

## **1365-1375 Yonge Street - Official Plan and Zoning By-law Amendment Application – Decision Report – Approval**

Date: February 2, 2024  
To: Toronto and East York Community Council  
From: Director, Community Planning, Toronto and East York District  
Ward: 12 - Toronto-St. Paul's

**Planning Application Number:** 23 154139 STE 12 OZ

### **SUMMARY**

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This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 159.9 metre (50-storey excluding mechanical penthouse) mixed-use building with 714 dwelling units and 450 square metres of commercial space on the ground floor. The proposal includes a landscaped open space at the south end of the property, and a pedestrian path along the laneway to the east of the site.

### **RECOMMENDATIONS**

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

1. City Council amend the Official Plan, for the lands at 1365-1375 Yonge Street substantially in accordance with the draft Official Plan Amendment included as Attachment No. 8 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1365-1375 Yonge Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment No. 9 to this report.
3. City Council authorizes 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 for enactment, City Council require the owner to:

- a. submit a revised Functional Servicing and Stormwater Management Report for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
- b. enter into a Municipal Infrastructure Agreement to financially secure the construction of any improvements to the municipal infrastructure in connection with the accepted Functional Servicing Report by the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements to such infrastructure are required.

5. City Council request the Chief Planner and Executive Director, City Planning, in consultation with the local Ward Councillor and the City Solicitor, to continue to work with the owner to explore an in-kind community benefit package pursuant to 37(6) of the Planning Act, and to report back to City Council for further instruction on any offer of in-kind community benefits made by the owner.

## FINANCIAL IMPACT

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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

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City Council approved a previous application on this site for a 17-storey (64.5 metres, not including mechanical penthouse) mixed use building on December 16, 2020. This proposal was for a retirement residence which included a total of 239 bed-sitting rooms. The owner did not proceed with construction and sold the property in 2023. The staff report for the previous application can be found at:

<https://www.toronto.ca/legdocs/mmis/2020/te/bgrd/backgroundfile-158492.pdf>

## THE SITE

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**Description:** The site is rectangular and has an approximate area of 2,176 square metres, with a frontage of 59.5 metres on Yonge Street, 36.6 metres on Rosehill Avenue, and 59.5 metres on a public laneway to the east.

**Existing Use:** The site is currently vacant.

## THE APPLICATION

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**Description:** A 50-storey (159.9 metres, excluding mechanical penthouse) mixed use building.

**Density:** 19.05 times the area of the lot and a total of 44,422 square metres of gross floor area.

**Non-Residential:** A maximum of 450 square metres of non-residential gross floor area at grade.

**Dwelling Units:** 714 dwelling units, including a minimum of 15% 2-bedroom units, and 10% 3-bedroom units.

**Amenity Space:** The proposal includes 2,806 square metres of amenity space, with a total of 2,552 square metres located indoors. An additional 254 square metres of outdoor amenity space is located on the rooftop of the tower, and on the third floor terrace.

**Access, Parking and Loading:** The pedestrian entrance for the residential lobby is located at the south-east corner of the proposed building and retail units are accessed via Yonge Street. Vehicular access for loading and parking will be from a widened lane, accessed from Rosehill Avenue. A total of 152 parking spaces are proposed for residents and visitors with the 4-level underground garage, in addition to 3 parking spaces proposed within the podium at street level for short term pick-up and drop-off. Also proposed is one enclosed Type-G loading space, and one enclosed Type-C loading space.

**Additional Information:** See Attachments 1, 2, 10, and 12 of this report for the Application Data Sheet, project in context, a site plan of the proposal, and three-dimensional representation, 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.

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

- Increased tower separation to 11 metres along the north edge of the property;
- Reduced height of middle portion of building on north elevation to 55.3 metres;
- Reduced height of podium on eastern elevation to 35.3 metres;
- Reduced floor plate to 827 square metres;
- Increased ground floor setback on Rosehill Avenue to 5 metres; and
- Increased ground floor setback along Yonge Street to 5.5 metres at south corner.

**Reason for the Application:** The Official Plan Amendment Application is proposed to permit a 159.9 metre building, where the Yonge-St. Clair Secondary Plan sets a maximum height of 65 metres on this site.

