

475 Yonge Street – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: September 29, 2023

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 21 214165 STE 13 OZ

Related Applications: 21 214174 STE 13 SA, 21 227989 STE 13 SB, 23 136504 STE 13 CO

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit two mixed-use buildings with heights of 75 and 78 storeys (238.5 and 247.3 metres, inclusive of the mechanical penthouse), containing 1,791 dwelling units, 564 square metres of non-residential uses on the first floor, and 596 square metres of community space on the first and second floor. The proposal includes a 1,218 square metre park on the east side of the site linked to a privately owned publicly-accessible open space, approximately 653 square metres, between the two buildings fronting onto Yonge Street.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 475 Yonge Street substantially in accordance with the draft Official Plan Amendment included as Attachment 8 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 and Zoning By-law 1473-2017, as amended and as applicable, for the lands at 475 Yonge Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 9 to this report.
3. City Council repeal Zoning By-law 1472-2017 for the lands at 475 Yonge Street.

4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

5. City Council approve that in accordance with Section 42 of the *Planning Act*, the owner shall convey to the City, an on-site parkland dedication, having a minimum size of 604 square metres, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.

6. City Council approve the acceptance of the on-site park, having a minimum size of 1,218 square metres, subject to the owner transferring the park to the City free and clear, above and below grade, of all easements, encumbrances and encroachments, in an acceptable environmental condition; the owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the General Manager, Parks, Forestry and Recreation, in consultation with the City Solicitor; and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the General Manager, Parks, Forestry and Recreation and the Executive Director, Corporate Real Estate Management.

7. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry and Recreation; the development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks, Forestry and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

8. City Council authorize the City to enter into an Agreement pursuant to Section 37 of the *Planning Act* to amend the existing Section 37 Agreement for the lands at 475 Yonge Street (Instrument Number AT4902529) to secure the following community benefits:

a. the owner shall convey to the City, for nominal consideration and at no cost to the City, a minimum of 1,218 square metres of land located on-site at 475 Yonge Street for public parkland purposes, of which 604 square metres shall represent the full parkland dedication requirement pursuant to Section 42 of the *Planning Act* for the development on the site and 614 square metres shall constitute an over-dedication of land, subject to the following:

i. prior to the first above grade building permit for the first building to be constructed on the site, the owner shall convey to the City a minimum of 916 square metres, consisting of the full parkland dedication requirement and 312 square metres of the 614 square metres over-dedication of land, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor;

ii. prior to the first above grade building permit for the second building to be constructed on the site, the owner shall convey to the City a minimum of 302 square metres, consisting of the balance of the over-dedication of land, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor; and

iii. the owner, any related company, or owner of benefitting development land(s), with the approval of the owner and of City Council, may elect to use up to 302 square metres of the over-dedication of land as credit for the purpose of fulfilling (or partially fulfilling) parkland dedication requirements in relation to other benefitting development land(s), provided that the over-dedication lands are a good physical substitution for any on-site dedication and the value of the over-dedication credit is at least equal to the value of the on-site dedication that would otherwise be required. Any benefitting development land(s), which may include 214-230 Sherbourne Street, 595 Bay Street and 306 Yonge Street, 135 Isabella Street, and 646-664 Yonge Street and 2-4 Irwin Avenue, must be located within 2 kilometres of 475 Yonge Street and within the same Ward, with the terms of any credit to be secured in the Section 37 Agreement, to the satisfaction of Chief Planner and Executive Director, City Planning, the General Manager, Parks, Forestry and Recreation, and the City Solicitor. In the event that the issuance of the first above grade building permit for the benefitting development land(s) occurs before the conveyance described in Part 8.a.ii. above, the owner of the benefitting development land(s) or the owner of 475 Yonge Street shall be required to provide the City with a Letter of Credit, in the City's standard form and in an amount satisfactory to the General Manager, Parks, Forestry and Recreation, which will be increased in accordance with the Statistics Canada Non-Residential Construction Price Index for the Toronto Census Metropolitan Area, as reported quarterly by Statistics Canada Table 18-10-0135-01 (formerly CANSIM 327-0058), or its successor, two years from the date it is received by the City and increased on each succeeding anniversary date by the amount of the Construction Price Index for the previous year, all to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor. If the conveyance described in Part 8.a.ii. above has not occurred within six years from the date the Letter of Credit is received by the City, the City may draw upon the Letter of Credit for cash-in-lieu of parkland in fulfilment of the parkland dedication requirements for the benefitting development land(s). The owner of 475 Yonge Street's obligation to convey the 302 square metres of over-dedication to the City prior to the first above grade building permit for the second building to be constructed on the 475 Yonge Street site shall remain, even in the event that the Letter of Credit has been drawn on.

b. prior to the earlier of condominium registration or first residential use of any residential unit on the site, the owner shall design, construct, and convey to the City, in an acceptable environmental condition, for nominal consideration and at no cost to the City, a minimum 596 square metres of community space located on the first and second floors of Building B, subject to the following:

i. the community space shall be delivered to the City in accordance with the City's Community Space Tenancy Policy and finished to Base Building Condition, with the terms and specifications to be secured in the Section 37 Agreement, to the satisfaction of the Executive Director, Corporate Real Estate Management, the Executive Director, Social Development, Finance and Administration, the Chief Planner and Executive Director, City Planning and the City Solicitor;

ii. prior to the issuance of the first above grade building permit for the development, the owner shall provide a letter of credit in the amount sufficient to guarantee 120 percent of the estimated cost of the design, construction, and conveyance of the community space complying with the specifications and requirements of the Section 37 Agreement, to the satisfaction of the Executive Director, Corporate Real Estate Management, the Executive Director, Social Development, Finance and Administration, the Chief Planner and Executive Director, City Planning and the City Solicitor;

iii. concurrent with or prior to the conveyance of the community space to the City, the owner and the City shall enter into, and register on title to the appropriate lands, an Easement and Cost Sharing Agreement for nominal consideration and at no cost to the City, that is in a form satisfactory to the City Solicitor; the Easement and Cost Sharing Agreement shall address and/or provide for the integrated support, use, operation, maintenance, repair, replacement, and reconstruction of certain shared facilities, and the sharing of costs, in respect thereof, of portions of the subject lands to be owned by the City and the owner as they pertain to the community space;

iv. the City may elect to accept a cash contribution of \$6,000,000.00, in lieu of the community space, to be allocated toward capital projects in the vicinity of the site in conformity with the City's Official Plan, with such election to occur prior to the issuance of Notice of Approval Conditions for the Site Plan Control application and with payment required prior to the issuance of the first above grade building permit, all to the satisfaction of the Executive Director, Corporate Real Estate Management, the Executive Director, Social Development, Finance and Administration, and the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor; and

v. the financial contribution pursuant to Part 8.b.iv. above shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for Toronto, calculated from the date City Council adopts the zoning by-law amendment(s) to the date of payment.

9. City Council authorize the City to secure the following legal conveniences to support development in the amended Section 37 Agreement:

a. the owner shall construct and maintain a minimum of 653 square metres of privately owned publicly-accessible space (POPS) located at the ground level between Buildings A and B (with underground garage and utilities below), extending between the Yonge Street frontage and the on-site park, with specific configuration and design and timing for the delivery of the POPS to be determined in the context of Site Plan approval (which will include consideration for delivering the POPS in phases and permitting construction staging prior to public access), all to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor;

b. prior to final Site Plan approval, the owner shall prepare all documents and convey, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, for nominal consideration, a public access easement, including support rights, in perpetuity in favour of the City over the POPS; and

c. the following matters are to be delivered or secured through the Site Plan Control application:

i. the owner shall prepare all documents and convey a Pedestrian Clearway Easement to the City to secure a 3.7-metre wide pedestrian clearway along Yonge Street, to a minimum height of 3.0 metres above the finished grade, together with rights of support, such lands to be free and clear of all other physical obstructions and encumbrances, and subject to a right-of-way for access and construction purposes in favour of the Grantor until such time as said lands have been laid out and dedicated for public pedestrian clearway purposes, all to the satisfaction of the Chief Engineer and Executive Director, Engineering & Construction Services and the City Solicitor;

ii. the owner shall submit comprehensive Construction Management Plans for each stage of the construction process; these plans must illustrate the location of employee and trades parking, heavy truck access points, material storage, construction site fencing and overhead cranes, and any other matters requested by the General Manager, Transportation Services or the Ward Councillor; and

iii. The owner shall provide and maintain the following Transportation Demand Management (TDM) measures on-site:

1. One (1) annual bike-share membership per unit, offered for the first year of occupancy;

2. One (1) annual car-share membership per unit, offered for the first year of occupancy;

3. One (1) Presto card per unit, preloaded with the value of a TTC monthly pass, offered for the first year of occupancy;

4. A minimum of one (1) bike repair station in each building (total two [2] bike repair stations).

10. Before introducing the necessary Bills to City Council for enactment, require the owner to:

a. submit a Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and

b. enter into one or more agreements with the City requiring the owner, at no cost to the City, to complete any upgrades or required improvements to the existing municipal infrastructure and/or new municipal infrastructure to support the development, to the satisfaction of the General Manager, Transportation Services and the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements or upgrades and/or new infrastructure are required to support the development.

11. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the amending Section 37 Agreement, and any other necessary agreement(s).

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

On November 7, 2017, City Council approved a Zoning By-law Amendment application to permit the construction of a new mixed-use development on the site, consisting of 48- and 58-storey towers connected by a 4- to 9-storey base building. A cash contribution and a stratified on-site parkland dedication of 908 square metres were secured in a Section 37 Agreement (Instrument Number AT4902529). Site-specific Zoning By-laws 1472-2017 and 1473-2017 implement the approved redevelopment and were enacted on December 8, 2017. The City Council decision is available here:

<https://secure.toronto.ca/council/agenda-item.do?item=2017.TE27.6>

A Preliminary Report on the current applications was adopted by Toronto and East York Community Council on January 6, 2022. The Toronto and East York Community Council decision is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2022.TE30.13>

THE SITE

Description: The site is located on the east side of Yonge Street, between Wood Street and Alexander Street. The site is generally rectangular in shape with a frontage of 79 metres on Yonge Street and 76 metres on Wood Street and Alexander Street. The site has an area of 6,044 square metres.

