

1080-1088 Yonge 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 154014 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 12-storey mixed-use building at the southwest corner of Yonge Street and Roxborough Street West. The proposed building will have 28 dwelling units, with 1,390 square metres of commercial space on the ground and second floor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 1080-1088 Yonge Street substantially in accordance with the draft Official Plan Amendment included as Attachment No. 7 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1080-1088 Yonge Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment No. 8 to this report.
3. 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.
4. Before introducing the necessary Bills to City Council for enactment, require the Owner to:
 - a) submit a Functional Servicing and Stormwater Management Report, and Hydrological Review Summary 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 Functional Servicing Report accepted by the Chief Engineer and Executive Director of 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.

THE SITE

Description: The site is located at the southwest corner of Yonge Street at Roxborough Street and is rectangular with an approximate lot area of 1,184.5 square metres, with a frontage of 38 metres on Yonge Street, and 29 metres on Roxborough Street. A north-south public laneway with a substandard width, known as Paul Hahn Lane, abuts the west property line.

Existing Use: The north part of the site contains a 1-storey commercial building with front surface parking, and the south part contains a 2-storey commercial building.

THE APPLICATION

Description: A 12-storey (44 metres, excluding mechanical penthouse) mixed-use building.

Density: 6.87 times the area of the lot.

Dwelling Units: A total of 28 dwelling units are proposed, comprised of 4 two-bedroom (33%), and 24 three-bedroom (60%) units.

Parking and Loading: A total of 64 parking spaces and 1 Type-B loading space are proposed. Vehicular access is from a widened Paul Hahn Lane. A total of 43 bicycle parking spaces are also proposed.

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

- Increased setback to centre line of lane from 4.51 to 5.15 metres;
- Increased stepback above streetwall on Yonge Street from 1.5 to 2 metres;
- Increased setback for the north portion of the ground floor along Yonge Street from 0 to 1.5 metres;
- Decreased building height closest to Neighbourhoods from 6 to 4 storeys;

- Added additional setback along south side of building at the tenth floor;
- Added additional street tree at corner of Yonge Street and Alcorn Street; and,
- Increased lane widening conveyance from 1.17 to 1.67 metres along the north end, and from 0.26 to 0.76 metres along the south end of the lane.

Additional Information: See Attachments 2, 9 and 10-15 of this report for the Application Data Sheet, a site plan of the proposal, a three-dimensional representation of the project in context, and elevation drawings, 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/1080YongeSt

Reason for the Application: The Official Plan Amendment is required to permit a 12-storey mixed-use building where Site and Area Specific Policy (SASP) 211 requires development in the "Yonge St. Corridor north of Ramsden Park" Area of Special Identity to reinforce the existing character of mainly three-storey buildings built to the streetline with shops at street level.

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

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, and shall conform to provincial plans.

Official Plan: The site is designated *Mixed Use Areas*. See Attachment 3 of this report for the Official Plan Land Use Map.

Downtown Plan: *Mixed Use Area 3 - Main Street*. Development within this designation will generally be in the form of mid-rise buildings with some low-rise and tall buildings permitted based on compatibility. The site is also identified as a Priority Retail Street, a Great Street, and Priority Cycling Route. See Attachment 4 of this report for the Downtown Plan Mixed Use Areas Map.

Site and Area Specific Policy 211 (SASP 211): The subject site is located within the "Yonge St. Corridor north of Ramsden Park" Area of Special Identity, which requires that development respect and reinforce the existing character of mainly three-storey buildings built to the streetline with shops at street level. It is also adjacent to the Ramsden Park Neighbourhood, where sufficient setbacks and transition in scale will adequately limit shadow, wind and privacy impacts upon nearby residences and the public realm.

Zoning: The site is zoned CR 2.5 (c2.0; r2.0) SS2 (x1776) under Zoning By-law 569-2013 and MCR T2.5 C2.0 R2.0 under Zoning By-law 438-86. These zones permit a

range of commercial and residential uses. The maximum permitted height is 14 metres, and the maximum permitted density is 2.5 times the area of the lot.

See Attachment 8 of this report for the existing Zoning By-law Map.

Design Guidelines

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

- Mid-Rise Building Performance Standards and Addendum
- Bloor-Yorkville/North Midtown Urban Design Guidelines
- Growing Up Guidelines Planning for Children in New Vertical Communities

The City's Design Guidelines can be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/design-guidelines/>

Toronto Green Standard

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. The TGS can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

COMMUNITY CONSULTATION

Staff have corresponded and met with residents in the area on several occasions, including a joint Virtual Community Consultation Meeting which was held on December 5, 2022 with 1087-1091 Yonge Street. Approximately 109 people participated, as well as the Ward Councillor. Following a presentation by City staff and the Applicant, the following comments and issues were raised:

- traffic and pedestrian safety impacts;
- the building height;
- transition to the Neighbourhood to the west;
- privacy impact to surrounding properties;
- shadow impact on adjacent Neighbourhood;
- need for improved public realm along Yonge Street;
- use of Paul Hahn Lane for servicing;
- architectural design;
- loss of a community gathering space; and,
- how the building design enhances and supports fine grain streetwall on Yonge Street.

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

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to consider submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application. The Community Council meeting is broadcasted live over the internet and recorded for review.

COMMENTS

Provincial Policy Statement and Provincial Plans

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 Provincial Policy Statement, and conformity with the Growth Plan. Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

Land Use and Residential Unit Mix

The proposal includes ground floor retail units, one of which includes a patio space. The second level includes commercial units which replace the existing commercial on site, and indoor and outdoor residential amenity space.

Planning staff are satisfied with the proposed unit mix. The proposed development exceeds the requirements in the Growing Up Guidelines. The 28 residential units consist of 4 two-bedroom (14%), and 24 three-bedroom (86%) units.

Public Realm

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan. The proposed building includes retail along both frontages with a retail patio space at street level on Roxborough Street. Along Yonge Street the architectural plans illustrate continuous retail/commercial storefronts and the elimination of the existing vehicular access off Yonge Street.

The ground floor is proposed to be set back at the Yonge Street and Roxborough Street West corner between 1.1 and 1.5 metres. Going south along Yonge Street the proposed building is built to the property line to align with the streetwall to the south. The pedestrian realm (curb to building face) along Yonge Street will widen from 3.7 to 5.1 metres at the north end of the building.

The applicant is proposing to construct a curb bump-out into Roxborough Street West at Yonge Street, expanding the pedestrian realm and improving pedestrian safety at the intersection.

Along Roxborough Street West, the building is generally built to the property line, with a number of recesses at the ground floor to provide for a commercial patio and pedestrian

circulation in front of the residential lobby. A total of 3 new street trees are proposed along Roxborough Street West.

At the west end of the site, along Paul Hahn Lane, a 2.1-metre pedestrian walkway is proposed to access the residential lobby and pet washing station.

Building Form

City Planning staff are satisfied with the built form and massing of the proposed building, which is in keeping with the general mid-rise planned context for Mixed Use Areas 3 along this portion of Yonge Street. An amendment to SASP 211 has been put forward to address the requirement that development respect and reinforce the existing character of mainly three-storey buildings in the Yonge St. Corridor north of Ramsden Park Area of Special Identity.

