

1-7 Yonge Street, Phases 2 and 3 – Official Plan Amendment and Zoning Amendment Applications – Decision Report – Approval

Date: October 30, 2023

To: Toronto and East York Community Council

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

Ward: 10 - Spadina-Fort York

Official Plan and Zoning By-law Amendment Application Number: 22 221636 STE 10 OZ

Subdivision Application: 16 126393 STE 28 SB

Site Plan Applications: 17 108913 STE 28 SA; 22 221560 STE 10 SA; 22 221549 STE 10 SA

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit the addition of 10 and 12 storeys to the previously approved Phases 2 and 3 of the 1-7 Yonge Street development.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The proposal results in an acceptable built form and increases the number of affordable housing units in Phase 3.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District recommends that:

1. City Council amend the Official Plan, for the lands at 1-7 Yonge Street, substantially in accordance with the draft Official Plan Amendment included as Attachment No. 10 to this report.
2. City Council amend Zoning By-law 249-2020 for the lands at 1-7 Yonge Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment No. 11 to this report.

3. 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.

4. Before introducing the necessary Bills to City Council for enactment, require the Owner to enter into an amending Section 37 Agreement to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning. The community benefits to be provided by and at the Owner's expense, and secured through the Zoning By-law Amendment and the required Section 37 Agreement, are as follows:

a. An indexed cash contribution of \$3,000,000 to be paid or secured as noted below in the amending Section 37 Agreement. The total amounts are indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto, calculated from the date the amending Section 37 Agreement to the date of payments and is detailed as follows:

i) prior to the issuance of the first above-grade building permit the owner shall provide an indexed cash contribution to the City in the amount of \$3,000,000 to be allocated to capital improvements which will benefit the community in the vicinity of the project such as, but not limited to, local parkland improvements and/or public realm improvements, and community services and facilities in Ward 10;

ii) In the event that the cash contribution referred to in Section (a) above has not been used for the intended purpose within 3 years of this By-law coming into force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the local Councillor, provided that the purposes are identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.

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

In July of 2018, the OLT approved a settlement (PL140008) between Pinnacle and the City of Toronto with respect to Pinnacle's 1-7 Yonge Street applications, and subsequently issued an order in April 2019 authorizing same. The settlement included permissions for a mixed-use residential and commercial development to include buildings with a height of 65 storeys (204.2 metres), 80 storeys (250.8 metres) and 95 storeys (294.2 metres) for the mixed use residential buildings on the north block, and 22 storeys (92.2 metres) to 35 storeys (144 metres) for the commercial development on the south block.

The settlement included a number of community benefits including: the development of a Community Centre within the Phase 1 mixed-use building; 10% affordable housing units to be located within the Phase 1 and Phase 3 mixed-use buildings; the development of a corner plaza on a piece of City-owned right-of-way at the northwest corner of the site; a financial contribution to the Lower Yonge Park which will be located on the neighbouring LCBO lands; and a financial contribution to the Jack Layton Ferry Terminal. The settlement also included a number of holding provisions within the approved By-law to address technical matters.

In July of 2018, City Council endorsed the Lower Yonge Public Realm Concept Plan, which provides streetscape and public realm details for the Lower Yonge Precinct.

THE SITE

Description: The site has zoning approval through the Ontario Land Tribunal for three towers at 65 storeys (204.2 metres), 80 storeys (250.8 metres) and 95 storeys (294.2 metres). The 65 storey tower is constructed and occupied. The lot size is 23,393 square metres, with a lot frontage of 225 metres and a lot depth of 130 metres.

Existing Use: A mix of residential and non-residential uses (retail and hotel), as well as a community centre on Phase 1 (the 65 storey tower).

THE APPLICATION

Description: The proposal seeks to insert 10 typical floors into the Phase 2 tower thereby increasing the number of storeys for Phase 2 from 95 storeys (294.2 metres) to 105 storeys (327 metres); and adding 12 typical floors into the Phase 3 tower, thus increasing the number of storeys from 80 storeys (250.8 metres) to 92 storeys (289 metres). The tower floorplates and site layout for Phases 2 and 3 will be unchanged from the previously OLT approved settlement. The only changes are to the approved heights.

Density: 18.3 times the area of the lot.

Phase 2 GFA and Dwelling Units: For Phase 2, there is an increase of 11,066 square metres of residential gross floor area and an increase of 116 dwelling units. This increases the total gross floor area to 109,463 square metres and increases the total number of dwelling units to 958.

Phase 3 GFA and Dwelling Units: For Phase 3, there is an increase of 6,389 square metres of residential gross floor area. This increases the total gross floor area to 90,677 square metres and increases the total dwelling units to 995 (of which 140 units are affordable rental units).

Additional Information: See the attachments of this report for the Application Data Sheet, Location Map, a site plan, and elevations of the proposal. 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/1YongePhases2-3

Reasons for Application: The Official Plan Amendment and Zoning By-law Amendment applications are required as the applicant is seeking to exceed the site-specific Official Plan and zoning by-law permissions for building height and gross floor area.

Site Plan Control: Both Phases 2 and 3 are subject to individual Site Plan Control applications. Phase 2 has been conditionally approved for its previously-approved scheme of 95 storeys. The plans and conditions will need to be re-assessed and revised appropriately to account for the additional storeys, should this rezoning application be approved.

POLICY & REGULATION 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 (2020), and shall conform to provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe, the Greenbelt Plan, and others.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as within the Downtown and Central Waterfront. The application is subject to Official Plan Amendment (OPA) 487 which amends the Central Waterfront Secondary Plan and the Lower Yonge Precinct Plan to accommodate the 1-7 Yonge Street development, and is the outcome of the OLT settlement on this matter (OLT file No. PL140008). The site is designated Regeneration Areas. The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Zoning

The site is subject to Zoning By-law 249-2020 which amends former City of Toronto Zoning By-law 438-86 and is the outcome of the OLT settlement noted above. The subject site is zoned Commercial Residential (CR) with a Holding symbol (H) for Phase 3, which addresses various technical matters. Site-specific provisions allow up to 238,600 square metres of Gross Floor Area (GFA) for the block north of future Downes Street (the "North Block") and allows for both residential and non-residential uses. Zoning By-law 249-2020 also sets out specific built form standards including heights and setbacks for the 1-7 Yonge Street development.

Design Guidelines

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

- City-wide Tall Building Design Guidelines;

- Downtown Tall Buildings Vision and Supplementary Design Guidelines
- Pet Friendly Design Guidelines for High Density Communities; and
- Growing Up: Planning for Children in New Vertical Communities.

COMMUNITY CONSULTATION AND DESIGN REVIEW PANEL

On February 23, 2023, City Planning staff conducted a virtual community consultation meeting, with approximately 60 people in attendance. Concerns were raised in regards traffic congestion, servicing capacity, wind impacts, construction timelines, and accessibility compliance. This report has addressed the concerns related to traffic congestion, servicing capacity, and wind impacts. With regards to construction timelines, the additional floors will take approximately three months to construct. With regards to accessibility, the proposal is providing or exceeding the pedestrian clearway of 2.1 metres on all sidewalks and midblock connections and all new buildings being constructed are required to meet accessibility standards as per the Ontario Building Code.