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to vary performance standards including: height; massing; and density.

## POLICY CONSIDERATIONS

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

**Yonge-St. Clair Secondary Plan:** The site is located within Mixed Use Area B in the Yonge-St. Clair Secondary Plan area. See attachment 4.

**Zoning:** The site is zoned CR 4.25 (c2.0; r3.0) SS2 (x427) under Zoning By-law 569-2013, which permits a range of commercial and residential uses. The maximum permitted height is 65 metres. See Attachment 7 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:

- Tall Building Design Guidelines; and
- Growing Up Guidelines Planning for Children in New Vertical Communities.

The City's Design Guidelines can be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-planguidelines/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

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A Virtual Community Consultation Meeting was hosted by City staff on October 4, 2023. Approximately 29 people participated. Following a presentation by City staff and the Applicant, the following comments and issues were raised:

- support for intensification of the site given the proximity of the subway and streetcar line;
- support for additional housing in this area;

- concern about the proposed vehicular access and safety of pedestrians;
- the proposed height and density;
- concern about the shadow impact on shadow sensitive areas, including the adjacent school;
- the proposed floor plate as it relates to the tall building design guidelines;
- the affordability of the proposed retail space and the risk of vacancy;
- concern over the ability of existing infrastructure to accommodate a tall building on this site; and
- concerns about construction and traffic impacts on Yonge Street and Rosehill Avenue.

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 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**

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### **Provincial Land-Use Policies**

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.

### **Public Realm**

Staff are satisfied that the proposal conforms to the applicable public realm policies of the Official Plan.

The proposed building is set back 3.0 metres from the property line along the Yonge Street frontage, widening to 5.5 metres at the south corner of the property. The setback allows for the addition of 4 new street trees within planters along Yonge Street. The proposal includes a retail unit with a gross floor area of 450 square metres intended to animate Yonge Street.

The proposal also provides a 5.0 metre setback from the property line on the Rosehill Avenue frontage, for a total of 10.0 metres from curb to building face. This will become a landscaped open space accommodating trees, planters, and benches, which serves as a gateway to David A. Balfour Park, and the ravine system, located further east on Rosehill Avenue.

The laneway to the east of the site is also proposed to be widened and enhanced with improved lighting, paving materials, and a 2.1 metre pedestrian walkway, contributing to the Laneway Link, a Big Move referenced in the Yonge-St. Clair Planning Framework (Attachment 6).

## **Built Form**

### *Height*

The Yonge-St. Clair Planning Framework states that tall buildings will be located on sites that are large enough to accommodate considerable expanded and improved public realm. The application achieves the public realm and street character objectives of the Planning Framework, including: wider sidewalks on Yonge Street, a new open space with landscaping on Rosehill Avenue, and a publicly-accessible pedestrian walkway along the rear public lane.

The proposed overall building height of 159.9 metres (50-storeys) is acceptable. The site is approximately 200 metres from the St Clair West subway station. The site is located within Mixed Use Areas B in the Yonge-St. Clair Secondary Plan, which calls for a stepping down of heights from Mixed Use Areas A. Given the recent approval at 1406-1428 Yonge Street for a 155 metre (50-storey), proximity to rapid transit, and the proposed improvements to the public realm, a 159.9 metre (50-storey) building at this site is appropriate.

### *Massing - Base Building*

The base of the proposed building has been massed to respond to the planned context surrounding the site and is appropriate for the site. The base building has a height of 24.6 metres (5-storeys) with a 3.0 metre stepback above the fifth floor on the Yonge Street frontage, and a 2.5 metre stepback on the Rosehill Avenue frontage.

The proposed building provides appropriate transition in scale through setbacks and stepping down in height to the east towards the laneway and lands designated Apartment Neighbourhood. The eastern elevation steps down from tower form to a base building 35.3 metres tall and is set back 5.5 metres from the centreline of the lane. The massing of the base building's eastern elevation is further broken down with the middle of this elevation dropping to 2-storeys in height.

The ground floor is set back 3.0 metres from the property line along Yonge Street, widening to 5.5 metres at the southwest corner. The ground floor is set back 5.0 metres from the property line on the Rosehill Avenue frontage, exceeding the 3.0 metres required by the Yonge-St. Clair Secondary Plan.