Existing Uses: A 9- and 16-storey hotel with ground floor retail.

THE APPLICATION

Description: Two mixed-use buildings with heights of 75 and 78 storeys (238.5 and 247.3 metres, inclusive of the mechanical penthouse), referred to as Buildings A and B, respectively. The buildings are designed to function independently and may be developed in two phases.

Density: The floor space index is 20.4 times the area of the lot.

Dwelling Units: A total of 1,791 dwelling units. A minimum of 15% of the total number of units will be two-bedroom units, a minimum of 10% will be three-bedroom units, and an additional 15% will be a combination of two- and three-bedroom units or units that can be converted to two- and three-bedroom units through the use of accessible or adaptable design measures.

Amenity Space: A total of 2.7 square metres of amenity space per dwelling unit in each building, consisting of 2.0 square metres of indoor amenity space and 0.7 square metres of outdoor amenity space.

Non-Residential: A total of 564 square metres of ground floor retail and 596 square metres of community space on the first and second floor of Building B.

Access, Parking, and Loading: Vehicular access to Building A will be from Alexander Street and access to Building B will be from Wood Street. A total of four parking spaces are proposed for visitors (two in each building), of which two parking spaces will be accessible parking spaces (one in each building). No parking spaces are proposed for residents. Four loading spaces are proposed (two in each building). A total of 1,992 bicycle parking spaces are proposed.

Parkland and Privately Owned Publicly-Accessible Space: The proposal includes a 1,218 square metre park and approximately 653 square metres of privately owned publicly-accessible space.

Additional Information: See Attachment 1 to this report for the application data sheet, Attachment 2 for the location map, Attachment 10 for the site plan, Attachment 11 for three-dimensional representations of the proposal in context, and Attachment 12 for

elevations. 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/475YongeSt

Reasons for Application: The Official Plan Amendment is required to amend the Site and Area Specific Policy to permit the proposed tower heights and street wall heights within the Yonge Street Character Area and to amend the times when the development may not cast net new shadow on Dr. Lillian McGregor Park. The Official Plan Amendment will also redesignate the area of the park to Parks.

The Zoning By-law Amendment is required to vary the performance standards that were previously approved in 2017, including maximum building height, maximum gross floor area, minimum dwelling unit mix, minimum amenity space, maximum projections and encroachments, and minimum parking and loading requirements. The Zoning By-law Amendment will also rezone the area of the park to Open Space.

Site Plan Control: A Site Plan Control application was submitted on September 17, 2021 and is under review.

Draft Plan of Subdivision: A Draft Plan of Subdivision application was submitted on October 20, 2021 to create three development blocks containing the two buildings and the park. The application is under review.

Consent to Sever: An application for Consent to Sever was submitted on April 25, 2023 to divide the land into two parcels, each containing two development blocks for one of the buildings and half of the park. The application is under review.

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 located within the Downtown and Central Waterfront Area on Map 2 of the Official Plan. The site is designated Mixed Use Areas on Map 18 of the Official Plan. See Attachment 3 of this report for the Official Plan Land Use Map.

Downtown Secondary Plan: The Downtown Plan identifies the site as Mixed Use Areas 1 on Map 41-3. See Attachment 4 of this report for the Downtown Plan Mixed Use Areas.

North Downtown Yonge Site and Area Specific Policy No. 382: The site is located within the Yonge Street Character Area and the Height Transition Area on Maps 1 and 2 of Site and Area Specific Policy (SASP) 382. See Attachments 5 and 6 of this report for the Character Area Map and the Height Area Map.

SASP 382 was adopted by Council in November 2013 and subsequently appealed to the Ontario Municipal Board (OMB). Parts of the SASP were approved by the OMB in

August 2017 and are in full force and effect, including many area-wide policies. The policies related to the Historic Yonge Street Heritage Conservation District and the Yonge Street Character Area, remain under appeal and will be addressed through a future hearing. As a condition of the previous approval, the applicant was required to withdraw their site-specific appeal.

Tall Building Setback Area Specific Policy (SASP) 517: SASP 517 contains performance standards for tall building setbacks and separation distances in the Downtown Secondary Plan Area.

Zoning: The site is zoned Commercial Residential CR 7.8 (c4.5; r7.8) SS1 (x126) under the City's harmonized Zoning By-law 569-2013. The zoning exception (x126) includes the height, density, setbacks and built form standards set out in site-specific Zoning By-law 1473-2017 which implements the previously-approved development proposal. See Attachment 7 of this report for the existing Zoning By-law Map.

The site is also zoned CR T7.8 C4.5 R7.8 under the former City of Toronto Zoning By-law 438-86, and is subject to site-specific Zoning By-law 1472-1017 which includes comparable provisions to Zoning By-laws 569-2013 and 1473-2017.

Heritage: The site is designated under Part V of the Ontario Heritage Act as part of the Historic Yonge Street Heritage Conservation District (By-law 235-2016), which remains under appeal. The site is identified as a non-contributing property.

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

- Tall Building Design Guidelines;
- Downtown Tall Buildings: Vision and Supplementary Design Guidelines;
- North Downtown Yonge Urban Design Guidelines;
- Growing Up Guidelines: Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines; and
- Retail Design Manual.

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 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 TGS. The TGS can be found here:

<https://www.toronto.ca/city-government/planningdevelopment/official-plan-guidelines/toronto-green-standard/>

COMMUNITY CONSULTATION

A Virtual Community Consultation Meeting was hosted by City staff on June 16, 2022. Approximately 18 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:

- Support for the proposed open space and community space;
- Both support and concerns about the proposed tower heights, including shadow impacts on Dr. Lillian McGregor Park;
- Concerns about the cumulative wind impacts of new development in the area;
- Support for wide sidewalks, tree preservation, and ensuring the survival of proposed trees;
- Comment about the design of the building and the importance of ground level animation;
- Request for on-site commemoration of the site's history (including the Red Lion Room, a bar with significance to Toronto's 2SLGBTQI+ history, located in the basement of the Westbury Hotel during the 1950s and 1960s);
- Request for the Section 37 contribution to include affordable housing; and,
- Concerns about construction impacts, including impacts on the operation of the Buddies in Bad Times Theatre.

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 review submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application. These submissions are 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 Provincial Policy Statement (PPS) and conformity with the Growth Plan (2020). Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

Land Use

The proposed land uses conform with the Official Plan land use designation for this site.

Existing Hotel

At its meeting on January 6, 2022, Toronto and East York Community Council directed City Planning staff to strongly advocate for the full replacement of the existing hotel use and the total number of hotel rooms affected by this application, and that this direction be reflected in the Final Report.

The draft Zoning By-law Amendment recommended in this report permits hotel uses on this site. While hotel uses are not currently proposed as part of the new development, the applicant supports the permission for the hotel use on site in the event they reconsider.

Retail

Retail spaces are proposed along the Yonge Street frontage of both buildings, which meets the Downtown Plan requirement for priority retail streets.

Unit Mix

The proposed mix of unit types meets the minimum requirements in the Downtown Plan and are reflected in the draft Zoning By-law Amendment.

Built Form

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy Considerations section of this report. City Planning staff find that the proposed built form is appropriate given the existing and the planned context for the site and the surrounding area.

The buildings are set back 2.2-2.4 metres from the Yonge Street property line, resulting in a setback of more than 6 metres between the curb and the building face. The proposed base building heights of 6 storeys (27.7 metres) for Building A and 5 storeys (24.3 metres) for Building B are acceptable within the emerging streetwall context along this segment of Yonge Street north of Carlton Street. Both base buildings step down in height toward the east along Alexander Street and Wood Street resulting in base building heights of 4 storeys and 2 storeys fronting onto the future park. A minimum separation distance of 15 metres is provided between the buildings at the ground level, with a wider separation of 20 metres along the Yonge Street frontage. City Planning staff support the separation distance between the buildings at the ground level which is proposed as on-site open space.

Above the base building, the towers are set back 10 metres from Yonge Street and a minimum of 3 metres from the base building below on all other sides. A minimum separation distance of 25.5 metres is provided between the two towers on the site. Further setbacks and stepbacks are provided as part of the proposed form of the towers which step away from Yonge Street at the upper levels and include narrower floor plates as the tower rises. The towers are set back approximately 25 metres from the property line shared with the City Park Co-operative Apartments to the east. City Planning staff support the proposed setbacks and separation distances, which are consistent with the applicable policies and guidelines.

The overall building heights are also acceptable to City Planning staff given the in-force policy context for the site and the emerging context of tall buildings along Yonge Street.

The draft Official Plan Amendment adds a policy to the Yonge Street Character Area section of SASP 382 to permit the proposed tower heights and street wall heights on this site, subject to the provision of a tower setback of at least 10 metres from Yonge Street, to ensure that there is no conflict with the Yonge Street Character Area policies that remain under appeal, should they be approved in the future.

Parkland

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 measures and assesses parkland provision using the baseline of residential population against the area of parkland available across the city. The site is currently in an area with 4 to 12 square metres of parkland per person, which is below the city-wide average provision of 28 square metres of parkland per person.

The site is also within an Areas of Parkland Need per Figure 18 of the Parkland Strategy, which highlights areas where the city will focus and prioritize parks planning and acquisitions. Given the future expected growth both on the site itself and surrounding sites, a parkland deficit will be generated if no new parks are created. This anticipated parkland deficit must be addressed through the creation of a new park to serve the future population.

The proposal includes a 1,218 square metre park located on the east side of the site with a frontage of approximately 17 metres on Alexander Street and Wood Street. The park consists of a 604 square metre on-site parkland dedication and a phased 614 square metre over-dedication of land. The 604 square metre parkland dedication and 312 square metres of the over-dedication provided as a Section 37 community benefit, will be conveyed to the City prior to the first above grade building permit for the first building to be constructed on the site. The remaining over-dedication, 302 square metres, will be provided prior to the first above grade building permit for the second building to be constructed on the site and the owner may use this over-dedication of land as off-site parkland credit for the purpose of fulfilling the parkland dedication requirements for future development applications located nearby.