The 2-storey base building/streetwall along Yonge Street is in keeping with the adjacent properties to the south. Above the streetwall, the building steps back 2 metres, with an additional 1-metre stepback at the tenth storey. Along Roxborough Street West there is a 1.3-metre stepback above the 2-storey base building, and an additional 1.8-metre stepback at the tenth storey.

The proposed building provides appropriate transition in scale through setbacks and stepping down in height down to the adjacent low-rise Neighbourhood. The Mid-Rise Design Guidelines call for a 7.5-metre separation distance to adjacent Neighbourhoods. The proposal provides a separation between 8.7 and 7.0 metres from the Neighbourhood to the west. The north elevation has also been designed to provide a step down in height to the west, where the building aligns with existing residential. A step back at the 9th floor increases the separation to 10.7 metres. The applicant has also proposed planters on each floor along the entire west elevation to mitigate privacy impacts.

The ground floor and a portion of the second storey are proposed to be built up to the south property line. The second floor has a step back varying from 2.2 to 6.8 metres and accommodates indoor and outdoor amenity. Floors three to nine are stepped back 1.4 metres with no projecting balconies. A terrace at the ninth floor provides an additional 1.8 metre step back, and planters along the entire face of this terrace assist with mitigating privacy impacts to the south. The eleventh and twelfth storeys are stepped back an additional 3 metres. All units in the proposed building are oriented in an east-west orientation, providing further mitigation for privacy impacts.

Shadow Impact

The shadow impacts resulting from the proposal are acceptable. The proposal adequately limits shadow impacts on Neighbourhoods, 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 proposal has been designed to limit the shadow impact

on the Neighbourhoods by providing the appropriate separation from the Neighbourhood and stepping the 11th and 12th storeys at the south end of the building

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.

Open Space/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. Payment will be required prior to the issuance of the first above grade building permit.

Lane Widening

Land and Property Surveys staff have determined that additional lands are required for right-of-way purposes to satisfy the Official Plan requirements for public rights-of-way abutting the site. Staff have requested the applicant provide a 1.67 metre strip of land, narrowing to 0.76 metres at the south end of the property to be conveyed to the City for required lane widening. The proposal complies with this requirement.

Traffic Impact, Access, Parking

A Transportation Impact Study was submitted to assess the traffic impact, access, parking and loading arrangements for this development. Transportation Services staff have reviewed the Transportation Impact Study and accepted its conclusions. Vehicular access for loading and parking will be from the widened Paul Hahn Lane. A total of 63 parking spaces are proposed, in addition to 43 bicycle parking spaces. A Type B loading space is also provided. An existing Bike Share station on the site will need to be relocated to accommodate the proposed development. The applicant will work with Toronto Bike Share to determine a suitable location for the station in the general vicinity of the subject site.

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review, and require the Functional Servicing and Stormwater Management Report and Hydrological Review Summary 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 enactment of Bills.

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

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 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. 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 site specific Zoning By-law, and future site plan agreement, will secure performance measures for various development features, including, but not limited to, the following:

- A total of 43 bicycle parking spaces to reduce single occupancy vehicle trips; and
- A total of 3 new street trees on Roxborough Street West.

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.

CONTACT

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E-mail: Chris.Pereira@toronto.ca

SIGNATURE

Oren Tamir
Acting Director, Community Planning
Toronto and East York District

ATTACHMENTS

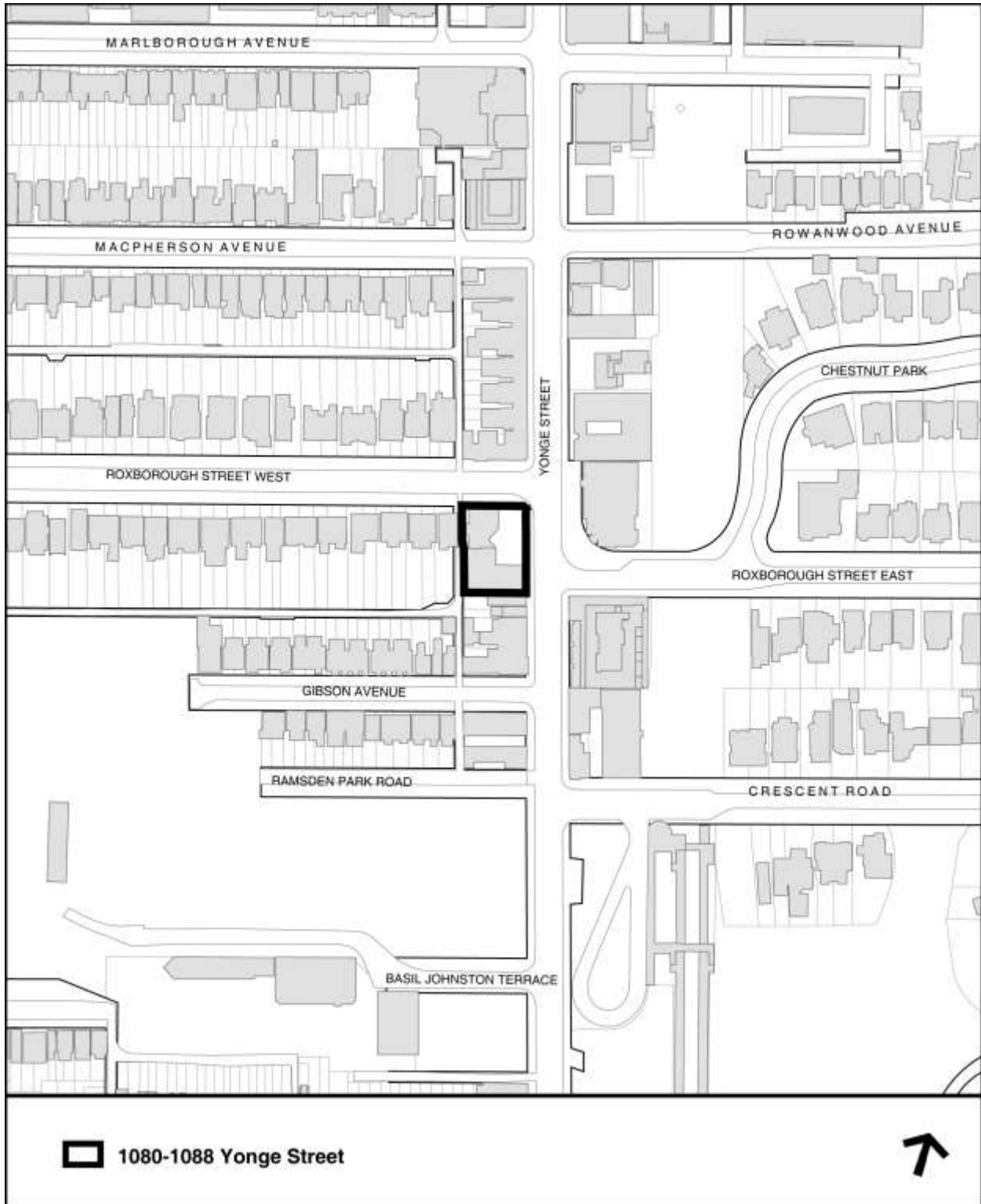
City of Toronto Data/Drawings

- Attachment 1: Location Map
- Attachment 2: Application Data Sheet
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Downtown Plan Mixed Use Areas Map
- Attachment 5: SASP 211, Map 1
- Attachment 6: Existing Zoning By-law Map
- Attachment 7: Draft Official Plan Amendment
- Attachment 8: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 9: Site Plan
- Attachment 10: 3D Model of Proposal in Context
- Attachment 11: 3D Model of Proposal in Context
- Attachment 12: East Elevation
- Attachment 13: North Elevation
- Attachment 14: South Elevation
- Attachment 15: West Elevation
- Attachment 16: Ground Floor Plan

