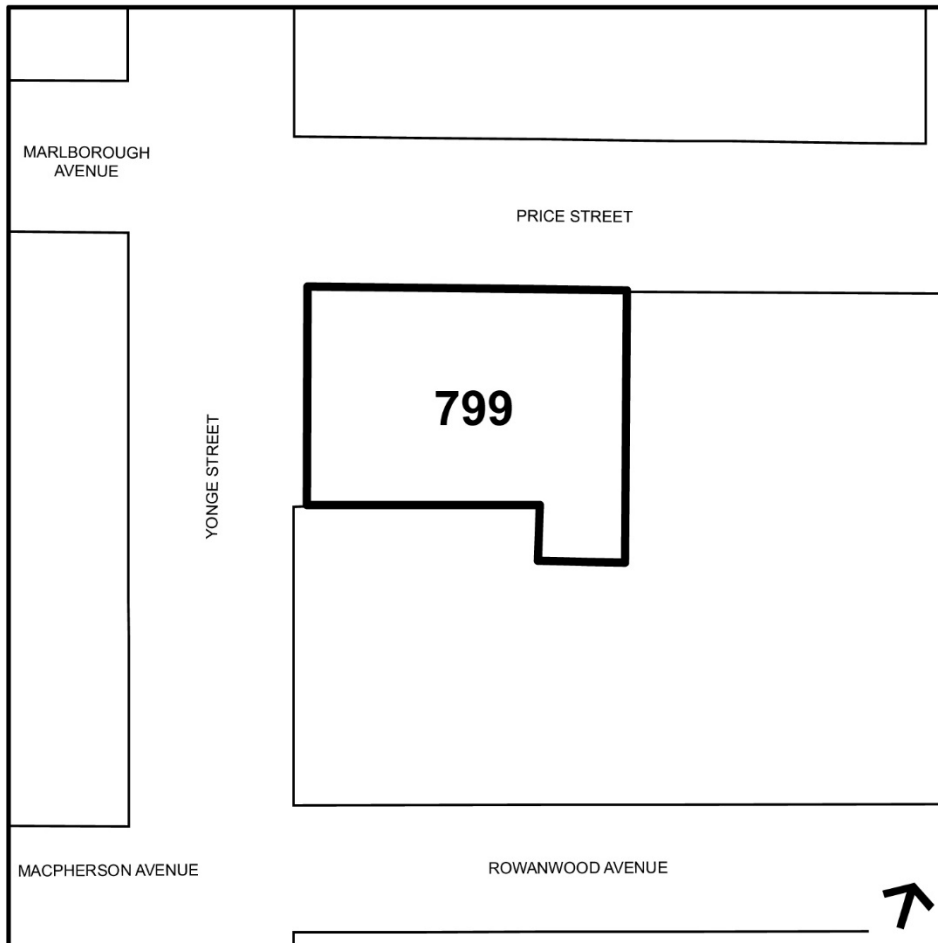
LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS
1087-1091 YONGE STREET AND 9 PRICE STREET

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

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 799 for lands known municipally in 2022 as 1087-1091 Yonge Street and 9 Price Street, as follows:

799. Lands known municipally in 2022 as 1087-1091 Yonge Street and 9 Price Street

a) On the lands outlined in black below, a mixed use building generally 15-storeys in height is permitted.