The 1,218 square metre park is proposed to be built out with above base park improvements using a development charge credit against the Parks and Recreation component of the Development Charges.

Privately Owned Publicly-Accessible Space

A privately owned publicly-accessible space (POPS) is proposed between Buildings A and B extending east-west from Yonge Street to the future park. City Planning staff consider the POPS to be a positive element of the proposal that provides additional open space to complement the future park and allows for a new mid-block pedestrian connection through the site.

City Planning staff recommend that the POPS be secured as a legal convenience in the amended Section 37 Agreement. Should development of the site proceed in two phases, the POPS will also be delivered in phases. The final design of the POPS, including coordination and integration with the future park, will be determined and secured as part of the Site Plan Control application.

Amenity Space

The amount of amenity space proposed is acceptable given the characteristics and constraints of this site. Detailed design of the amenity space will be reviewed and secured as part of the Site Plan Control application.

Public Realm

The public realm includes a minimum pedestrian clearway width of 3.7 metres along Yonge Street, 2.5 metres along Alexander Street, and 2.1 metres along Wood Street. The existing street trees are proposed to be retained along Yonge Street. New street trees are proposed on Wood Street along a realigned curb edge due to the removal of the on-street loading zone. Street tree planting along Alexander Street will be subject to further review as part of the Site Plan Control application.

Tree Preservation

An Arborist Report and Tree Preservation Plan were submitted in support of the application. There are twelve City-owned trees located adjacent to the site within the Yonge Street and Alexander Street right-of-ways and seven are proposed for removal to accommodate the proposed development. Urban Forestry staff have reviewed the submitted materials and do not support the proposed removal of the trees. Opportunities for tree planting in the Alexander Street right-of-way must be explored further as part of the Site Plan Control application.

Shadow Impact

A Shadow Study was submitted in support of the application which shows the proposal casting new shadows on Dr. Lillian McGregor Park at 10:18 a.m. on March 21st and September 21st and 11:18 a.m. on March 21st, contrary to Policy 6.2.9 of SASP 382, which states that development will not cast any new net shadow on Dr. Lillian McGregor Park for a period of 6 hours generally between the hours of 10:00 a.m. to 4:00 p.m. on March 21st and September 21st.

City Planning staff finds the incremental shadow impact generated by the proposal to be acceptable. The draft Official Plan Amendment amends the times when the development may not cast net new shadow on Dr. Lillian McGregor Park to be between the hours of 11:30 a.m. to 4:00 p.m. on March 21st and September 21st.

Wind Impact

A Pedestrian Level Wind Study was submitted in support of the application. The study indicates that with the addition of the proposed development on the site, wind speeds

on surrounding streets are predicted to be comfortable for pedestrians throughout the year. Conditions in the POPS and park areas will be also comfortable for the intended use year-round.

City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment and conclusions contained in the study. Implementation of mitigation and landscaping features, as discussed in the study, should be reviewed further as part of the Site Plan Control application.

Community Services and Facilities

The Downtown Community Services and Facilities Strategy was developed alongside the Downtown Plan to guide implementation and to ensure the necessary community services and facilities infrastructure is available to keep up with the increasing demand caused by growth in the Downtown.

In response to the community services and facilities priority needs identified in the Strategy, a community space will be provided in Building B as a Section 37 community benefit. The community space is proposed to be located on the east side of Building B, fronting onto Wood Street and the future park, and would consist of an entry area on the first floor and space on the second floor. The space would be conveyed to the City and tenanted to an eligible community agency under the City's Community Agency Tenancy policy.

Staff from City Planning, Corporate Real Estate Management, and Social Development, Finance and Administration support the inclusion of a community space as part of the proposed development, subject to the terms to be secured as part of the amended Section 37 Agreement.

Traffic Impact, Parking, Loading, and Bicycle Parking

An Urban Transportation Considerations Report was submitted in support of the original application, along with an update memo reflecting the final proposal. The report concludes that the projected site traffic will have minimal impacts on area intersections and can be accommodated on the adjacent road network. The report also concludes that the proposed parking supply is acceptable, given the site context and modern parking policy and practice.

Transportation Services staff have reviewed the Urban Transportation Considerations Report and accepts the methodology and conclusions of the submitted report related to vehicular traffic and the proposed parking supply. The general provisions of Zoning By-law 569-2013 have been applied with respect to the supply of loading spaces and bicycle parking spaces, which is acceptable.

Servicing and Stormwater Management

A Functional Servicing and Stormwater Management Report, Servicing Report Groundwater Summary, and Hydrogeological Review Report were submitted in support of the application. Engineering and Construction Services staff have reviewed the

submitted materials and have identified several outstanding items for review. A revised Functional Servicing and Stormwater Management Report must be submitted to Engineering and Construction Services for review and acceptance prior to introducing the necessary Bills to Council for enactment. Should it be determined that upgrades are required to the infrastructure to support this development, the owner must make satisfactory arrangements and enter into the appropriate agreement(s) with the City for the design and construction of any improvements to the municipal infrastructure.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features will be secured through the site-specific Zoning By-law and the Site Plan Control application. 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*.

This application amends Zoning By-law 1473-2017, which contains provisions implementing Section 37 of the *Planning Act* and provides the opportunity to amend the existing Section 37 Agreement in relation to the current proposal. The community benefits recommended to be secured in the Section 37 Agreement are identified in the recommendations in this report and would replace the community benefits previously secured in 2017.

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SIGNATURE

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Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Downtown Plan Mixed Use Areas
- Attachment 5: SASP 382 Character Area Map
- Attachment 6: SASP 382 Height Area Map
- Attachment 7: Existing Zoning By-law Map
- Attachment 8: Draft Official Plan Amendment
- Attachment 9: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 10: Site Plan
- Attachment 11: 3D Model of Proposal in Context
- Attachment 12: Elevations

Attachment 1: Application Data Sheet

Municipal Address: 475 Yonge Street **Date Received:** September 17, 2021

Application Number: 21 214165 STE 13 OZ

Application Type: Official Plan Amendment and Zoning By-law Amendment

Project Description: Two mixed-use buildings with heights of 75 and 78 storeys.

Applicant	Agent	Architect	Owner
Adam Brown	Adam Brown	BDP Quadrangle	CYM Toronto Holdings Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Downtown Plan/SASP 382
Zoning:	CR7.8 (c4.5; r7.8) SS1 PA1 (x126; x1861)	Heritage Designation:	N
Height Limit (m):	61, 190.5	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 6,044 Frontage (m): 79 Depth (m): 76

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			3,248	3,248
Residential GFA (sq m):			122,311	122,311
Non-Residential GFA (sq m):	31,534		1,160	1,160
Total GFA (sq m):	31,534		123,471	123,471
Height - Storeys:	16		78	78
Height - Metres:	53		246	246

Lot Coverage Ratio (%): 53.7 Floor Space Index: 20.4

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	121,771	540
Retail GFA:	564	
Office GFA:		

Industrial GFA:
 Institutional/Other GFA: 596

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			1,791	1,791
Other:				
Total Units:			1,791	1,791

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		750	572	276	193
Total Units:		750	572	276	193

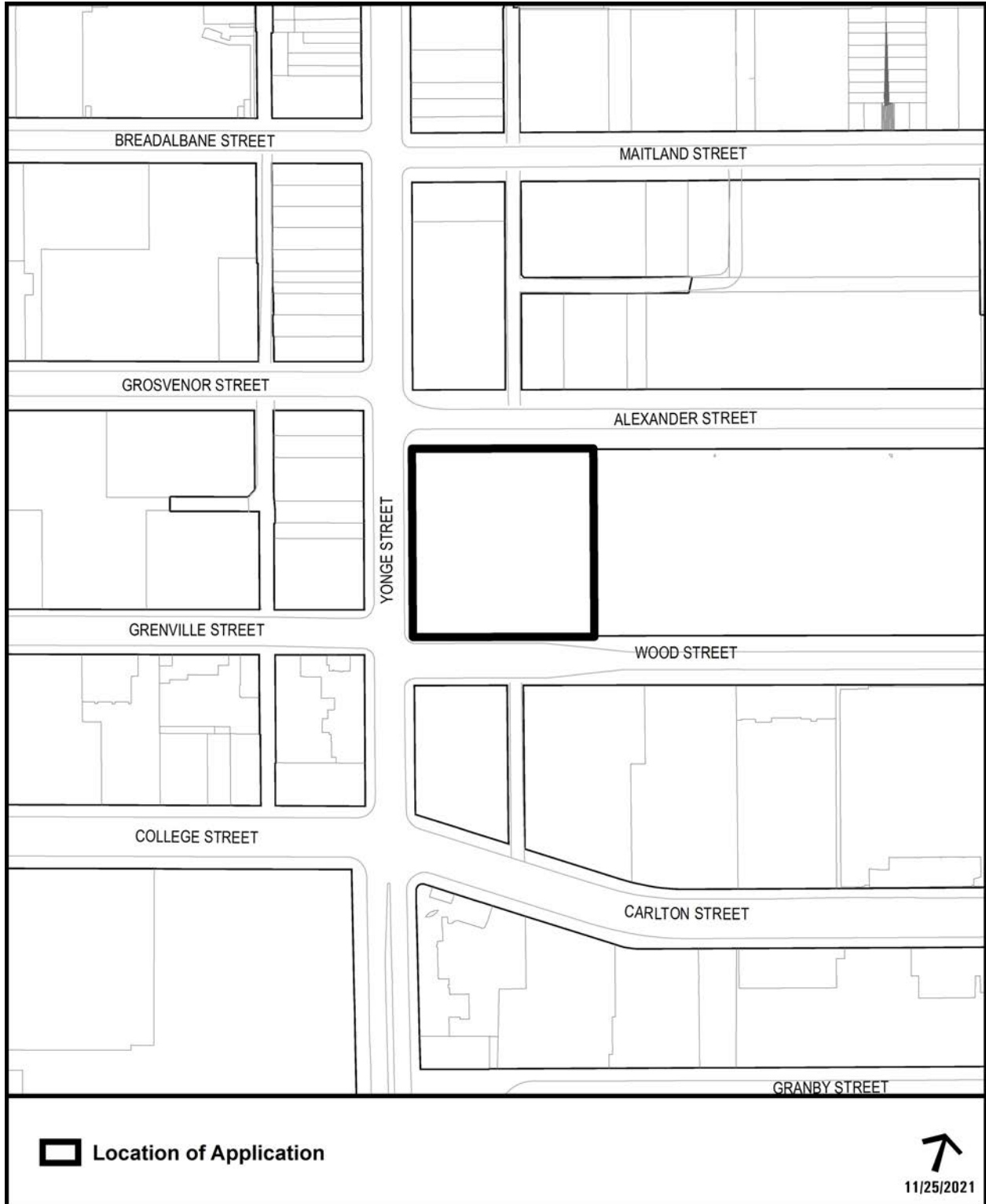
Parking and Loading

Parking Spaces: 4 Bicycle Parking Spaces: 1,992 Loading Docks: 4

CONTACT:

Katherine Bailey, Senior Planner
 (416) 397-1761
 Katherine.Bailey@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



475 Yonge St

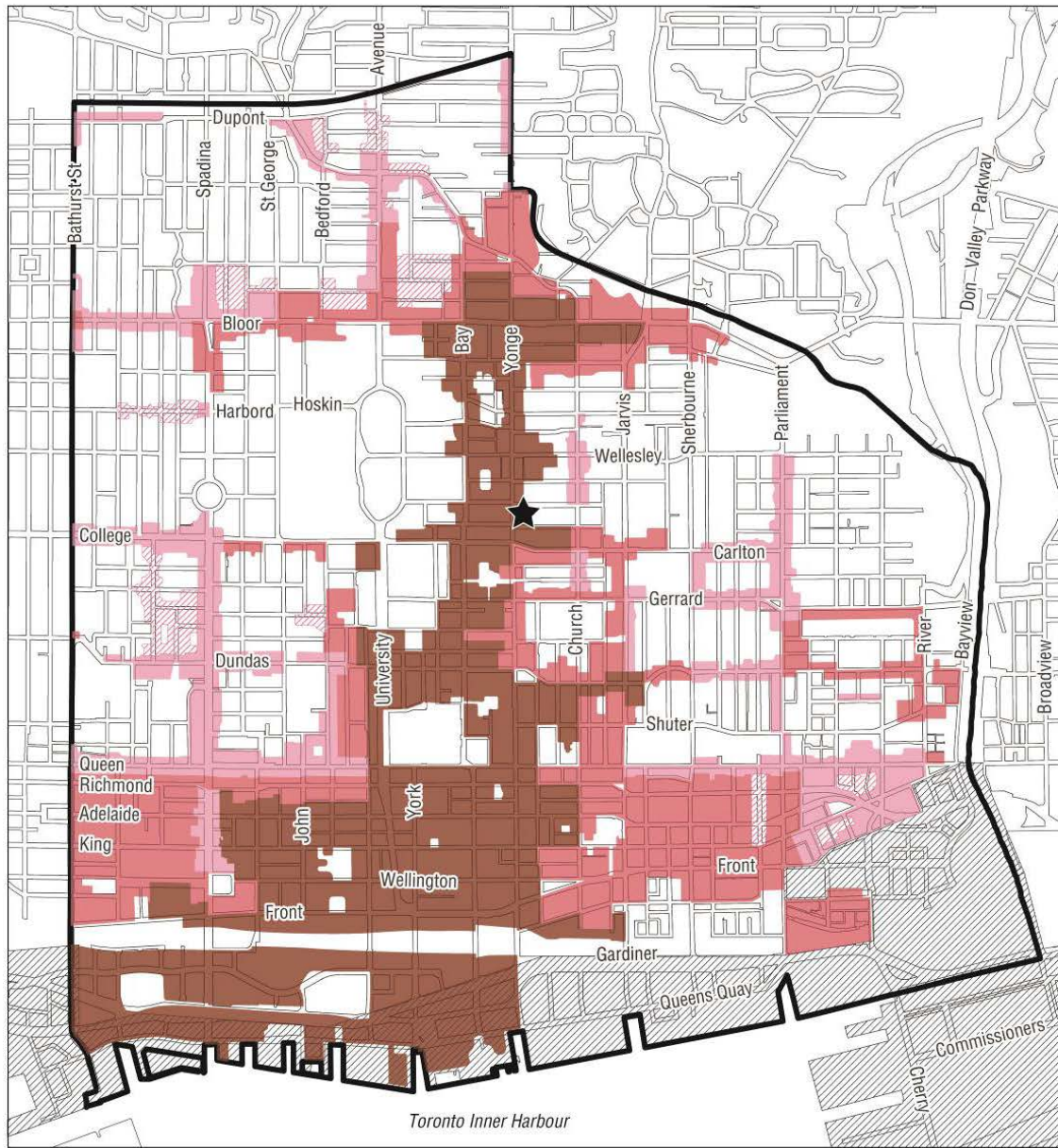
Official Plan Land Use Map #18

File # 21 214165 STE 13 0Z

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

Not to Scale
11/25/2021

Attachment 4: Downtown Plan Mixed Use Areas



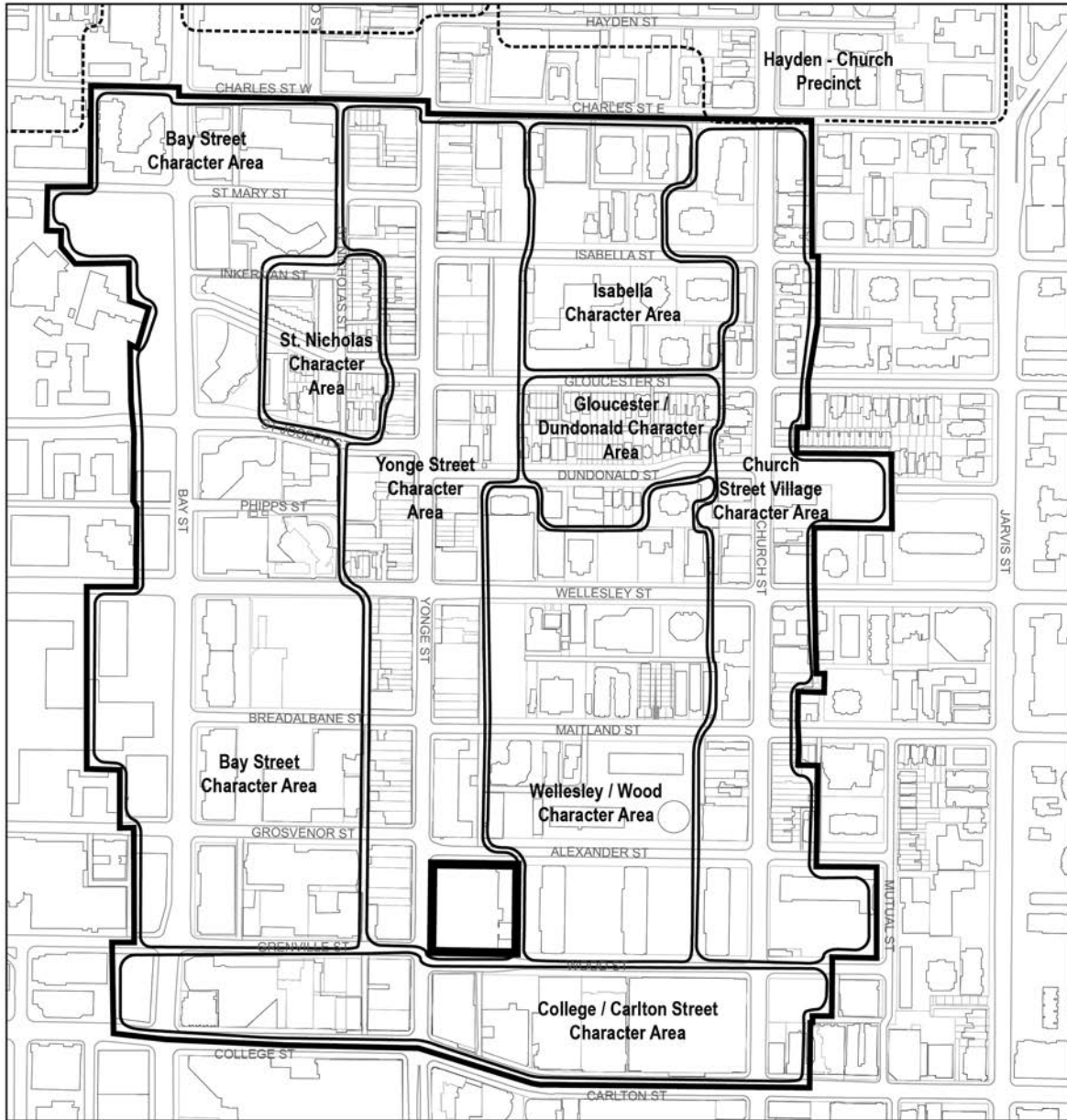
TORONTO
 Downtown Plan
 MAP 41-3 Mixed Use Areas

475 Yonge Street
 File # 21 214165 STE 13 0Z

- ★ Location of Application
- Downtown Plan Boundary
- Mixed Use Areas 1 - Growth
- Mixed Use Areas 2 - Intermediate
- Mixed Use Areas 3 - Main Street
- Mixed Use Areas 4 - Local
- Central Waterfront Secondary Plan