The base building is built to the north property line, creating a continuous street wall along Yonge Street.

### *Massing - Tower Component*

The middle of the tower is set back 5.0 metres from the property line, with a further setback at 55.3 metres (floor 15) resulting in a 11.0 metre tower setback to the north

property line. The upper portion of the tower is set back approximately 12 metres to the centreline of the lane.

City Planning staff are satisfied that the built form and massing of the proposed mixed use building meet the intent of the Tall Building Design Guidelines.

### **Unit Mix**

Planning staff are satisfied with the proposed unit mix. The proposed development will meet or exceed the requirements in the Growing Up Guidelines. The residential units will consist of a minimum of 15% two-bedroom, and 10% three-bedroom units.

### **Shadow Impact**

The shadow impacts resulting from the proposal are acceptable. The proposal adequately limits shadow impacts on shadow sensitive areas, including local parks, particularly during the spring and fall equinoxes.

The applicant-submitted shadow studies show the extent of the shadow from the proposed building on the spring and fall equinox (March 21 and September 21) and the summer solstice (June 21). The shadow impact on David A. Balfour Park is adequately limited during the spring and fall equinox, and the impact on St. Michael's Cemetery is limited as the shadow largely aligns with the proposed shadow cast from the approved development at 1406-1428 Yonge Street.

### **Wind Impact**

A Pedestrian Level Wind Study reflecting the proposed building 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. The application provides the required lane widening of 1.17 metres.

## **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.

## **Servicing**

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review, and requires the owner to enter into a Municipal Infrastructure Agreement to financially secure the construction of any improvements to the municipal infrastructure in connection with the accepted Functional Servicing Report by the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements to such infrastructure are required.

## **Community Services and Facilities**

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

## **Toronto Green Standard**

The applicant is required to meet Tier 1 of the TGS. The site specific Zoning By-law, and future site plan agreement, will secure performance measures for various development features, including, but not limited to, the following:

- A total of 770 bicycle parking spaces; and
- Four new street trees and planters on Yonge Street, and three new street trees with enhanced landscaping on Rosehill Avenue.

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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Chris Pereira, Planner, Tel. No. 416-338-7418, E-mail: [Chris.Pereira@toronto.ca](mailto:Chris.Pereira@toronto.ca)



## **SIGNATURE**

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Oren Tamir  
Director, Community Planning  
Toronto and East York District

## **ATTACHMENTS**

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Attachment 1: Application Data Sheet  
Attachment 2: Location Map  
Attachment 3: Official Plan Land Use Map  
Attachment 4: Yonge-St. Clair Secondary Plan Map  
Attachment 5: Yonge-St. Clair Planning Framework - Urban Structure Map  
Attachment 6: Yonge-St. Clair Planning Framework - Public Realm Map  
Attachment 7: Existing Zoning By-law Map  
Attachment 8: Draft Official Plan Amendment  
Attachment 9: Draft Zoning By-law Amendment  
Attachment 10: Site Plan  
Attachment 11: Elevations  
Attachment 12: 3D Model of Proposal in Context

## Attachment 1: Application Data Sheet

Municipal Address: 1375 Yonge Street Date Received: May 31, 2023

Application Number: 23 154139 STE 12 OZ

Application Type: OPA & Rezoning

Project Description: A 50-storey mixed-use building with 714 residential units. Official Plan Amendment required to the Yonge - St. Clair Secondary Plan to permit additional height.

Applicant	Architect	Owner
Michael Goldberg	Turner Fleischer Architects	HCN (Rosehill) Property Incorporated

### EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: N

Zoning: CR 4.25 (C2.0; R3.0) SS2 (x2538) Heritage Designation: N

Height Limit (m): 30 Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 2,176 Frontage (m): 60 Depth (m): 37

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	2,176		1,333	1,333
Residential GFA (sq m):			43,972	43,972
Non-Residential GFA (sq m):	3,975		450	450
Total GFA (sq m):	3,975		44,422	44,422
Height - Storeys:	2		50	50
Height - Metres:			159.9	159.9

Lot Coverage Ratio (%): 61.25 Floor Space Index: 19.05

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	43,271	701

Retail GFA: 450

Residential Units by Tenure	Existing	Retained	Proposed	Total
Condominium:			714	714
Total Units:			714	714