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 1086 Yonge Street **Date Received:** May 30, 2022

Application Number: 22 154014 STE 11 OZ

Application Type: OPA and Rezoning

Project Description: A 12-storey mixed-use building having a non-residential gross floor area of 2042 square metres, and a residential gross floor area of 6835 square metres for 28dwelling units.

Applicant	Architect	Owner
Michael Goldberg	Reflect Architecture	NDI (1 Roxborough Street West) Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 211
Zoning:	CR 2.5 (c2.0; r2.0) SS2 (x1776)	Heritage Designation:	N
Height Limit (m):	14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 1,185 **Frontage (m):** 39 **Depth (m):** 27

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			922	922
Residential GFA (sq m):			6,835	6,835
Non-Residential GFA (sq m):	1,163		1,310	1,310
Total GFA (sq m):	1,163		8,145	8,145
Height - Storeys:	2		12	12
Height - Metres:			44	44

Lot Coverage Ratio (%): 77.85 **Floor Space Index:** 6.88

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	6,786	49

Retail GFA: 558
 Office GFA: 752
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			28	28
Other:				
Total Units:			28	28

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:				4	24
Total Units:				4	24

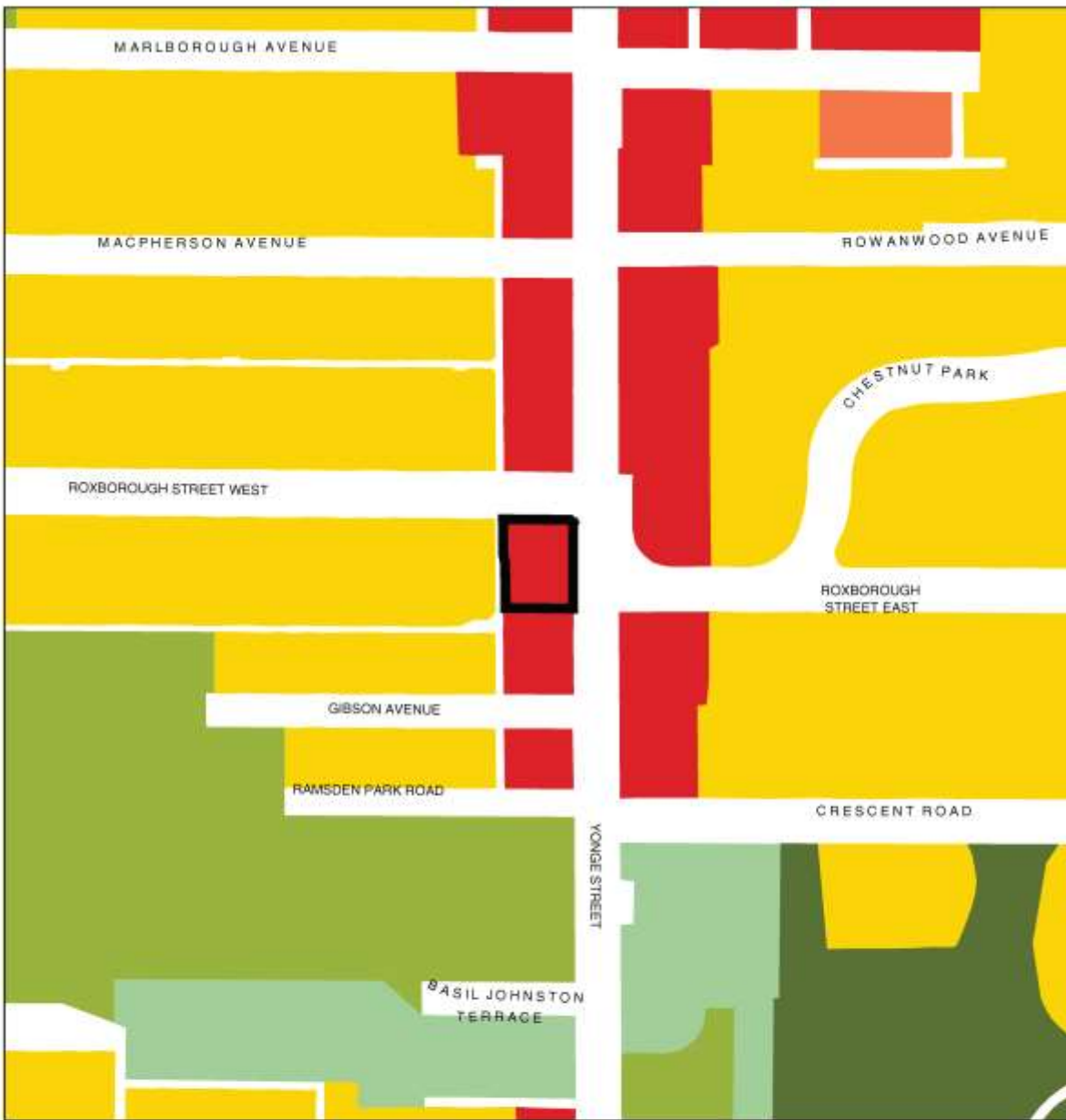
Parking and Loading

Parking Spaces:	64	Bicycle Parking Spaces:	43	Loading Docks:	1
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CONTACT:

Chris Pereira, Planner
 416-338-7418
 Chris.Pereira@toronto.ca

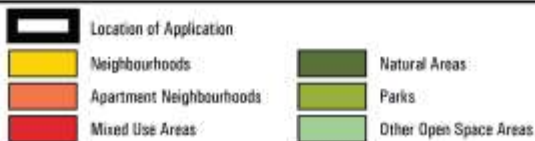
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