↑
 Not to Scale
 Extracted: 07/18/2023



Attachment 5: SASP 382 Character Area Map



Official Plan Amendment #183
Character Areas

475 Yonge Street

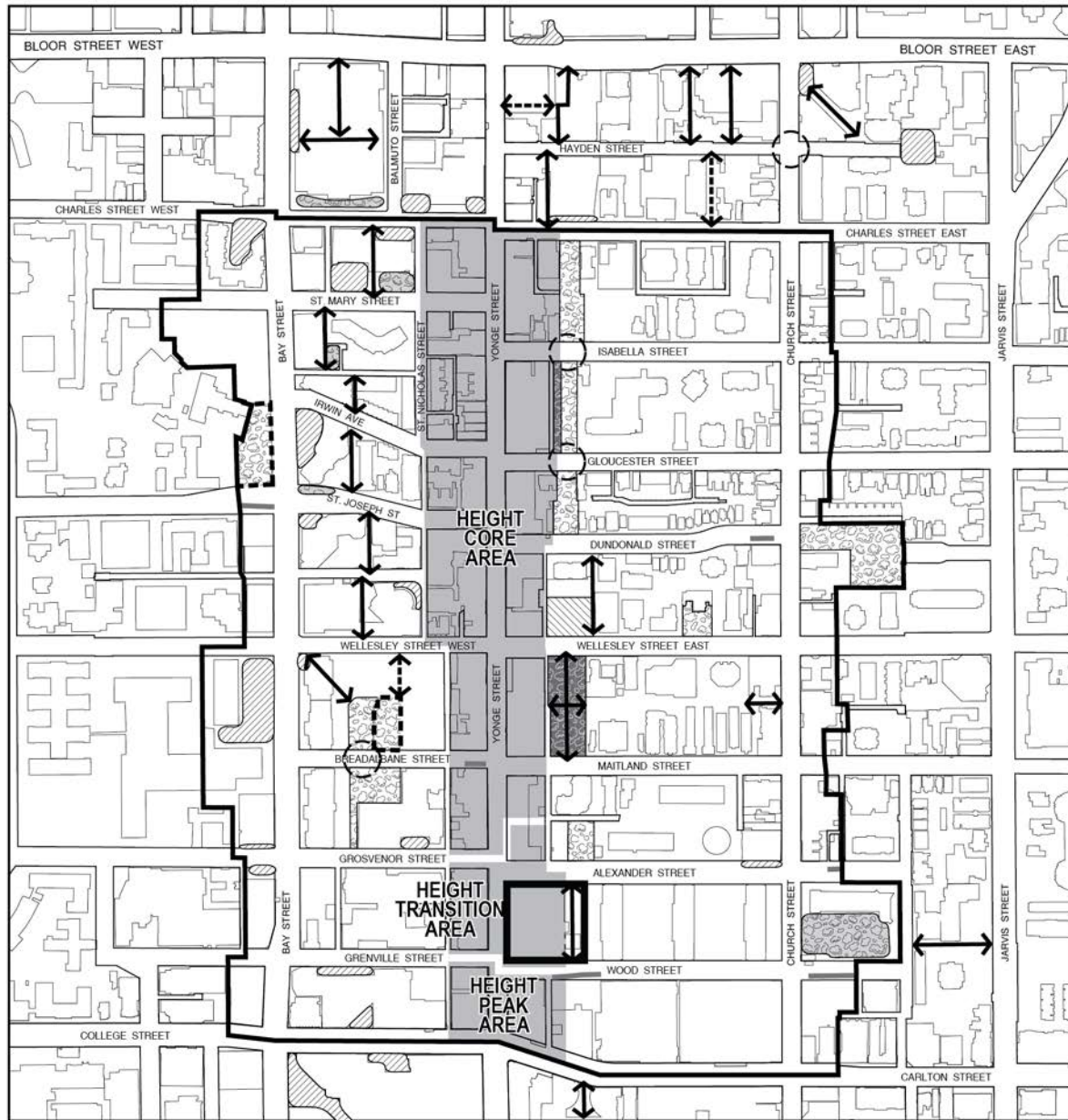
File # 21 214165 STE 13 0Z

-  Location of Application
-  Character Areas



Not to Scale
 12/01/2021

Attachment 6: SASP 382 Height Area Map



475 Yonge Street

Official Plan Amendment #183
Open Space Network and Height Areas

Location of Application

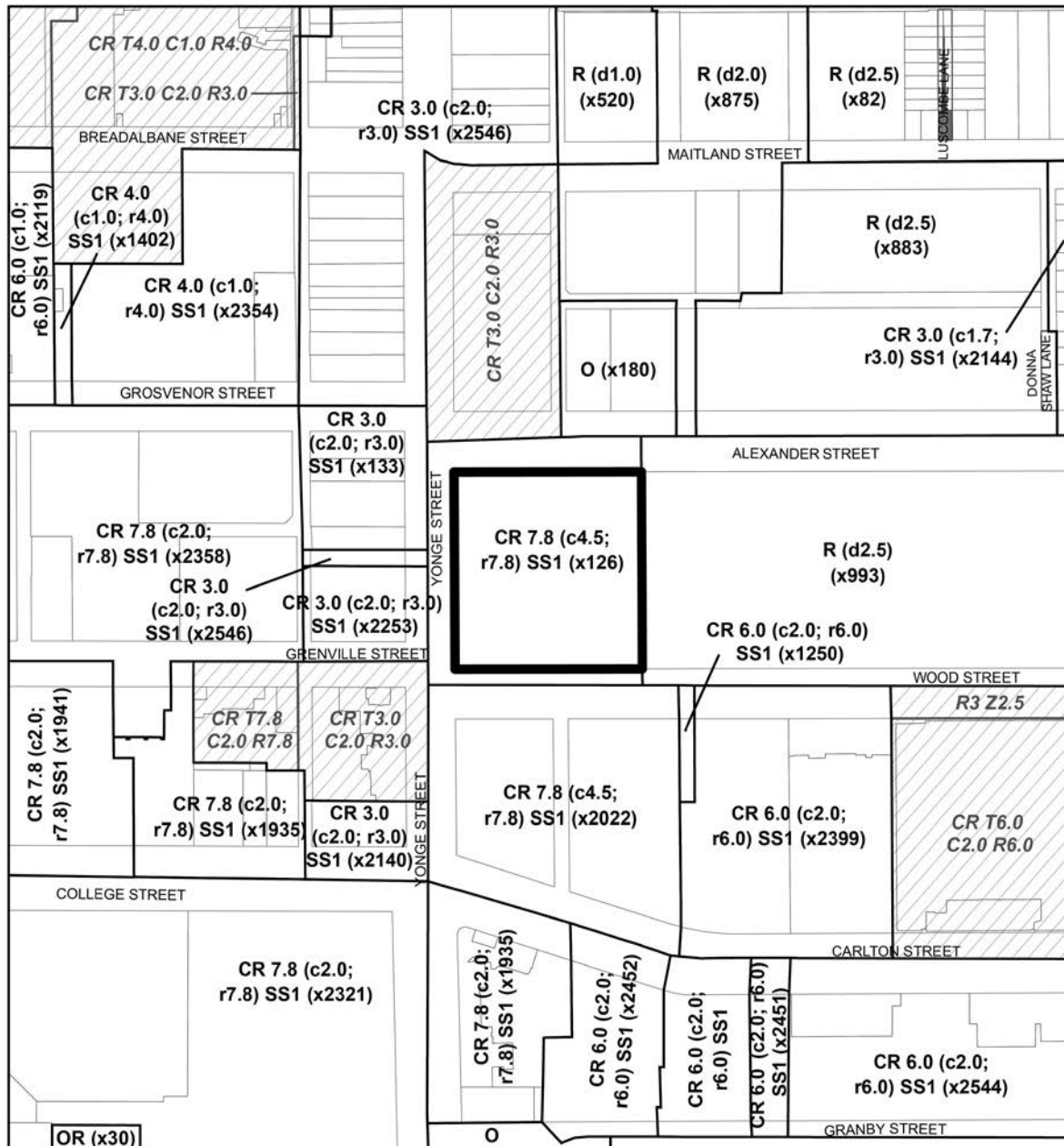
File # 21 214165 STE 13 0Z

- Public Park
- New Public Park
- Green Open Space
- Courtyards, Forecourts and Squares
- Potentially Accessible Green Roof
- Park Connections
- Pedestrian Mid-block Connections
- Proposed Future Pedestrian Connections
- Boulevard Parking Transformation

Not to Scale
12/01/2021

Revised by Ontario Municipal Board Order to remove the lands known in 2015 as 81 Wellesley Street East

Attachment 7: Existing Zoning By-law Map



Zoning By-law 569-2013

475 Yonge St

File # 21 214165 STE 13 0Z

- Location of Application
- See Former City of Toronto By-law No. 438-86
- R** Residential
- CR** Commercial Residential
- O** Open Space
- OR** Open Space Recreation

- See Former City of Toronto By-law No. 438-86
- R3** Residential District
- CR** Mixed-Use District

Not to Scale
 Extracted: 11/25/2021

Attachment 8: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 2023

Enacted by Council: ~, 2023

CITY OF TORONTO
Bill XXX
BY-LAW XXX

To adopt Amendment 684 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2022 as 475 Yonge Street

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

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

The Council of the City of Toronto enacts:

1. The attached Amendment 684 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 684 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS 475 YONGE STREET

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

1. Map 18, Land Use Plan, is amended by re-designating a portion of the lands municipally known as 475 Yonge Street from *Mixed Use Areas* to *Parks*, as shown on Schedule A.

2. Chapter 7, Site and Area Specific Policies, is amended by amending Site and Area Specific Policy No. 382 as follows:

a. Adding new Policy 5.3.11 to Section 5.3 Yonge Street Character Area:

'5.3.11 On the lands known municipally in 2022 as 475 Yonge Street, two mixed-use buildings with maximum building heights of 247.5 metres and 256.3 metres (inclusive of the mechanical penthouse) and with maximum street wall heights of 27.7 metres and 24.3 metres respectively, are permitted, provided a minimum setback of 10 metres is provided from the Yonge Street frontage property line to the tower portion of both buildings.

Despite Policy 6.2.9, development at 475 Yonge Street shall not cast new net shadow on Dr. Lillian McGregor Park between the hours of 11:30 a.m. to 4:00 p.m. on March 21st and September 21st.'