On May 24, 2023 the proposal was brought to the Waterfront Toronto Design Review Panel. Panel members were supportive of the proposed building heights and emphasized improving the pedestrian experience through the materiality and overall design of the base buildings and cautioned that the design of the top of the towers would be important, to be further reviewed and considered in the site plan application.

The issues raised through community consultation and the Design Review Panel have been considered through the review of the application.

Statutory Public Meeting

In making their decision regarding 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 broadcast 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 (2020) 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 proposal includes a mix of uses including residential, commercial/retail, and hotel. These uses have not altered from the proposal's OLT approval in 2018. The additional

height adds residential units (both affordable and market). The mix of land uses are appropriate.

With regards to compatibility with Redpath Sugar southeast of the site, the residential land use is an approved use for the north block of the 1-7 Yonge Street development. This proposal does not change or alter that land use permission. Additional review and mitigation measures in relation to Redpath and the additional storeys will be secured through Site Plan Approval. An additional review can also occur at the building permit stage, as per the Three Party Agreement between the City, landowners, and Redpath.

Built Form, Shadow and Wind Impacts

Given the scoped nature of this application, much of the built form remains the same as approved by the OLT in 2018. The proposal is to insert additional typical floors into the tower portions of the development, increasing the height of Phase 2 from 95 to 105 storeys and increasing the height of Phase 3 from 80 storeys to 92 storeys. The base of the buildings maintains the same massing as the 2018 OLT approval. Tower separation also remains the same at 30 metres, which exceeds the minimum tower separation of 25 metres as provided in the Tall Building Design Guidelines, mitigating issues of privacy and views and reflective of the larger tower floorplates of these very tall buildings.

The proposed shadow impacts of the 105 and 92 storeys are a minor increase from the 2018 approved tower heights of 95 and 80 storeys. Except for a one hour shadow in the evening (6:18 PM) on the LCBO park in the Lower Yonge Precinct, no shadow is cast on public parks or on properties designated Neighbourhoods. Of that one hour shadow on the LCBO park, the additional height does not worsen the shadow from the 2018 approval as the park was always going to be in shadow at 6:18 PM.

SLR Consulting Ltd. prepared a wind study. The wind study states that wind conditions are comfortable at all locations on-site except for the 10th storey outdoor amenity space of Phase 3 and in a few sidewalk areas that are off-site. The study further states that wind mitigation measures are recommended and will be included as part of the site plan control application.

Given the above, staff are of the opinion that the proposal's built form is appropriate.

Public Realm

The Lower Yonge Precinct Plan and Public Realm Concept Plan envision wide sidewalks to accommodate the anticipated pedestrian volumes. These area-specific documents also provide various design criteria related to street furniture, street lighting, paving materials, street trees and plantings.

The proposed sidewalk and mid-block connection widths either meet or surpass Official Plan and zoning by-law requirements and meet the intent of the Lower Yonge Precinct Plan and Public Realm Concept Plan. Sidewalks exceed the 6 metre minimum width in the Tall Building Design Guidelines, ranging from 8 metres to 13 metres at key streets identified in the Precinct and Public Realm Plans. The midblock connections through the

site that began with Phase 1 are now expanded with the additions of Phase 2 and 3, leading into a courtyard in Phase 1.

The site plan applications will further refine the landscaping proposed with an effort to maximize soft landscaping and support environmental performance. It is also important to note that following the approved re-alignment of Lake Shore Boulevard East, the City and Waterfront Toronto will improve the public realm along Lake Shore Boulevard East and Yonge Street.

Amenity Space

The proposed provides the required outdoor and indoor amenity space as set out in the zoning by-law, which is 2 square metres per unit. Across Phases 1, 2 and 3, the applicant provides total of 5,094 square metres of indoor amenity space and 5,094 of outdoor amenity space.

Traffic Impact, Access, Parking

BA Group prepared a Transportation Impact Study, dated April 22, 2022. In this study, the consultant estimates the new traffic generated at 225 and 220 two-way trips during the morning and afternoon peak hours for Phases 1 to 3 (the North Block). This represents an increase of 15 (morning morning) and 10 (afternoon peak) two-way trips over the assessment prepared in 2019. The applicant's transportation consultant concluded that the revised development program and access configuration will be acceptable in the future, given the transportation infrastructure provided as a function of this (and adjacent) developments and the on-site Transportation Demand Management (TDM) measures.

Transportation Services accepts the submitted study and its conclusions. The site access is acceptable and, in principle, the adjacent road network to be constructed as part of the associated Draft Plan of Subdivision are acceptable.

As part of the implementation of the Transportation Demand Management (TDM) plan for Phases 2 and 3, the applicant will be required to provide: five (5) publicly accessible car-share spaces on the P2 level; a payment of \$170,000 for two (2) on-site Bike-Share stations capable of e-bike charging; and a minimum of four (4) bike repair stations. These matters will be secured through the site plan control applications.

In terms of vehicular parking, the proposed parking provisions for Phases 1 to 3 have not changed. The block is to contain a consolidated 6-level parking garage providing a total of 862 spaces, including 751 resident spaces, 116 non-resident spaces, and five (5) car-share spaces. Transportation Services accepts the proposed parking provision.

The North Block of the 1-7 Yonge Street development (Phases 1 to 3) is required to provide 2,757 bicycle parking spaces, 346 visitor parking spaces, and 20 bicycle parking spaces for non-residential uses. The applicant is providing the bicycle parking spaces as required in the zoning by-law for the North Block.

Road Widening

Road widenings are required along Yonge Street and Queens Quay East. In addition to the road widenings, the Harbour Street extension, now referred to as Downes Street, bisects the site into the North and South Blocks and is also required. These road widenings and new street extension will be secured and implemented through the subdivision approvals.

Servicing

Engineering and Construction Services have reviewed the application and its supporting documentation related to municipal services and capacities. From a zoning perspective, Engineering and Construction Services are satisfied with the services proposed for this development. The applicant will be required to pay for and construct any improvements to the municipal infrastructure in connection with the site servicing assessment. Further comments on the servicing will continue through the site plan control process.

Housing

The proposed residential unit breakdown for Phases 2 and 3 of the development is as follows:

| | One Bedroom | Two Bedroom | Three Bedroom | Total |
|---------|---------------|-------------|---------------|--------------|
| Phase 2 | 549 (57.3%) | 331 (34.6%) | 78 (8.1%) | 958 (100%) |
| Phase 3 | 579 (58.2%) | 293 (29.4%) | 123 (12.4%) | 995 (100%) |
| Total | 1,128 (57.8%) | 624 (32%) | 201 (10.3%) | 1,953 (100%) |

Combined, the application meets the minimum standard in the Growing Up Guidelines of three-bedroom units at 10% of the total unit count. It exceeds the minimum 15% for 2-bedroom units, creating a combined 32% of the total unit count. The unit mix is therefore appropriate.