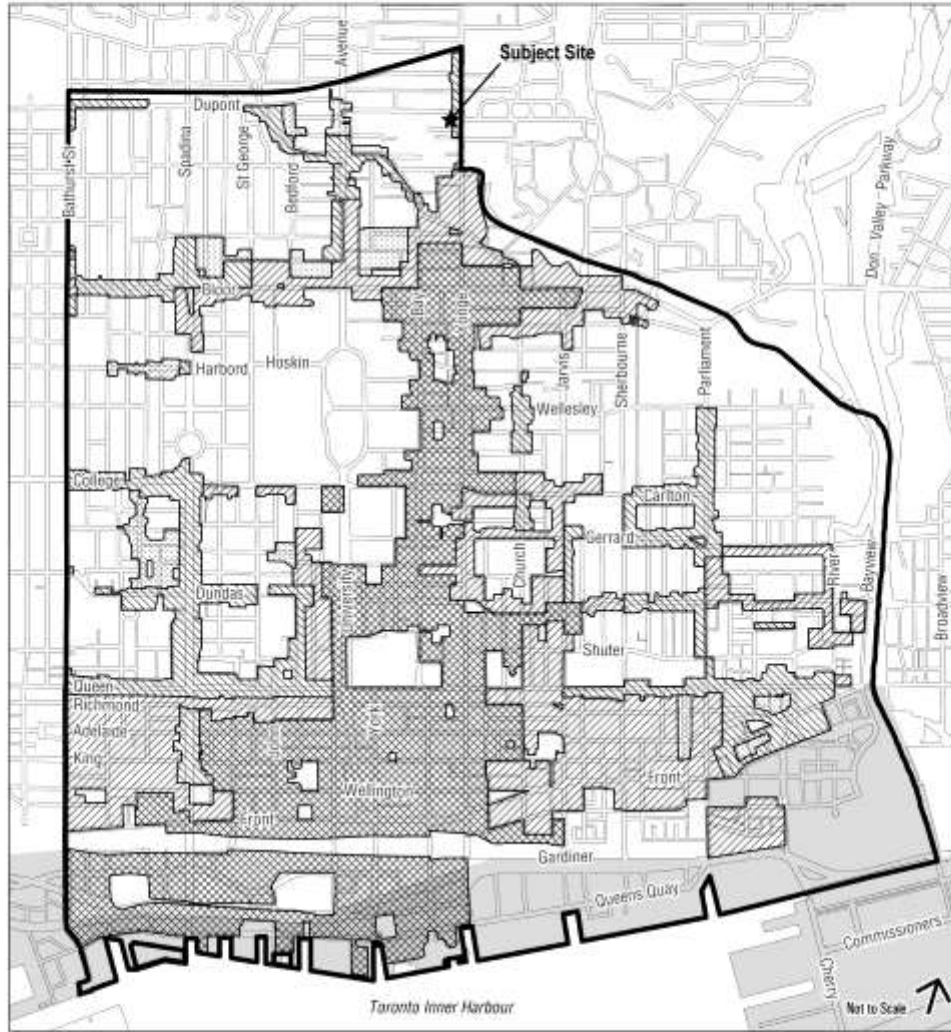
1080-1088 Yonge Street

File # 22 154014 STE 11 02




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Attachment 4: Downtown Plan Mixed Use Areas Map



Downtown Plan
MAP 41-3 Mixed Use Areas

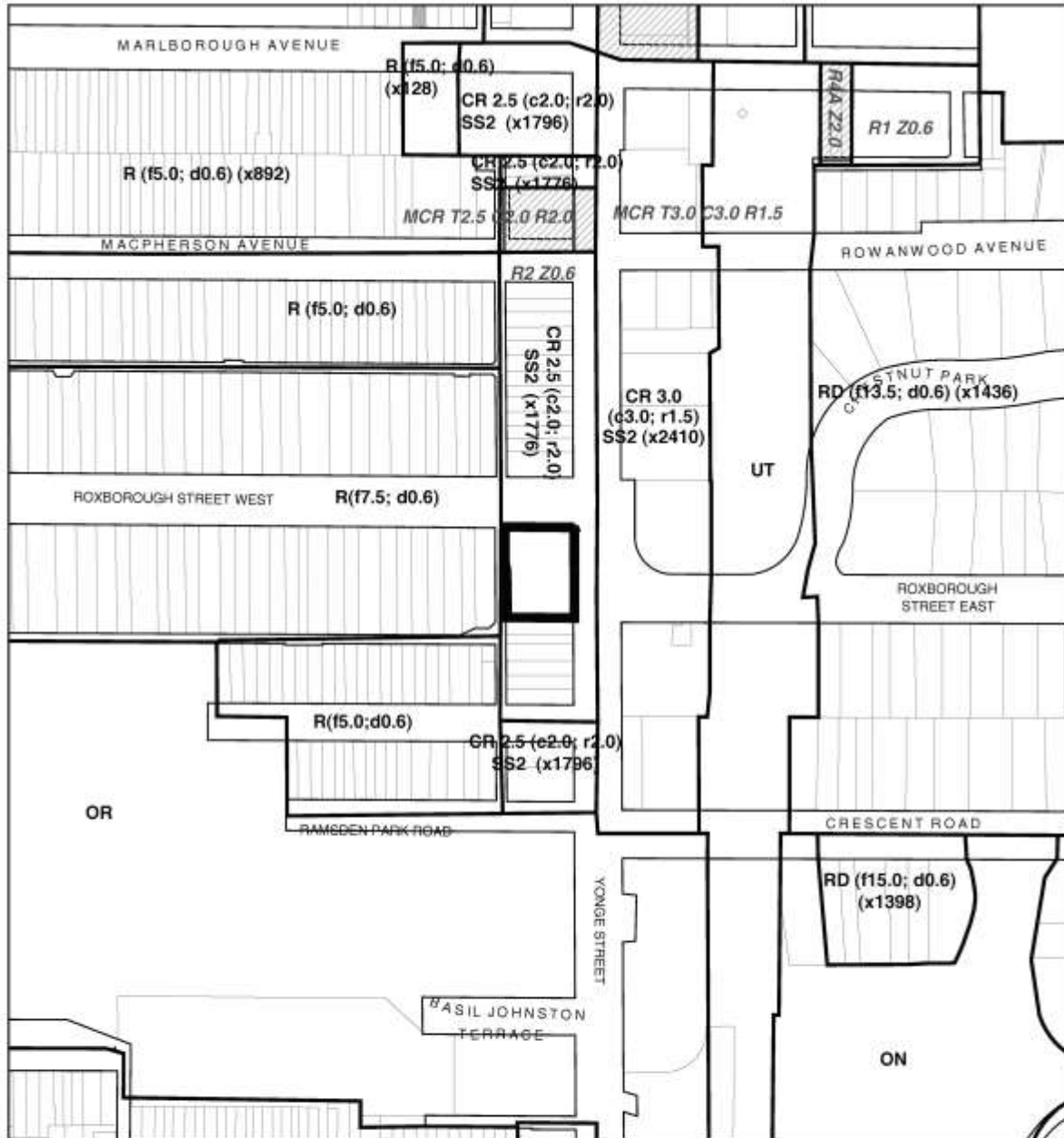
- Downtown Plan Boundary
- Mixed Use Areas 1 - Growth
- Mixed Use Areas 2 - Intermediate
- Mixed Use Areas 3 - Main Street
- Mixed Use Areas 4 - Local
- Control Waterfront Secondary Plan
- Subject Site

Attachment 5: SASP 211 Map 1



★ Location of Application

Attachment 6: Existing Zoning By-law Map



Zoning By-law 569-2013

1080-1088 Yonge Street

File # 22 154014 STE 11 0Z

-  Location of Application
- R** Residential
- RD** Residential Detached
- CR** Commercial Residential
- ON** Open Space Natural
- OR** Open Space Recreation
- UT** Utility and Transportation

-  See Former City of Toronto By-law No. 438-88
- R2** Residential District
- MCR** Mixed-Use District


 Not to Scale
 Extracted: 06/06/2022

Attachment 7: Draft Official Plan Amendment

CITY OF TORONTO
Bill XXX
BY-LAW ###-2023

To adopt an Amendment to the Official Plan of the City of Toronto with respect to lands municipally known as 1080, 1082, 1084, 1084, 1086 and 1088 Yonge Street

WHEREAS authority is given to Council by Section 17 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS the 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 No. 671 to the Official Plan is hereby adopted pursuant to the Planning Act, R.S.O. 1990, c P.13, as amended.