Schedule A



Official Plan Amendment #684

Proposed revisions to Land Use Map18 to redesignate lands from Mixed Use Area to Parks

475 Yonge Street

File #21 214165 STE 13 OZ

- Lands to be Redesignated
- Mixed Use Areas
- Parks

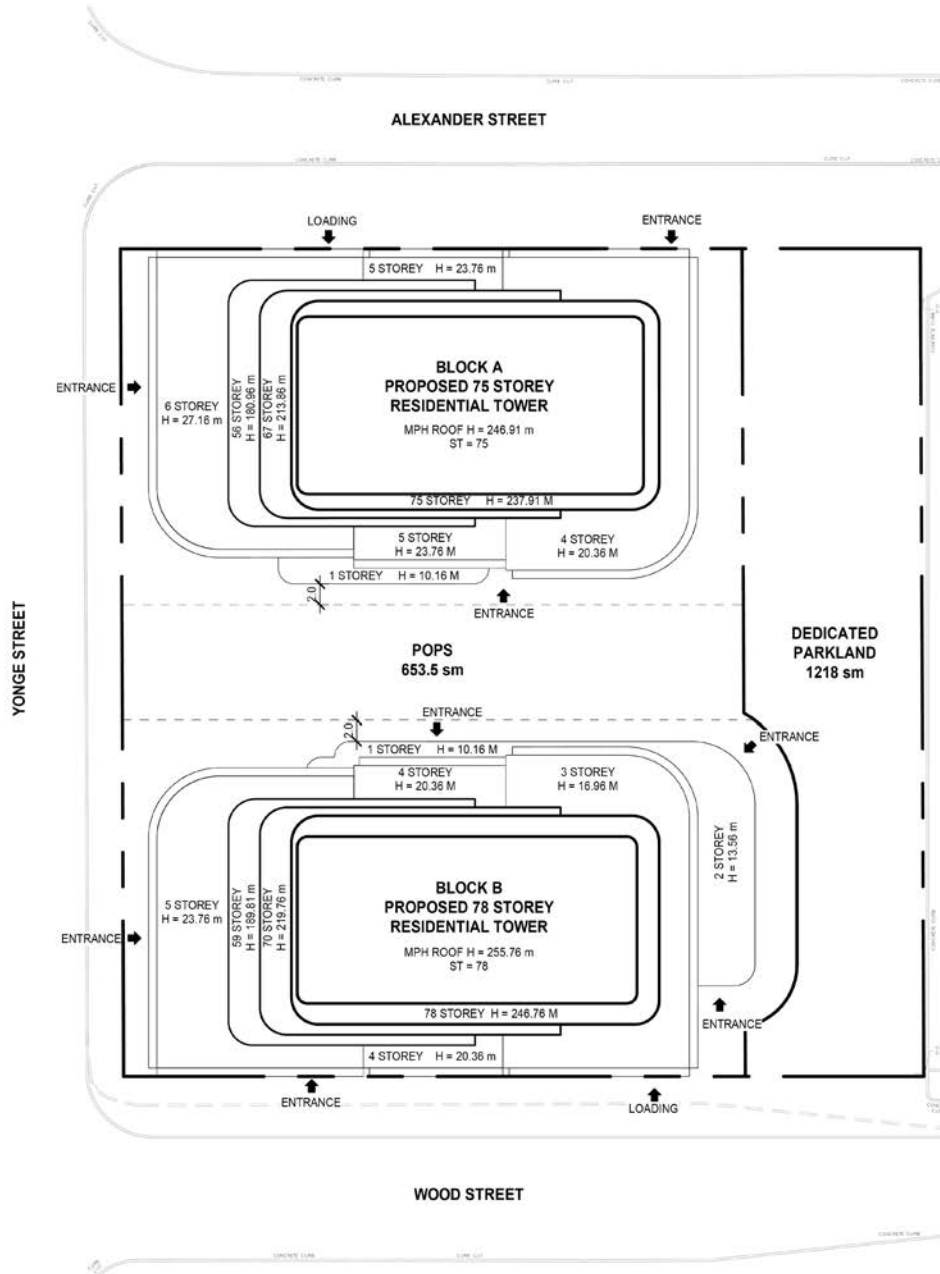


09/20/2023

Attachment 9: Draft Zoning By-law Amendment

To be available prior to the October 18, 2023 Toronto and East York Community Council Meeting.