Section 5 of the existing Section 37 agreement, dated January 28, 2019, outlines certain affordable housing requirements. Subsection 5.1(a) of the agreement requires the owner to provide at least 10% of the total residential gross floor area (GFA) of the development as affordable rental housing, and to locate the affordable rental housing on floors 3 to 10 of the buildings in the North Block. The application satisfies this requirement as the approved affordable rental GFA from Phase 1 (8,900 square metres) and the proposed affordable rental GFA for Phase 3 (14,374 square metres) together comprise 10.2% of the proposed total residential GFA for the development, with 100 affordable rental units approved in Phase 1. All 100 affordable rental units approved in Phase 1 are located between floors 3 and 6 of the approved 65-storey residential building and all 140 affordable rental units proposed in Phase 3 would be located between floors 3 and 13 of the proposed 92-storey residential building.

Subsection 5.1(f) of the agreement requires at least 25% of affordable rental units to be two-bedroom units or larger, inclusive of the required three-bedroom units. The 13 affordable three-bedroom rental units approved in Phase 1 and the 15 affordable three-bedroom rental units proposed in Phase 3 together equate to 11.7% of the total number (240) of affordable rental units, which satisfies the three-bedroom unit mix requirement. The 13 affordable two-bedroom rental units approved in Phase 1 and the 47 affordable two-bedroom rental units proposed in Phase 3, together equate to 25% of the total number of affordable rental units, which satisfies the two-bedroom unit mix requirement.

| | 1 Bedroom | 2 Bedroom | Three Bedroom | Total |
|--------------------------|-------------|------------|---------------|------------|
| Phase 1 Affordable Units | 74 (74%) | 13 (13%) | 13 (13%) | 100 (100%) |
| Phase 3 Affordable Units | 78 (55.7%) | 47 (33.6%) | 15 (10.7%) | 140 (100%) |
| Total Affordable Units | 152 (63.3%) | 60 (25%) | 28 (11.7%) | 240 (100%) |

The proposal meets or exceeds the Growing Up Guidelines in terms of unit mix and meets the requirements of the existing Section 37 agreement, as well as agreements and approvals reached as part of the 2018 OLT approval. Staff are satisfied with the unit mix and provision of affordable rental housing.

Open Space/Parkland

The applicant has previously agreed to work with the abutting developer in the Lower Yonge Precinct to provide for an off-site parkland dedication that will contribute to the assembly of a 1 hectare centralized park at 55 Lake Shore Boulevard East. The park has been secured through the 'Multiple-party Agreement for Dedication of Land within the Lower Yonge Precinct for Park Purposes' between the applicant, Menkes Developments Ltd., and the City, which was executed on January 28, 2019 and registered on title to the future park site on April 18, 2019.

In addition to the assembly of the 1 hectare park, the applicant may owe additional cash-in-lieu of parkland, to be confirmed at the site plan approval stage.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are

voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

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, foundational to creating complete communities and include matters such as recreation, libraries, childcare, 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.

While Phases 2 and 3 do not include community services and facilities, Phase 1 of 1-7 Yonge Street's north block includes a recently opened community centre that includes programs for sports, swimming, fitness, arts, dance, and other general interests such as cooking and crafts.

Holding Provisions

Under Zoning By-law 249-2020, holding provisions apply to Phase 3. The applicant has not applied to lift the holding provisions for this Phase. In order to lift the holding provision, certain criteria must be met, such as the completion and registration of the subdivision agreement, which has not yet been registered on title. The holding provisions will remain on Phase 3 until such time as the applicant is able to demonstrate fulfillment of the conditions required to lift them.

Section 37

An existing Section 37 Agreement is registered on title. A contribution of \$3,000,000.00 will be paid to the City by way of a Section 37 Amending Agreement to the original Section 37 Agreement. In addition to the \$3,000,000.00 contribution, the owner is also required to provide additional gross floor area towards affordable rental housing. The existing Section 37 Agreement requires that the owner provide a minimum of 10% of the total residential gross floor area of the development toward affordable rental housing. Given that the application increases the total residential gross floor area, the gross floor area devoted to affordable rental housing has also been increased in accordance with the existing Section 37 Agreement.

Before introducing the necessary Bills to City Council for enactment, the owner will be required to enter into an Agreement pursuant to Section 37 of the Planning Act. Details regarding the community benefits are found in the recommendations in this report.

Conclusion

Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020). The proposal conforms to the Official Plan and the policies of the Central Waterfront Secondary Plan. The additional residential density can be appropriately accommodated and will include an increase in affordable housing units in Phase 3, in accordance with the Section 37 agreement currently registered on title. Staff recommend that Council support approval of the application.

CONTACT

George Pantazis
Senior Planner
Tel. No. 416-392-3566
E-mail: George.Pantazis@toronto.ca

SIGNATURE

Carly Bowman, M.Sc.Pl., MCIP, RPP
Director, Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Map
Attachment 4: Central Waterfront Area Secondary Plan - Map E - Land Use Plan
Attachment 5: Official Plan Amendment - Map J4
Attachment 6: Site Plan
Attachment 7: West Elevation
Attachment 8: East Elevation
Attachments 9A and B: 3D Model of Proposal in Context
Attachment 10: Draft Official Plan Amendment
Attachment 11: Draft Zoning By-law Amendment

Attachment 1: Application Data Sheet

Municipal Address: 1-7 YONGE ST Date Received: October 25, 2022

Application Number: 22 221636 STE 10 OZ

Application Type: OPA & Rezoning

Project Description: Application to amend the Official Plan and Zoning By-law to permit the addition of 10 and 12 storeys to the previously approved Phases 2 and 3 of the 1-7 Yonge Street development.

| | | | |
|------------------------|-----------------|----------------|------------------------|
| Applicant | Agent | Architect | Owner |
| Pinnacle International | Bousfields Inc. | HPA Architects | Pinnacle International |

EXISTING PLANNING CONTROLS

| | | | |
|----------------------------|--------------------|--------------------------|---|
| Official Plan Designation: | Regeneration Areas | Site Specific Provision: | Central Waterfront Secondary Plan; 12(2) 297 -1995-0545 |
| Zoning: | CR T6.0 C6.0 R0 | Heritage Designation: | N |
| Height Limit (m): | 85, 60, 44 | Site Plan Control Area: | Y |

PROJECT INFORMATION

Site Area (sq m): 23,393 Frontage (m): 225 Depth (m): 130

| Building Data | Existing | Retained | Proposed | Total |
|-----------------------------|----------|----------|----------|---------|
| Ground Floor Area (sq m): | 1,025 | 827 | 11,821 | 12,648 |
| Residential GFA (sq m): | | | 249,483 | 249,483 |
| Non-Residential GFA (sq m): | 61,780 | 36,298 | 138,276 | 174,574 |
| Total GFA (sq m): | 61,780 | 36,298 | 387,759 | 424,057 |
| Height - Storeys: | 25 | 25 | 105 | 105 |
| Height - Metres: | 102 | 102 | 326 | 326 |