	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Proposed:	66	415	143	75
Total Units:	66	415	143	75

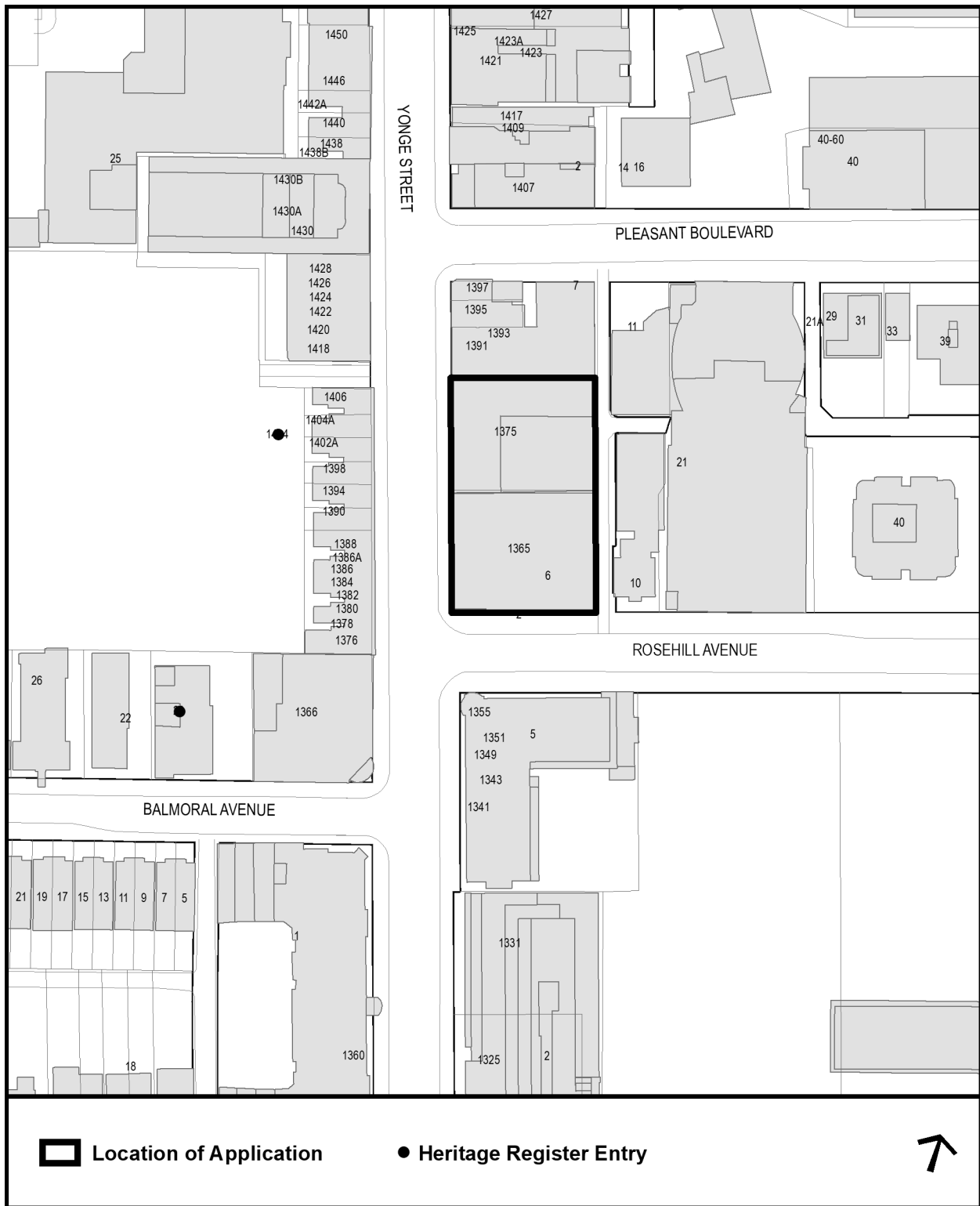