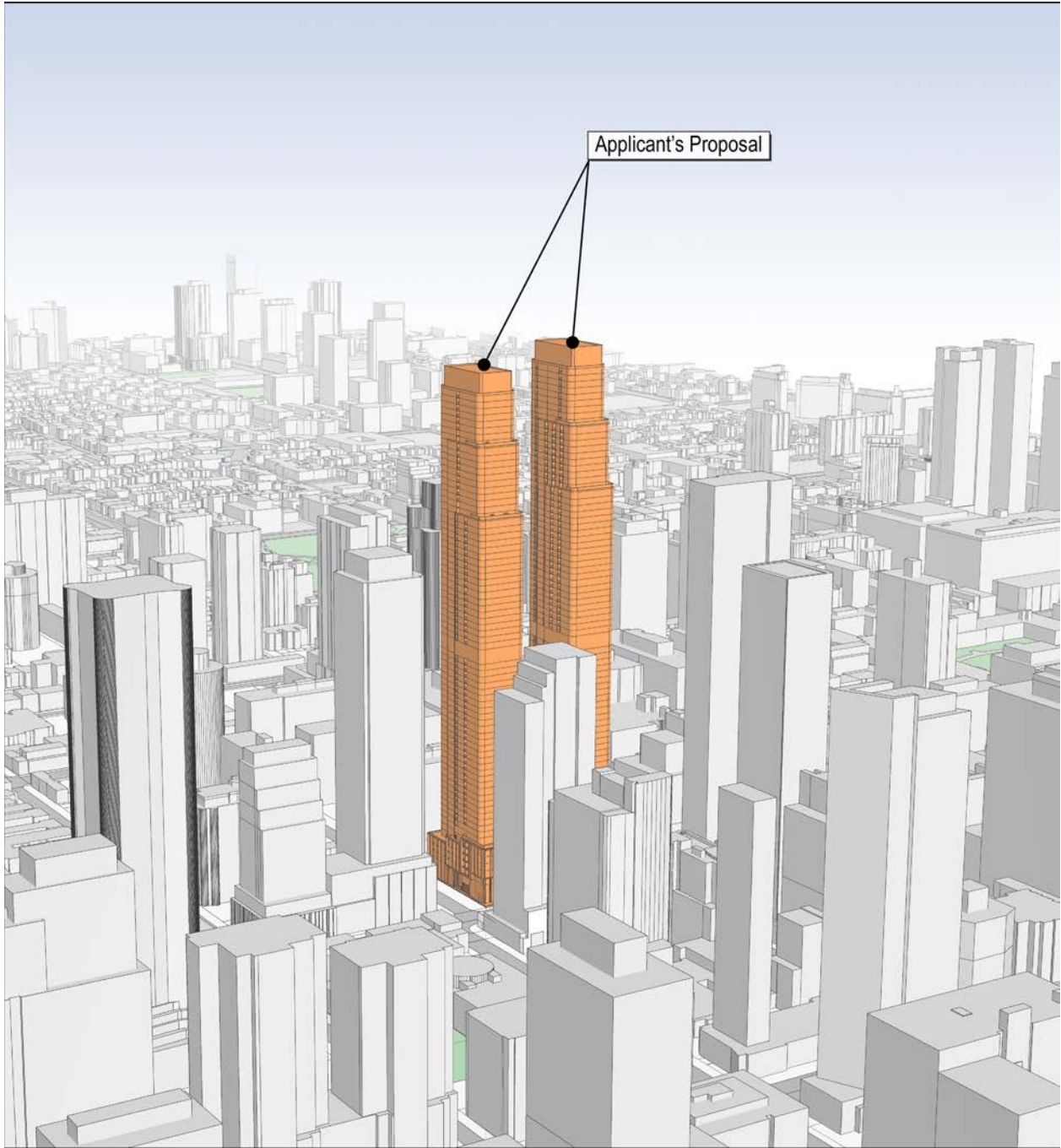
Attachment 10: Site Plan



Site Plan

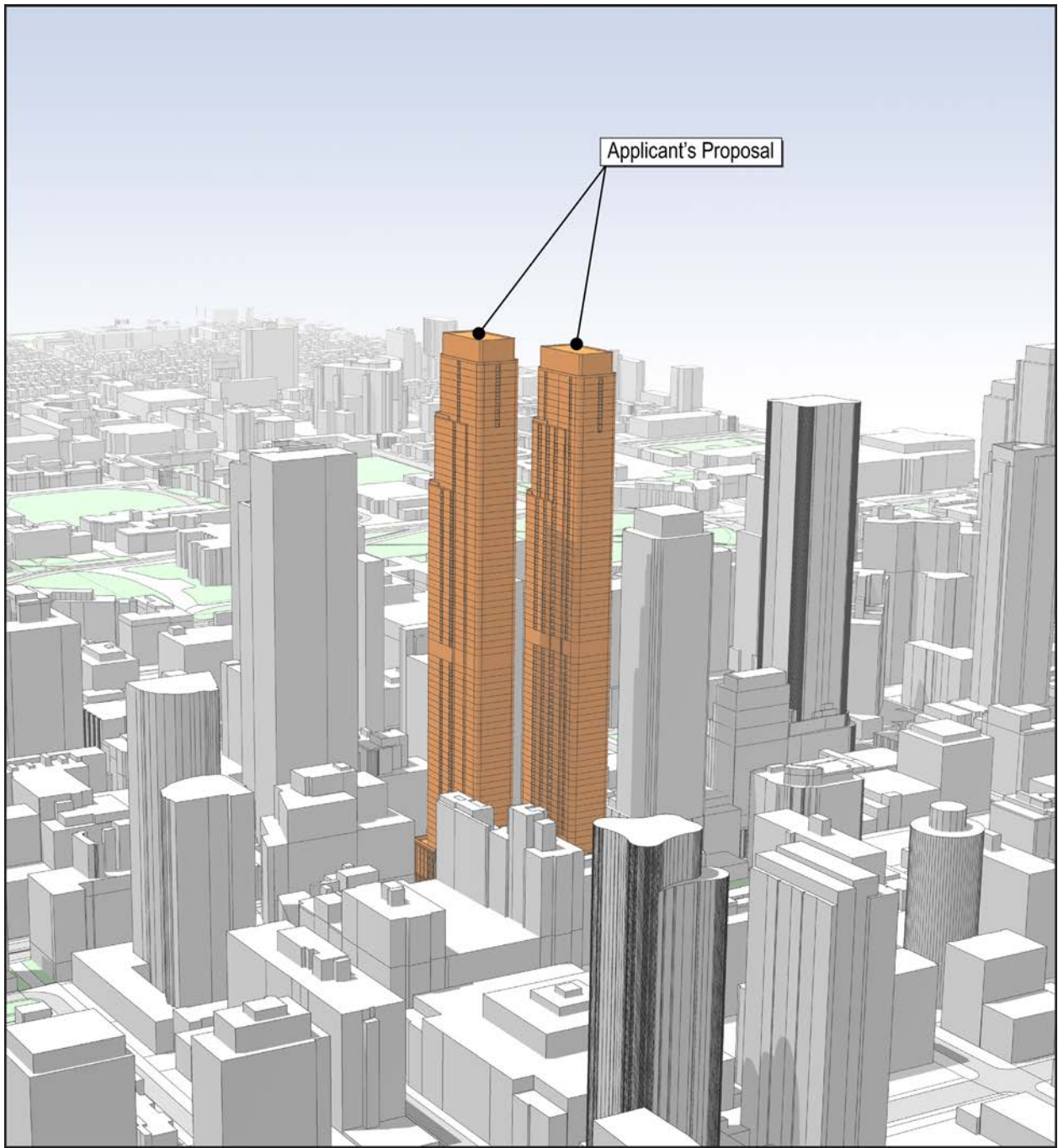


Attachment 11: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Southeast

07/19/2023

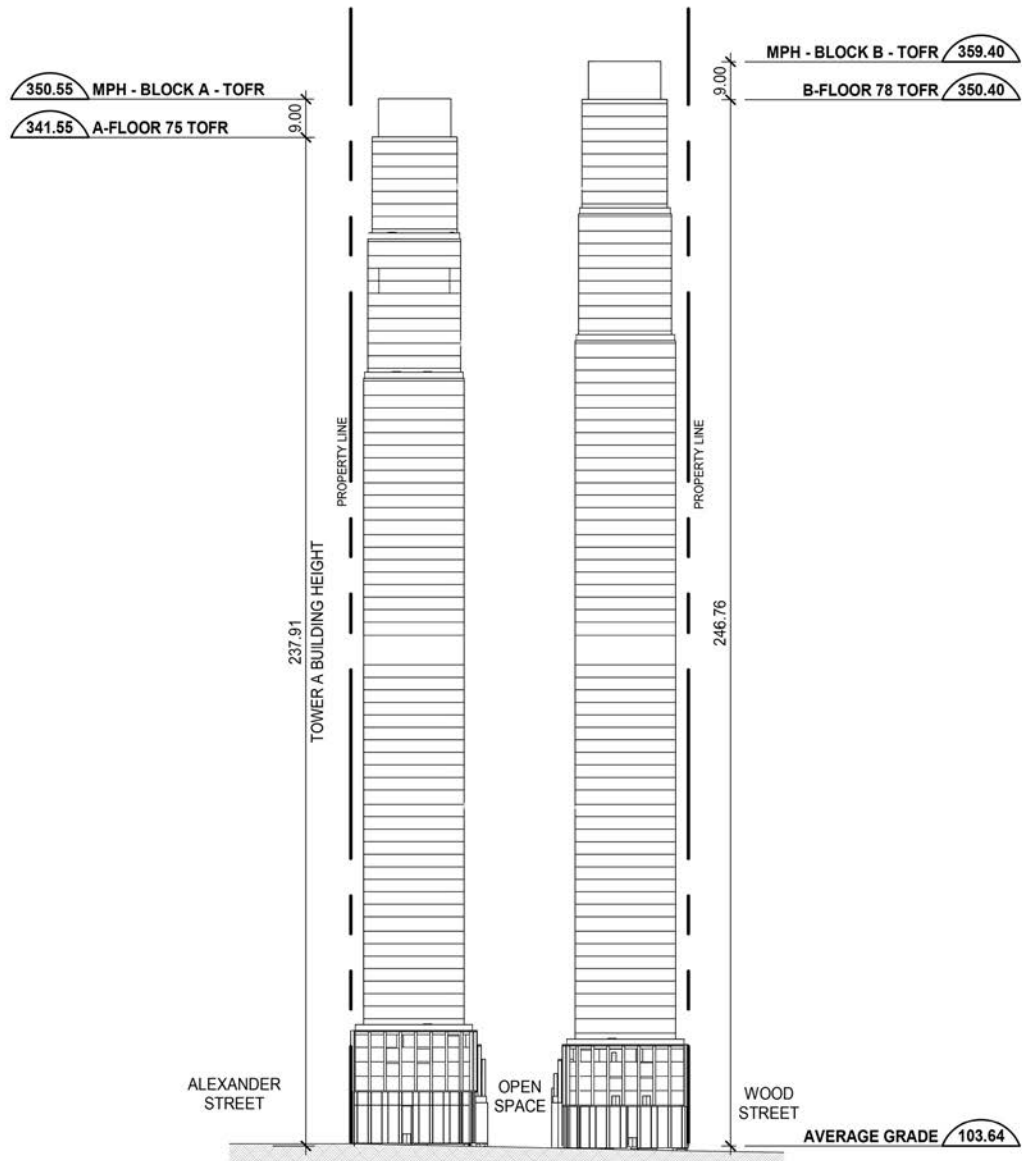


View of Applicant's Proposal Looking Northwest

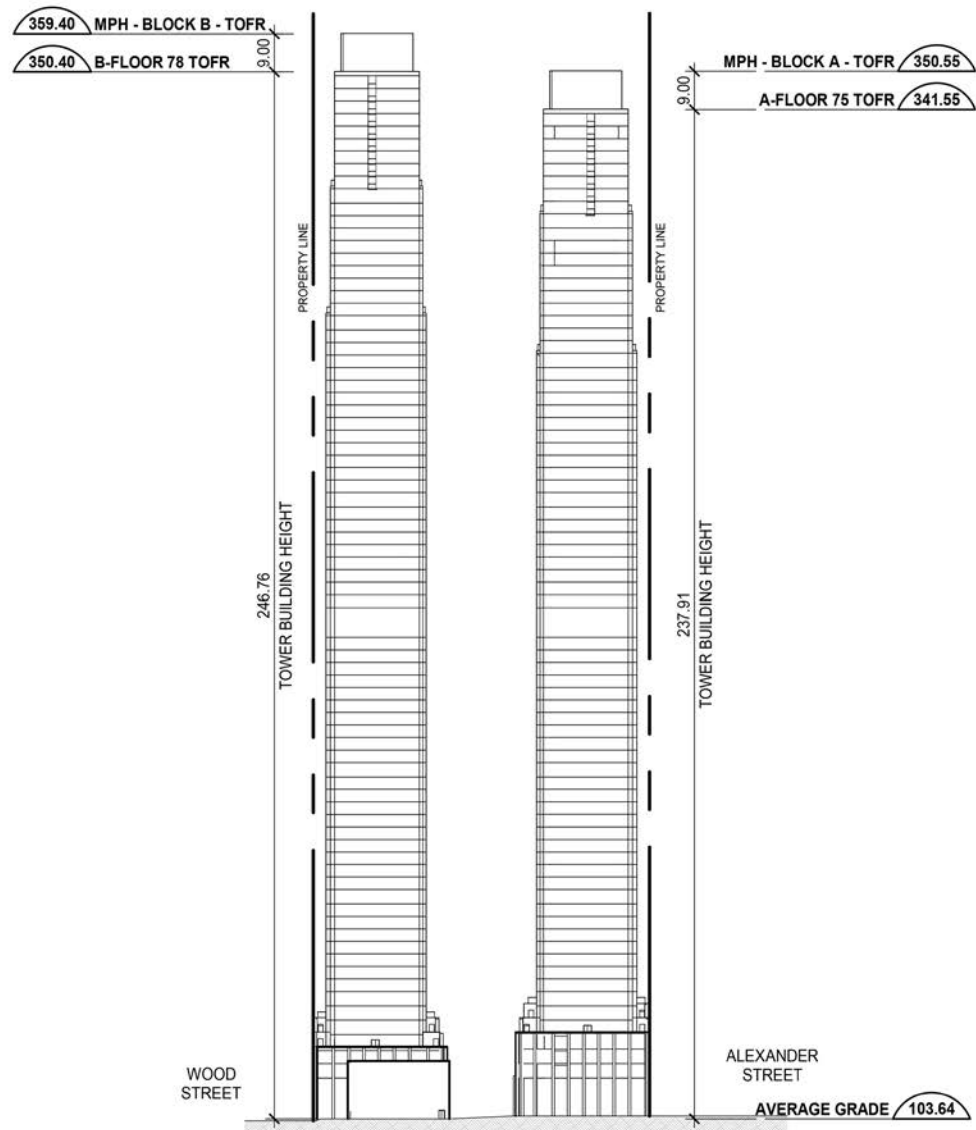