Lot Coverage Ratio (%): 54.07 Floor Space Index: 18.13

| | | |
|--------------------------|--------------------|--------------------|
| Floor Area Breakdown | Above Grade (sq m) | Below Grade (sq m) |
| Residential GFA: | 249,483 | |
| Retail GFA: | 7,796 | |
| Office GFA: | 106,148 | |
| Industrial GFA: | | |
| Institutional/Other GFA: | 60,630 | |

| | | | | |
|--------------------------------|----------|----------|----------|-------|
| Residential Units by Tenure | Existing | Retained | Proposed | Total |
| Rental: | | | | |
| Freehold: | | | | |
| Condominium: | | | 2,554 | 2,554 |
| Other: | | | | |
| Total Units: | | | 2,554 | 2,554 |

Total Residential Units by Size

| | | | | | |
|--------------|-------|----------|-----------|-----------|------------|
| | Rooms | Bachelor | 1 Bedroom | 2 Bedroom | 3+ Bedroom |
| Retained: | | | | | |
| Proposed: | | | 1,492 | 771 | 291 |
| Total Units: | | | 1,492 | 771 | 291 |

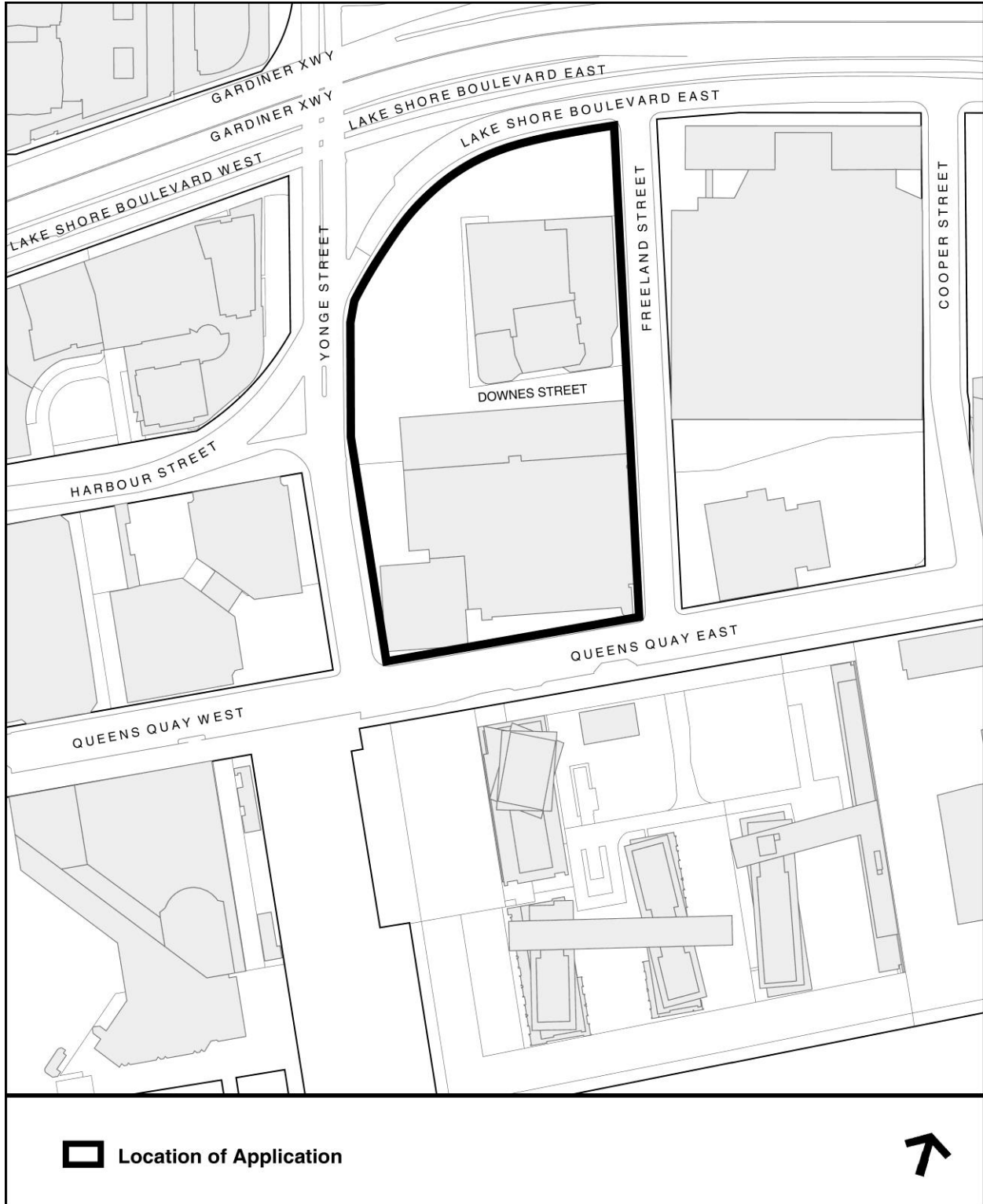
Parking and Loading

| | | | | | |
|--------------------|-------|-------------------------|-------|----------------|----|
| Parking Spaces: | 2,488 | Bicycle Parking Spaces: | 2,826 | Loading Docks: | 14 |
|--------------------|-------|-------------------------|-------|----------------|----|

CONTACT:

George Pantazis, Senior Planner
(416) 392-3566
George.Pantazis@toronto.ca

Attachment 2: Location Map








Attachment 3: Official Plan Map



Official Plan Land Use Map #18

1-7 Yonge Street

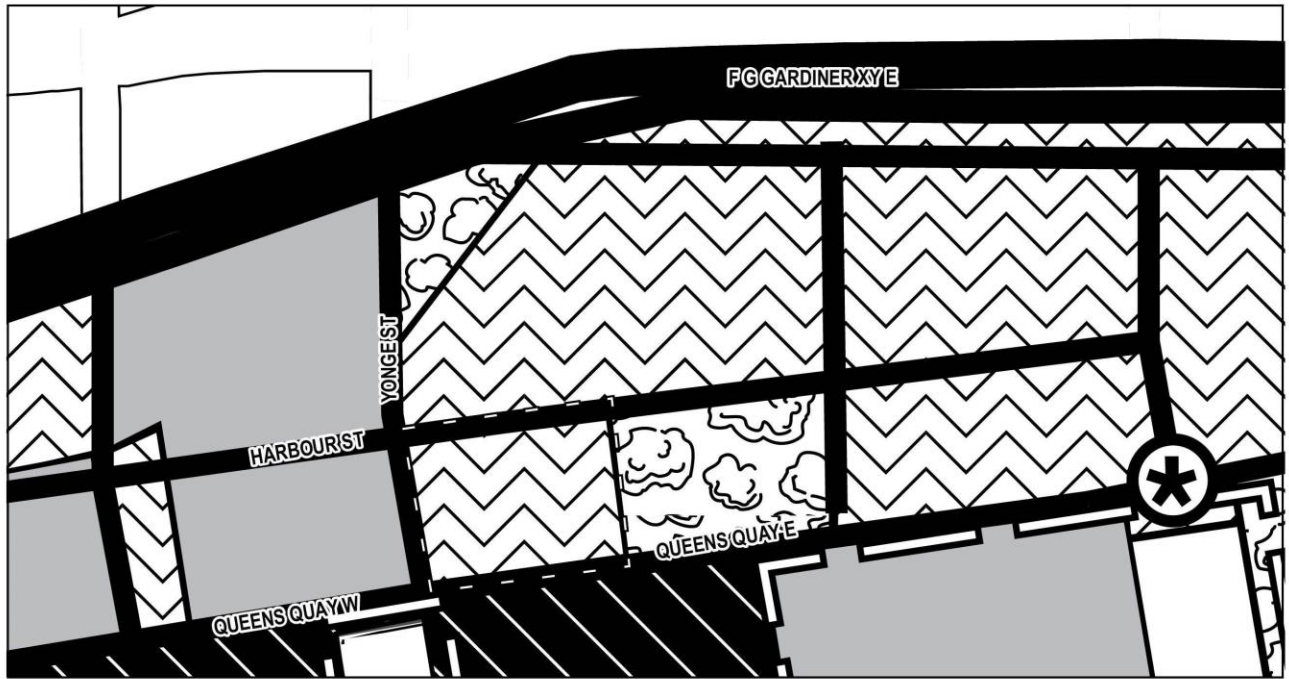
File # 22 221636 STE 10 0Z

| | |
|---|---|
|  Location of Application |  Parks |
|  Mixed Use Areas |  Regeneration Areas |
| |  Core Employment Areas |



Not to Scale
Extracted: 09/14/2023

Attachment 4: Central Waterfront Area Secondary Plan - Map E - Land Use Plan



TORONTO

1-7 Yonge Street

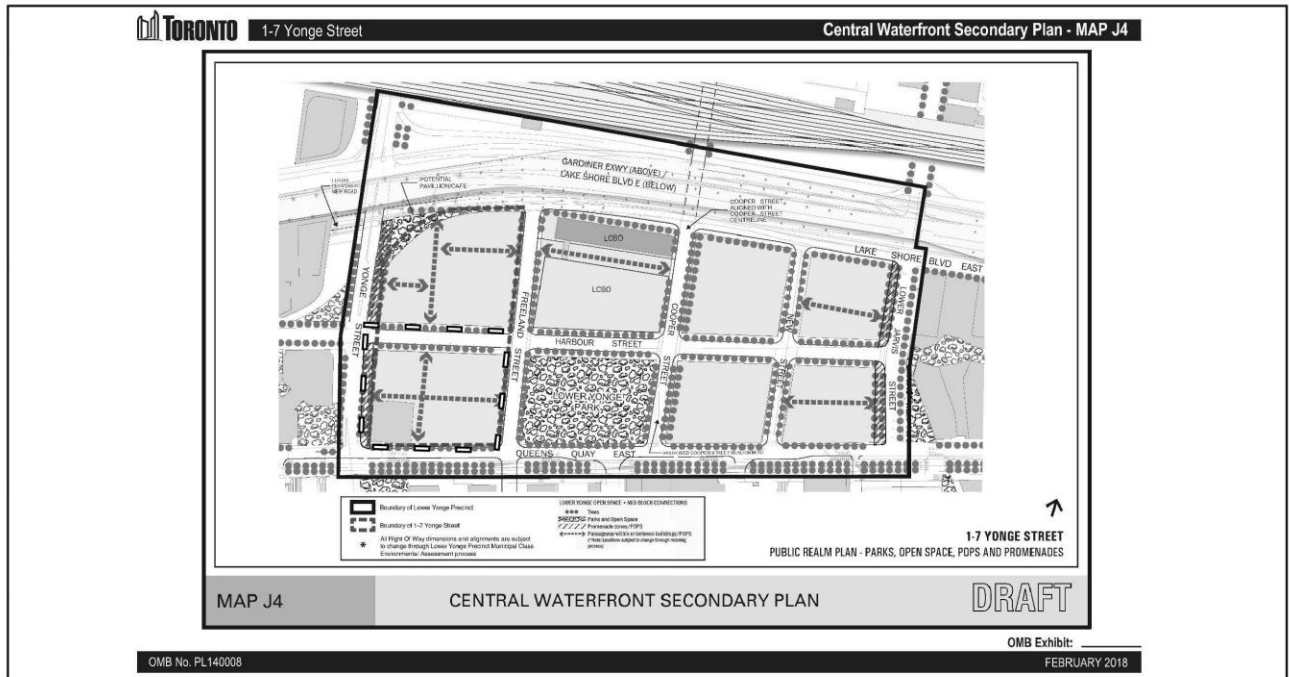
Central Waterfront Area Secondary Plan - MAP E - Land Use Plan

File # 20 152435 STE 10 0Z

- | | | | |
|----------------------------|----------------------------------|------------------------------|--|
| Location of Application | Secondary Plan Boundary | Existing Use Areas | Public Promenade (Dockwall/Water's Edge) |
| Parks and Open Space Areas | Foot of Yonge Special Study Area | Inner Harbour Special Places | |
| Regeneration Areas | | | |