Parking and Loading

Parking Spaces: 155      Bicycle Parking Spaces: 770      Loading Docks: 2

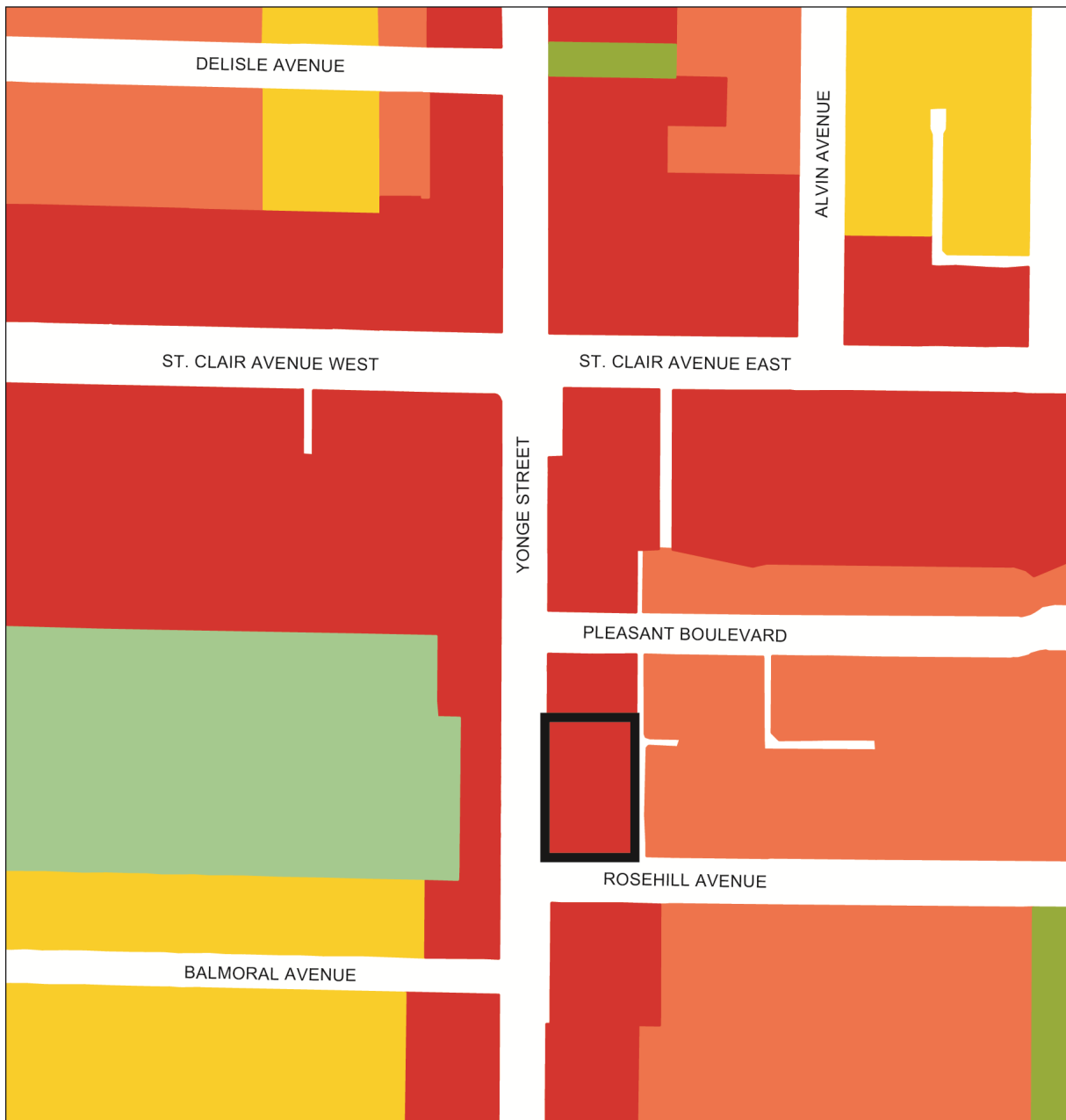
CONTACT:

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

# Attachment 2: Location Map









Attachment 3: Official Plan Land Use Map



1365-1375 Yonge Street

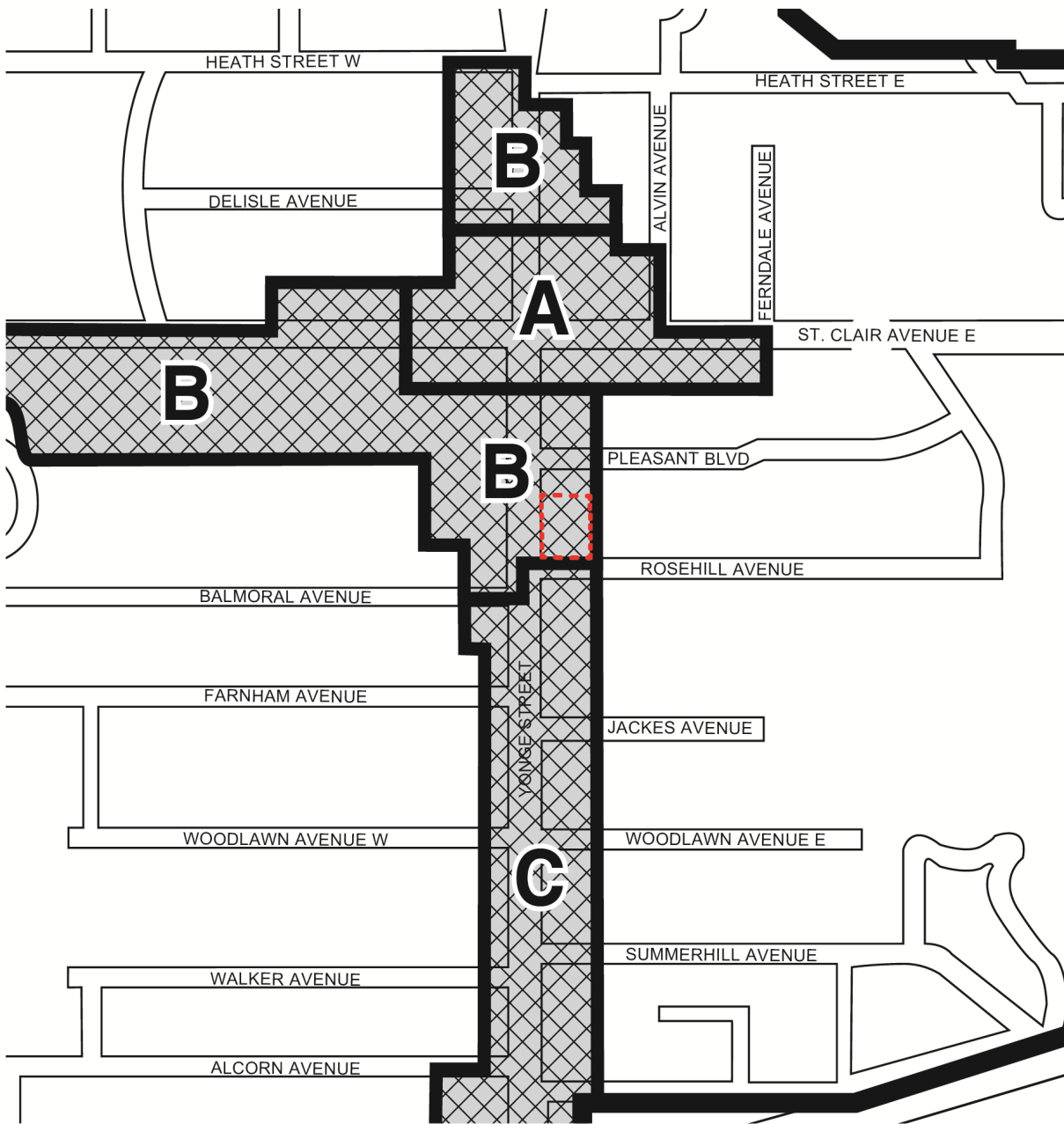
Official Plan Land Use Map

File # 18 151554 STE 22 0Z

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

  
Not to Scale  
10/26/2020

Attachment 4: Yonge-St. Clair Secondary Plan Map