07/19/2023

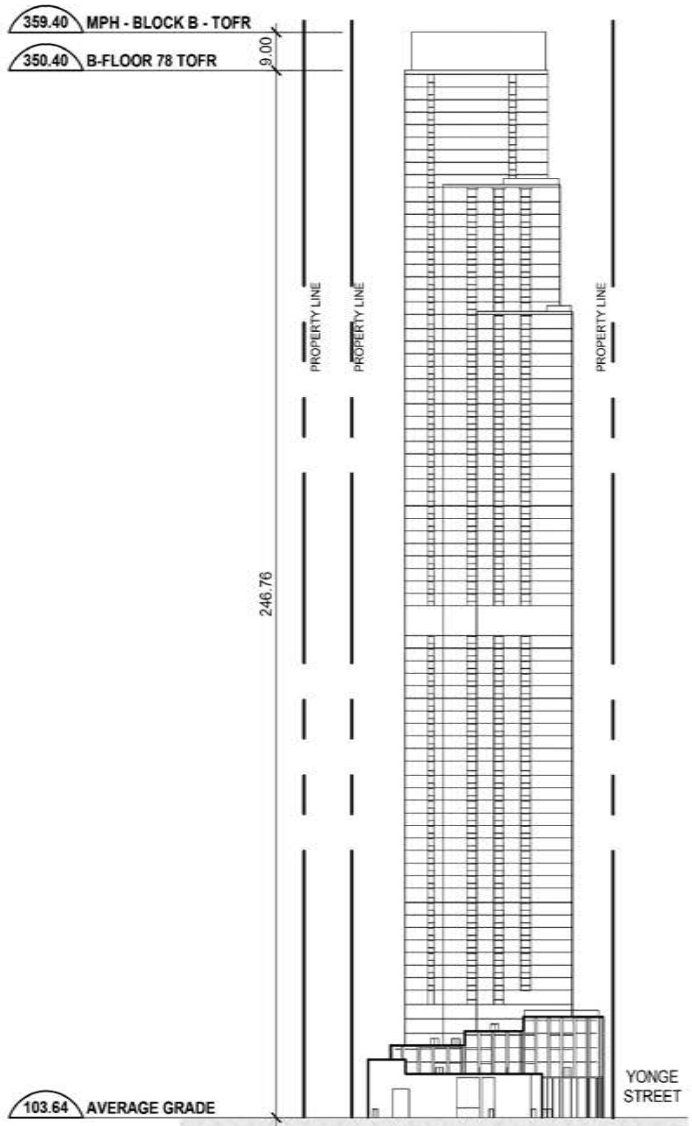
Attachment 12: Elevations



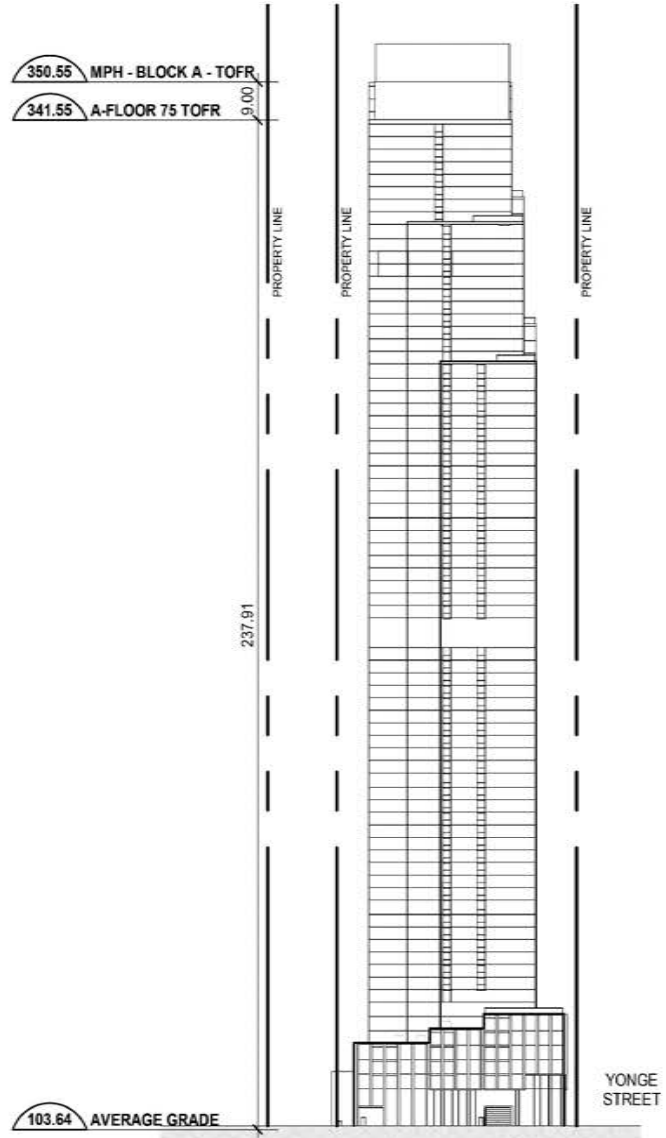
West Elevation



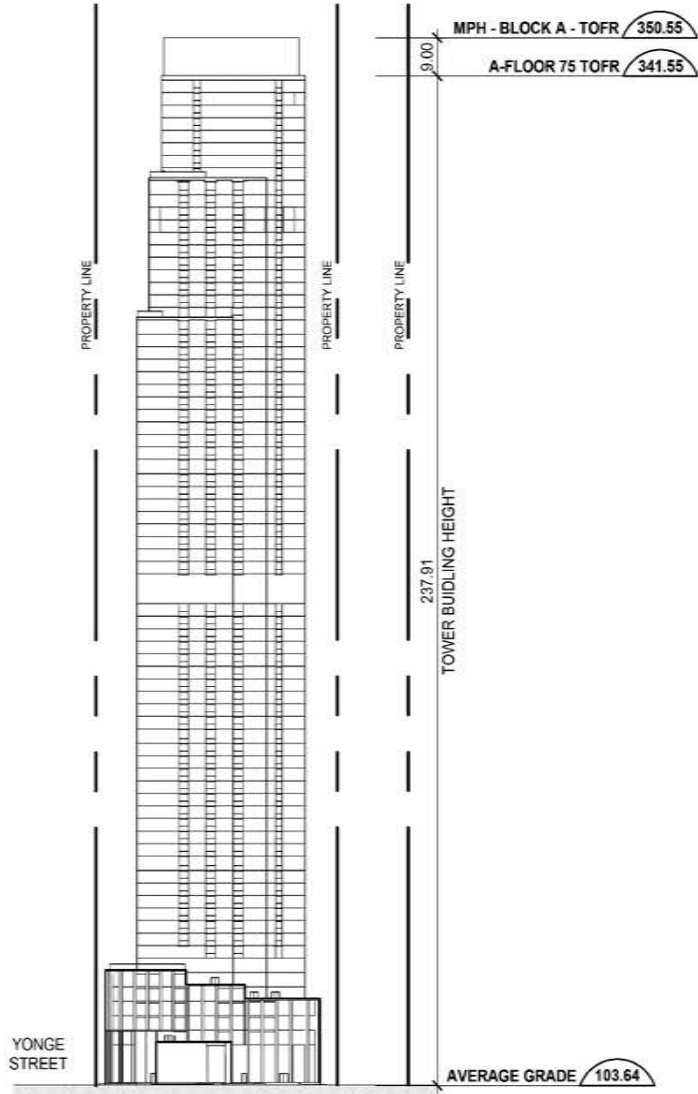
East Elevation



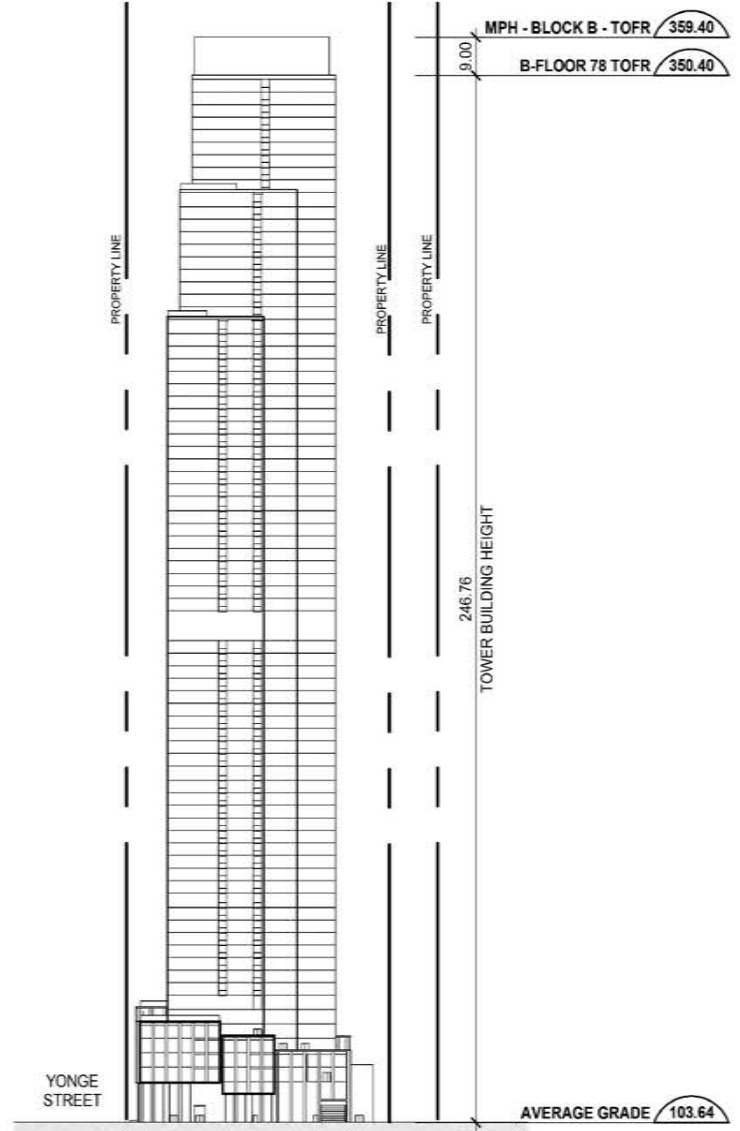
Block B North Elevation



Block A North Elevation



Block A South Elevation



Block B South Elevation