Enacted and passed on [month day, year]

Frances Nunziata, John D. Elvidge,
Speaker City Clerk

(Corporate Seal)

AMENDMENT NO. 671 TO THE OFFICIAL PLAN

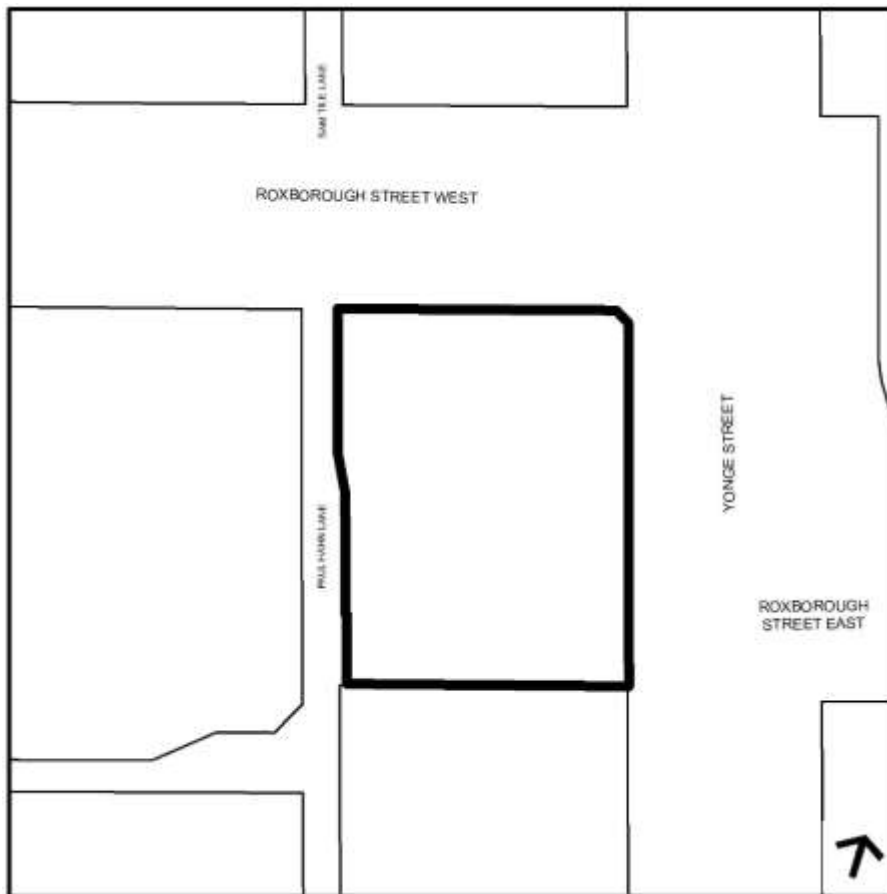
LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS 1080, 1082, 1084, 1084, 1086 and 1088 YONGE STREET

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 849 for the lands known municipally in 2022 as 1080, 1082, 1084, 1084, 1086 and 1088 Yonge Street as follows:

849. Lands known municipally in 2022 as 1080, 1082, 1084, 1084, 1086 and 1088 Yonge Street

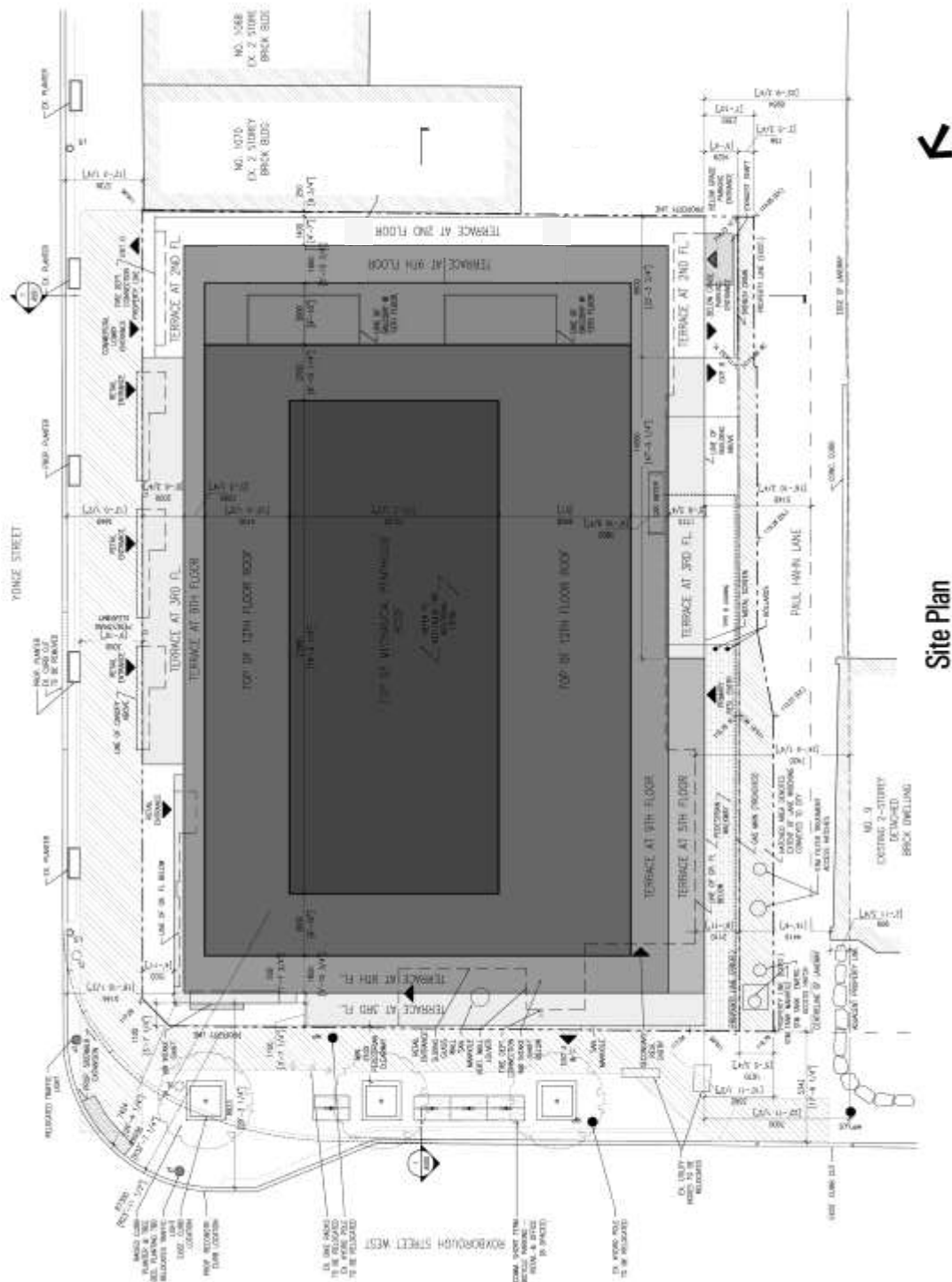
(a) On the lands outlined in black below, a mixed-use building generally 12-storeys in height is permitted.