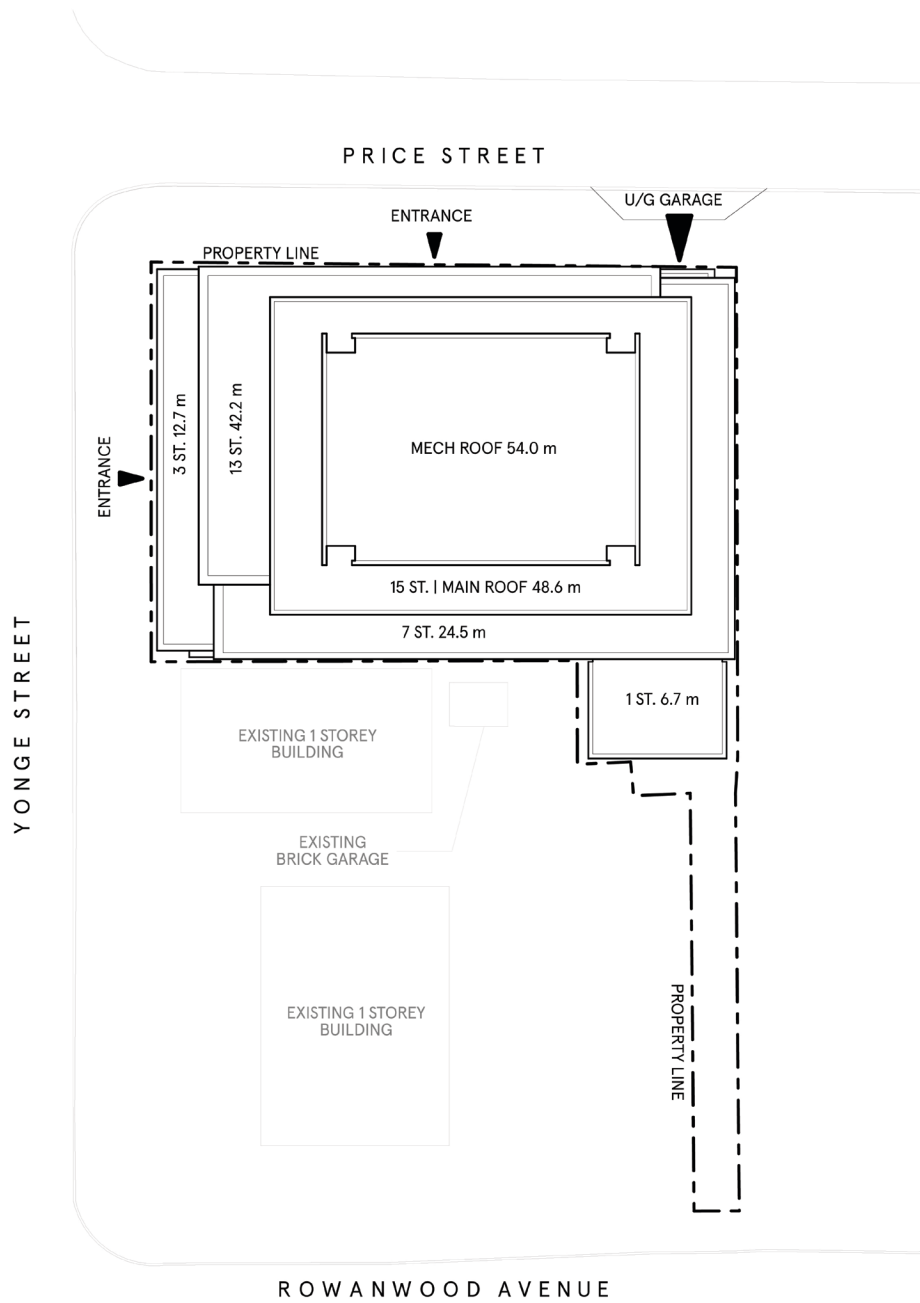


2. Chapter 7, Map 28, Site and Area Specific Policies, is revised to add the lands known municipally in 2022 as 1087-1091 Yonge Street and 9 Price Street shown on the map above as Site and Area Specific Policy No. 799.

Attachment 6: Draft Zoning By-law Amendment

To be provided prior to the June 22, 2023 Community Council meeting

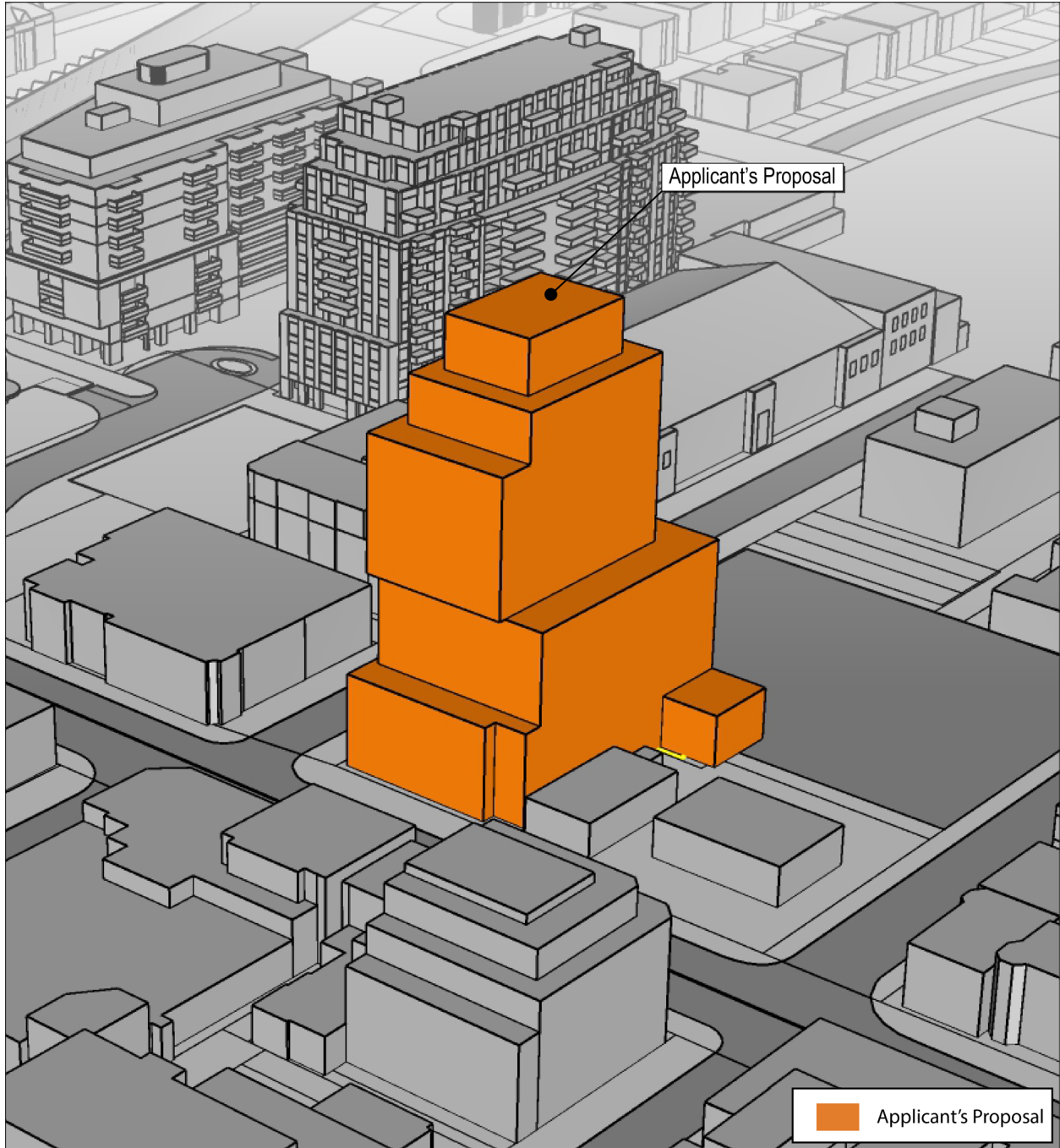
Attachment 7: Site Plan



Site Plan



Attachment 8: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Northeast



MO/DA/2022