Not to Scale
08/06/2020

Attachment 5: Official Plan Amendment - Map J4



OPA 487 - Map J4

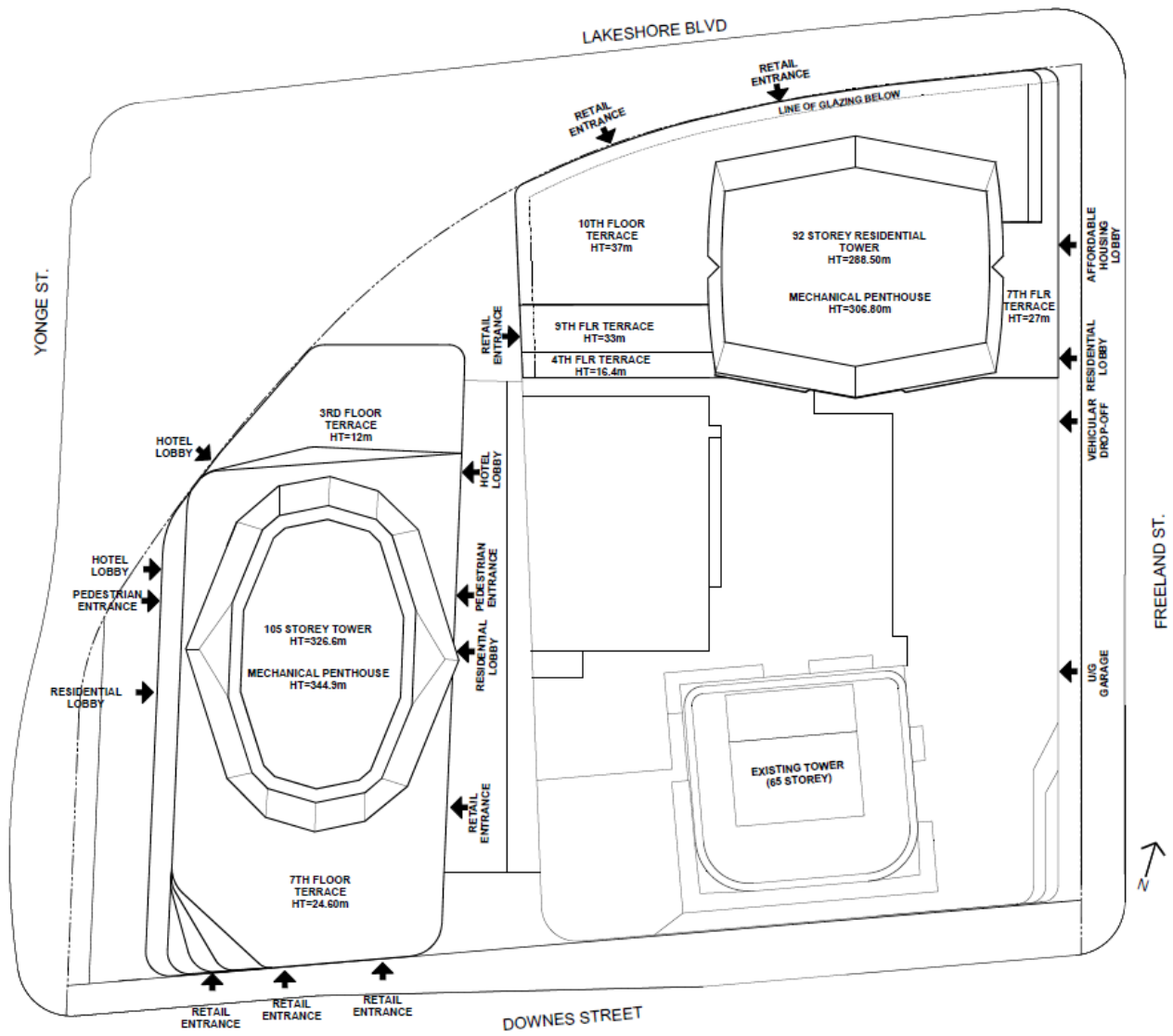
Location of Application

1-7 Yonge Street

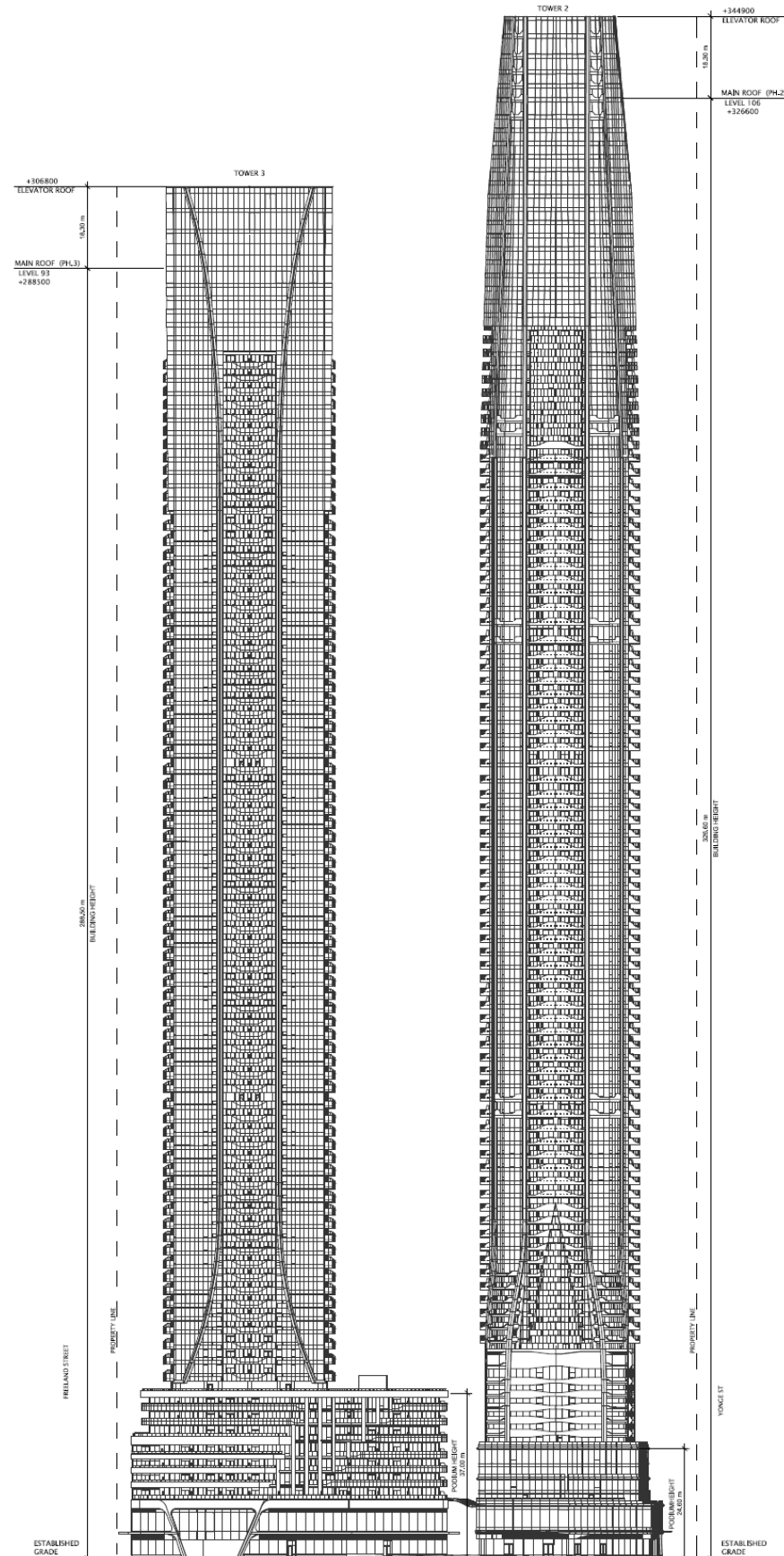
File # 20 152435 STE 10 OZ

Not to Scale
08/06/2020

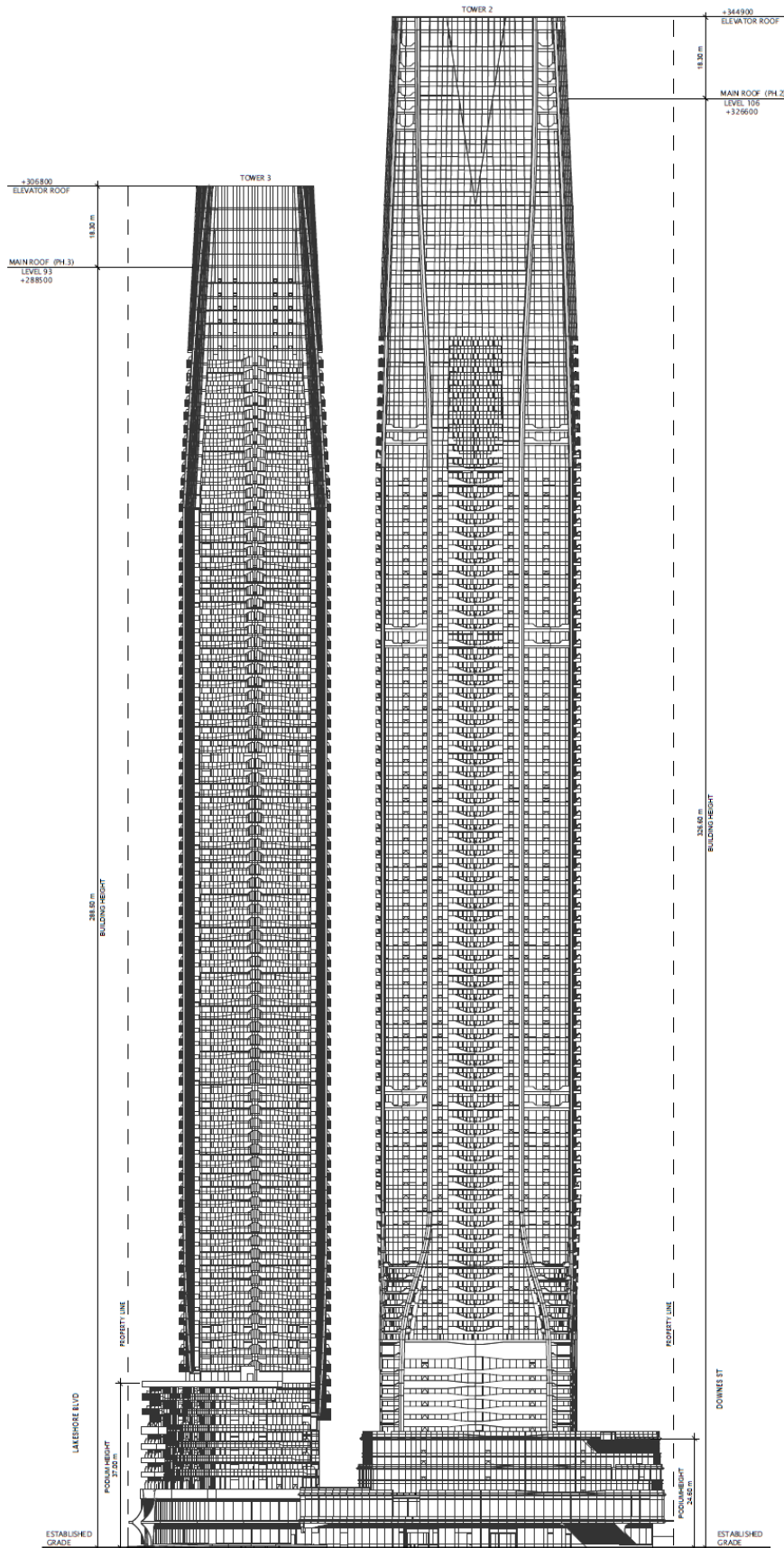
Attachment 6: Site Plan



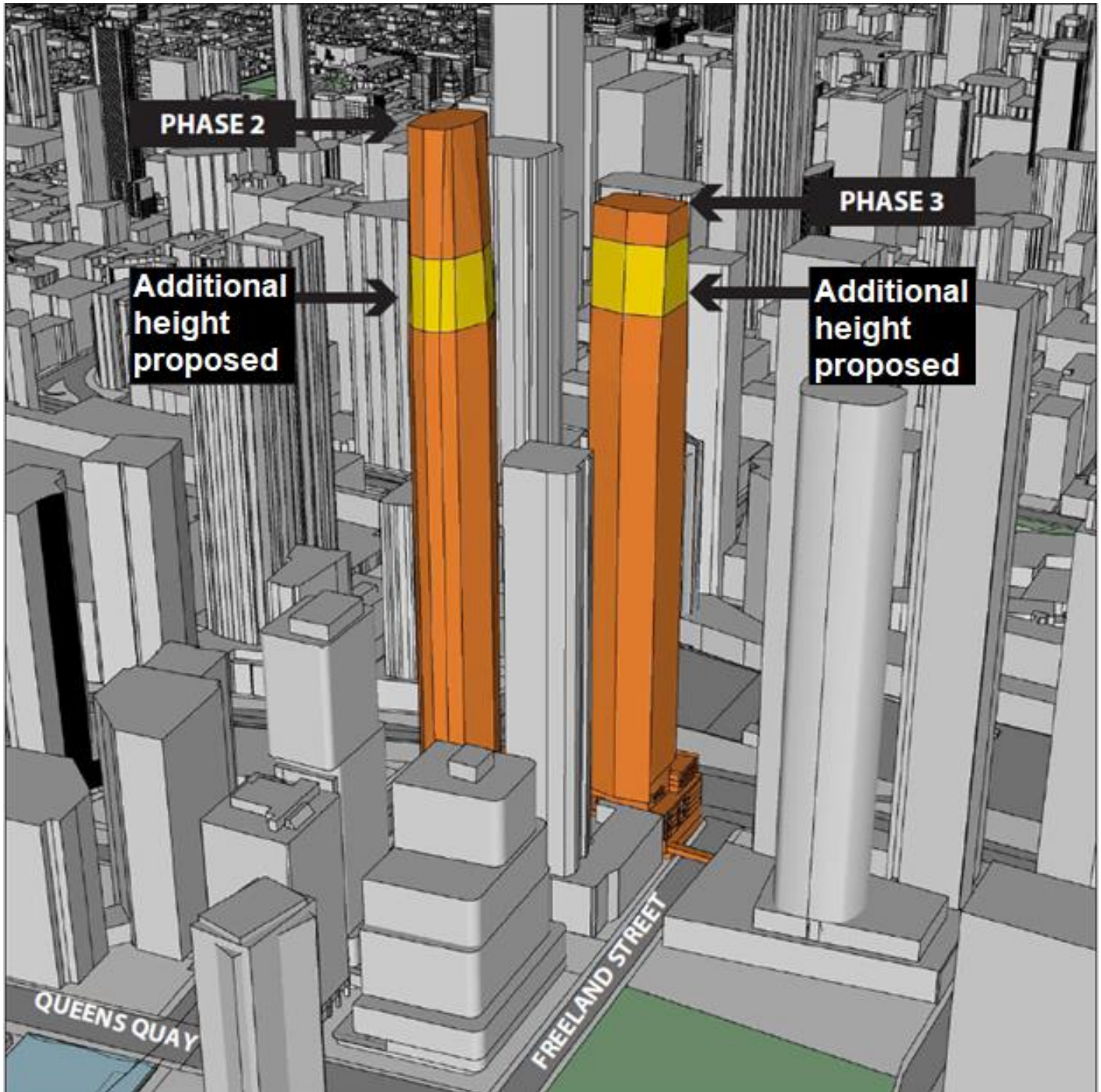
Attachment 7: North Elevation



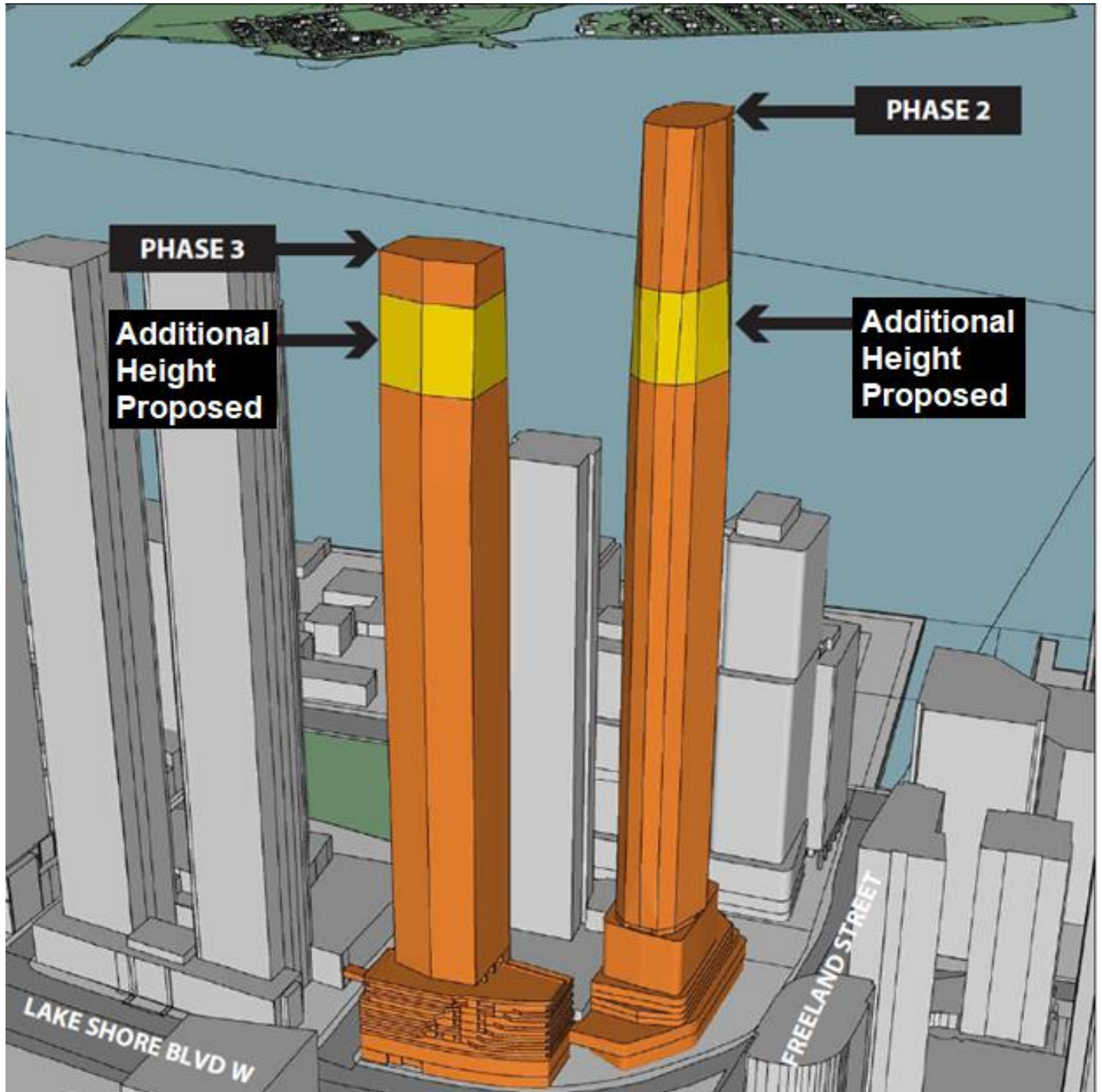
Attachment 8: West Elevation



Attachment 9A: 3D Model of Proposal in Context looking northwest



Attachment 9B: 3D Model of Proposal in Context looking southeast



Attachment 10: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item <<<Insert Item Number>>> as adopted by City of Toronto Council on <<<Insert Date>>>, 2023
Enacted by Council: <<<Insert Date>>>, 2023

CITY OF TORONTO
Bill No. ~
BY-LAW No. XXXX-2023

To adopt Amendment 408 to the Official Plan for the former City of Toronto respecting the lands municipally known in the year 2022 as 1-7 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 408 to Official Plan Amendment is hereby adopted pursuant to the Planning Act, as amended.

ENACTED AND PASSED this <<<Insert Date>>> day of <<<Insert Month>>>, 2023.

FRANCES NUNZIATA,
Speaker
(Corporate Seal)

John D. Elvidge,
City Clerk

AMENDMENT 408 TO THE OFFICIAL PLAN FOR THE FORMER CITY OF TORONTO
LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS 1-7 YONGE STREET

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

Schedule 1, Paragraph P55 1-7 YONGE STREET – SITE AND AREA SPECIFIC POLICY, is amended by deleting Policy 6.5.2 and replacing it with the following:

The maximum height of base buildings will be generally in accordance with Map J7. The minimum base building height is 11 metres.

Schedule 1, Paragraph P55 1-7 YONGE STREET – SITE AND AREA SPECIFIC POLICY, is amended by deleting Policy 6.5.11 and replacing it with the following:

The maximum net density (after road and other required conveyances) for 1-7 Yonge Street is 18 times the net property area, subject to confirmation from the Lower Yonge Municipal Class Environmental Assessment, which will complete an assessment of the transportation network's capability to accommodate this density.

Should the Lower Yonge Municipal Class Environmental Assessment result in a net site area which is reduced in such a manner that the density set out herein is exceeded by the density set out in By-law 249-2020, as amended, then for the purposes of this policy, the density set out in By-law 249-2020 shall prevail and shall be deemed to conform with this policy.

Schedule 1, Paragraph P55 1-7 YONGE STREET – SITE AND AREA SPECIFIC POLICY, is amended by deleting Policy 6.5.13 and replacing it with the following:

Subject to section 6.5.11 herein, the maximum gross floor area per block is:

Block 1 on Map J2: 262,400 m²

Block 2 on Map J2: 147,600 m²

Provided the maximum net density for the entirety of the lands remains at 18 times the net property area, as detailed in section 6.5.11; and, the maximum building heights permitted in section 6.5.14 are not exceeded without any deviation, then the maximum gross floor area for Block 1, as noted above, may be increased by a maximum of 4,000 m² for below-grade non-residential gross floor area only. Any increase to Block 1 for non-residential gross floor area, up to a maximum of 4,000 m², will result in the equal decrease to permitted gross floor area on Block 2. This permission is deemed to meet the intent of this plan, only if sections 6.5.11 and 6.5.14 of this plan are fully adhered to.

Schedule 1, Paragraph P55 1-7 YONGE STREET – SITE AND AREA SPECIFIC POLICY, is amended by deleting Policy 6.5.14 a) and b) and replacing it with the following:

mixed-use Building 1 (west side of Block 1 abutting Yonge Street): 105 storeys (327.0 metres; 340.0 metres including mechanical penthouse);

mixed-use Building 2 (northeast corner of Block 1): 92 storeys (289 metres; 302 metres including mechanical penthouse);

Attachment 11: Draft Zoning By-law Amendment

The Draft Zoning By-law Amendment will be available prior to Toronto and East York Community Council.