2. Chapter 7, Map 28, Site and Area Specific Policies, is revised to add the lands known municipally in 2022 as 1080, 1082, 1084, 1084, 1086 and 1088 Yonge Street shown on the map above as Site and Area Specific Policy No. 849.

Attachment 8: Draft Zoning By-law Amendment

To be available prior to the June 22, 2023 Toronto and East York Community Council Meeting.



Site Plan

Attachment 10: 3D Model of Proposal in Context (Southeast)



Attachment 11: 3D Model of Proposal in Context (Northwest)

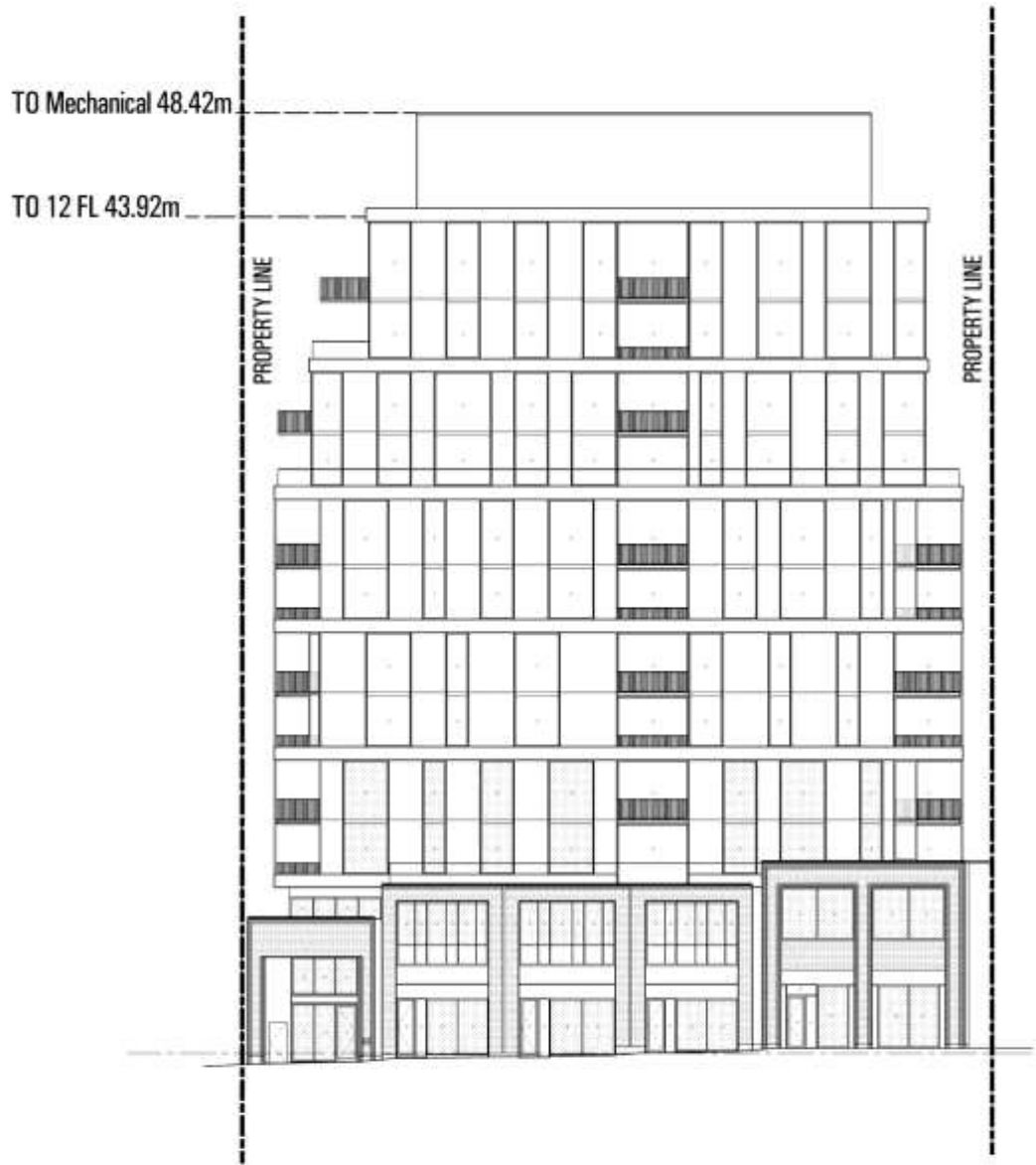


View of Applicant's Proposal Looking Northwest



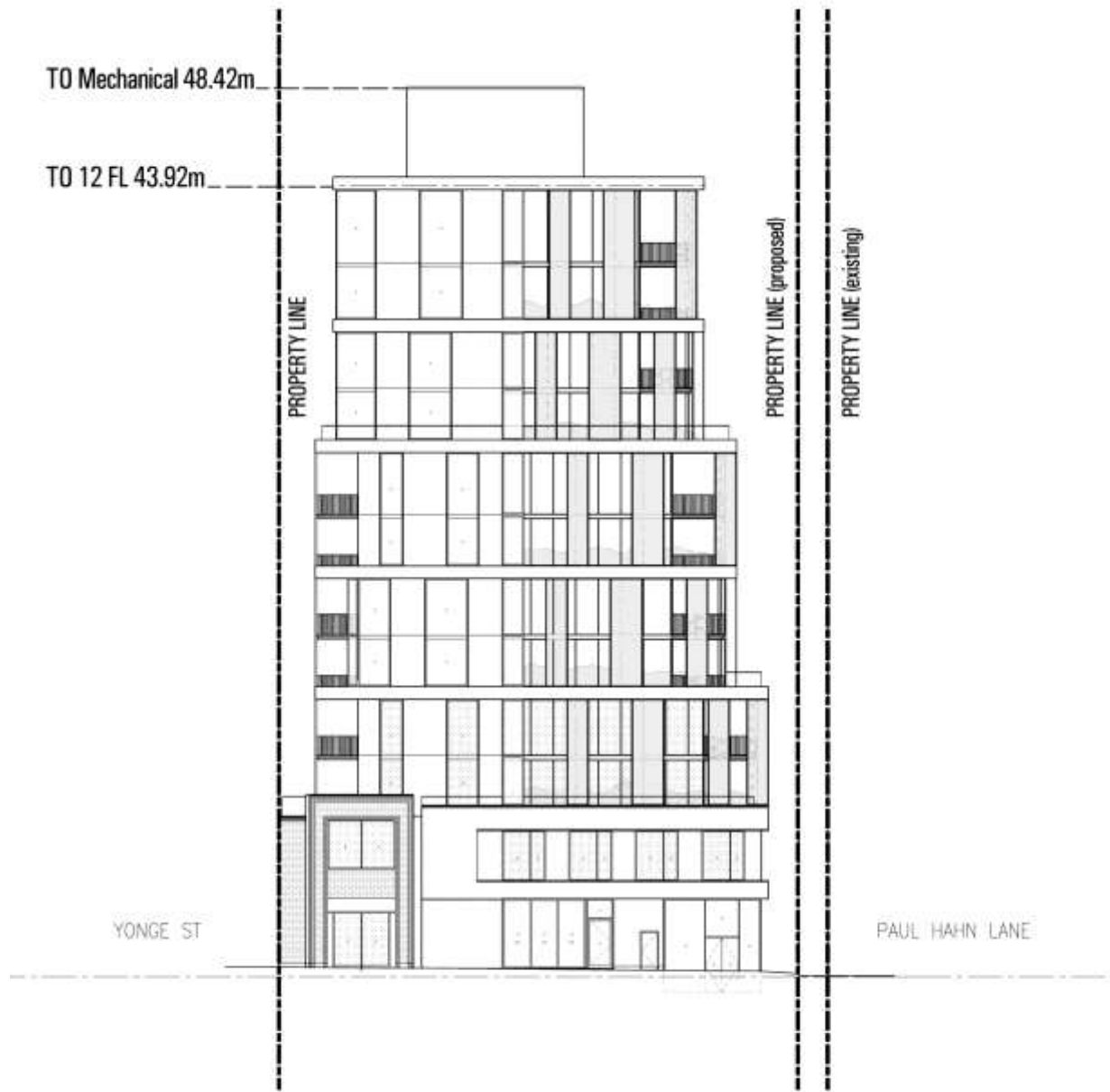
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Attachment 12: East Elevation



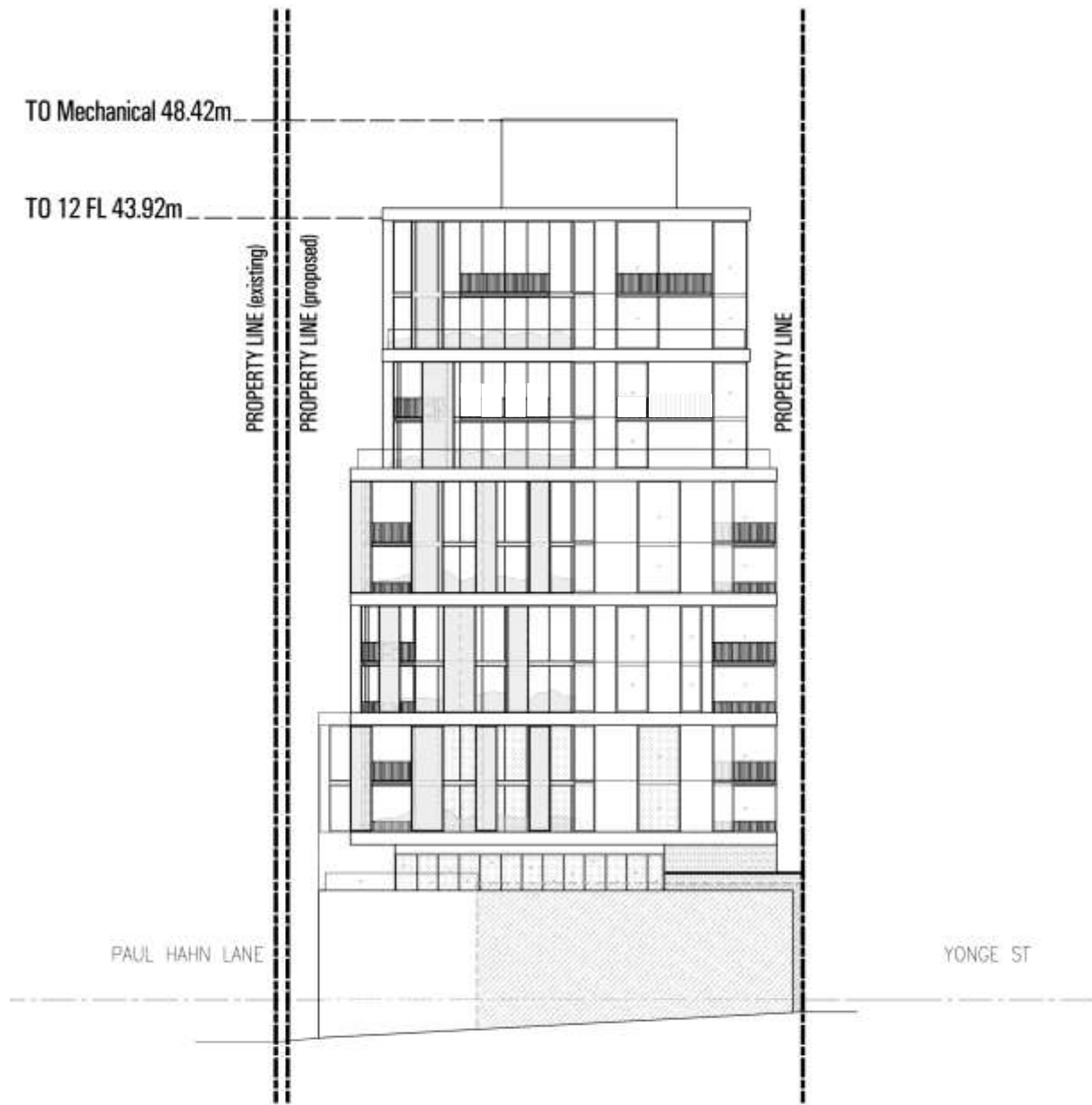
East Elevation

Attachment 13: North Elevation



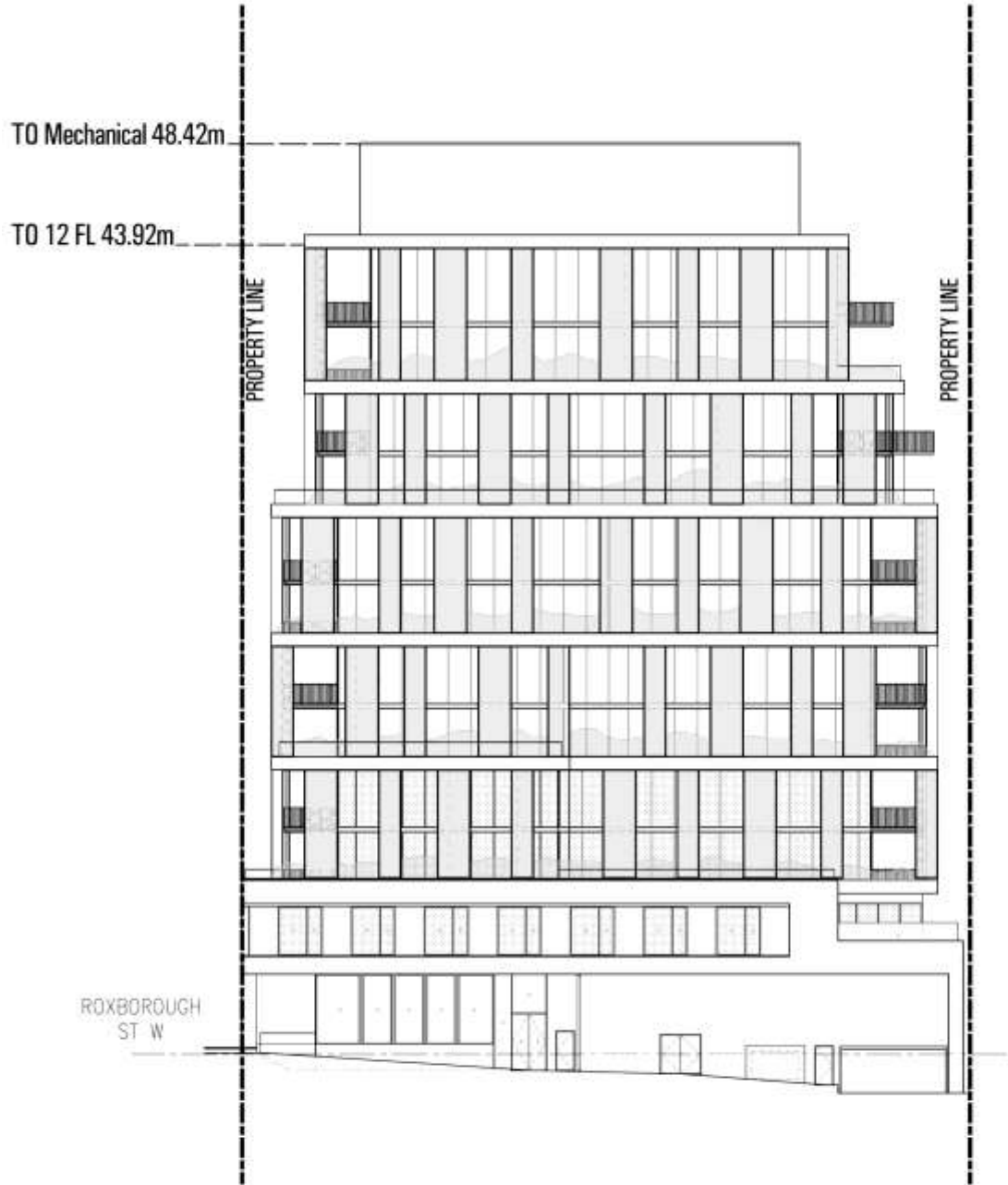
North Elevation

Attachment 14: South Elevation

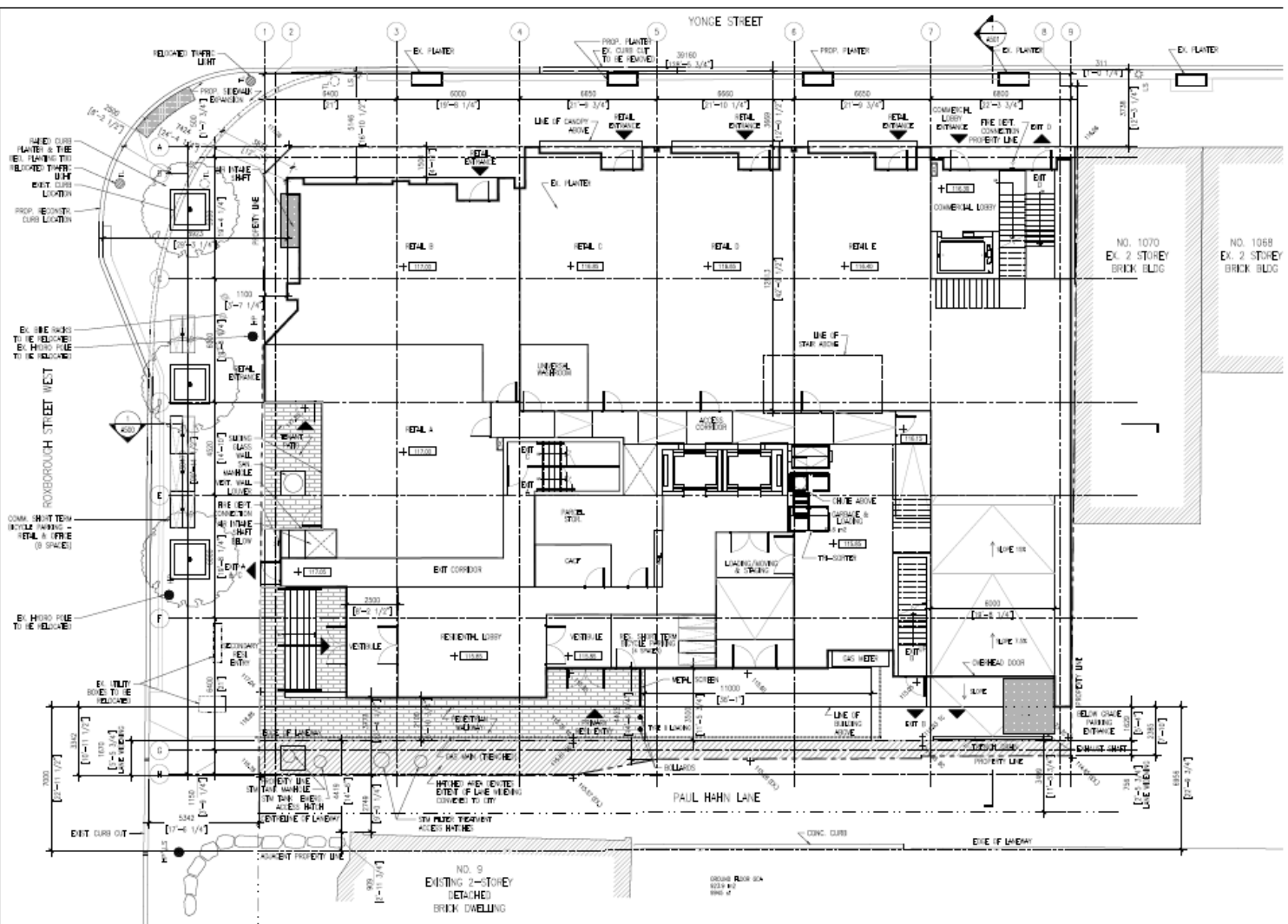


South Elevation

Attachment 15: West Elevation



West Elevation



1 Ground Floor Plan
 A331 SCALE: 1:125