1365-1375 Yonge Street

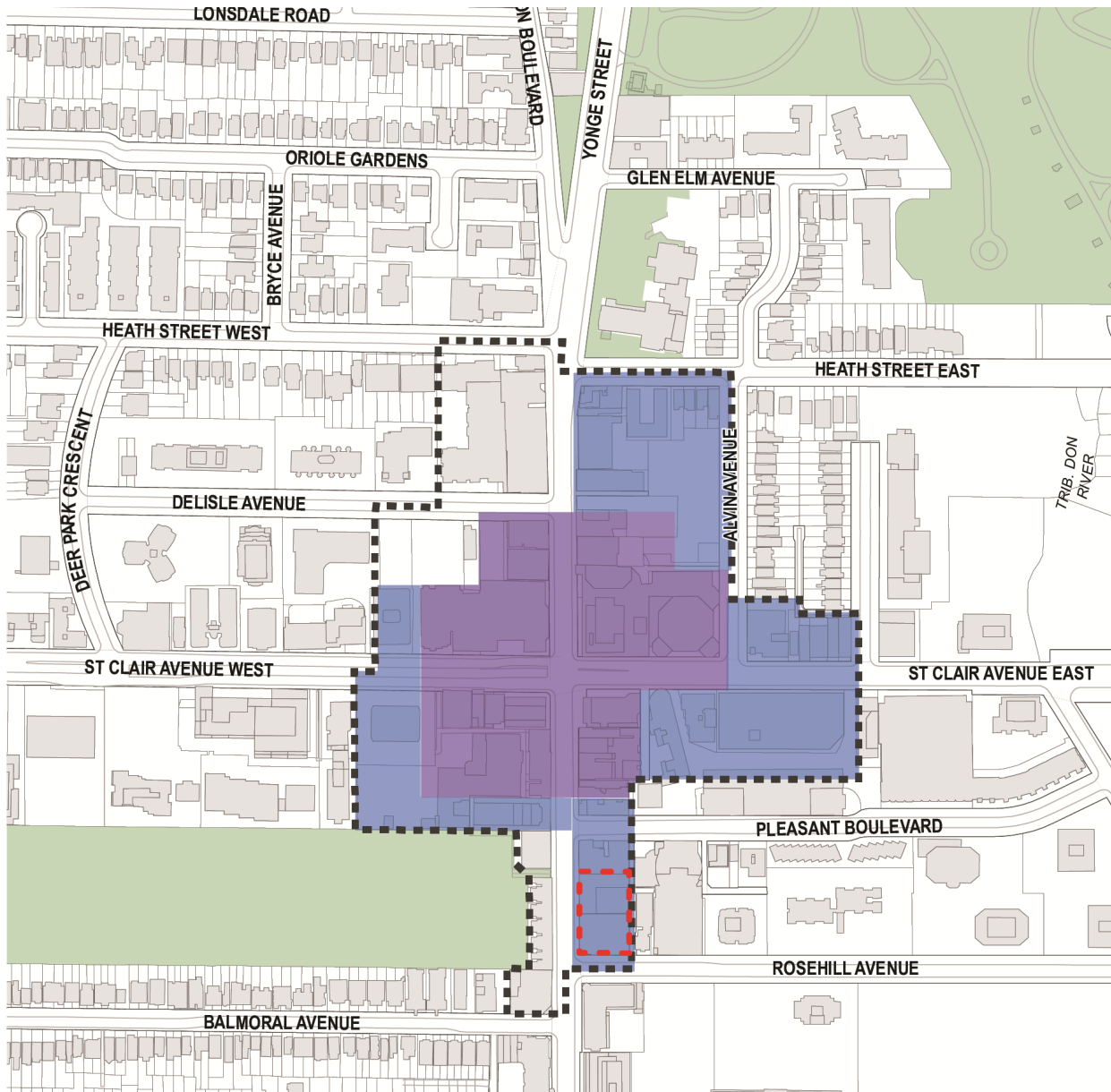
Yonge-St. Clair Secondary Plan (Site and Area Specific Policies)

File # 18 151554 STE 22 0Z

-  Location of Application
-  Mixed Use Areas

  
Not to Scale  
11/09/2020



Attachment 5: Yonge-St. Clair Planning Framework - Urban Structure Map





1365-1375 Yonge Street

City-Initiated Yonge-St. Clair Planning Framework: Big Moves (Map 2)

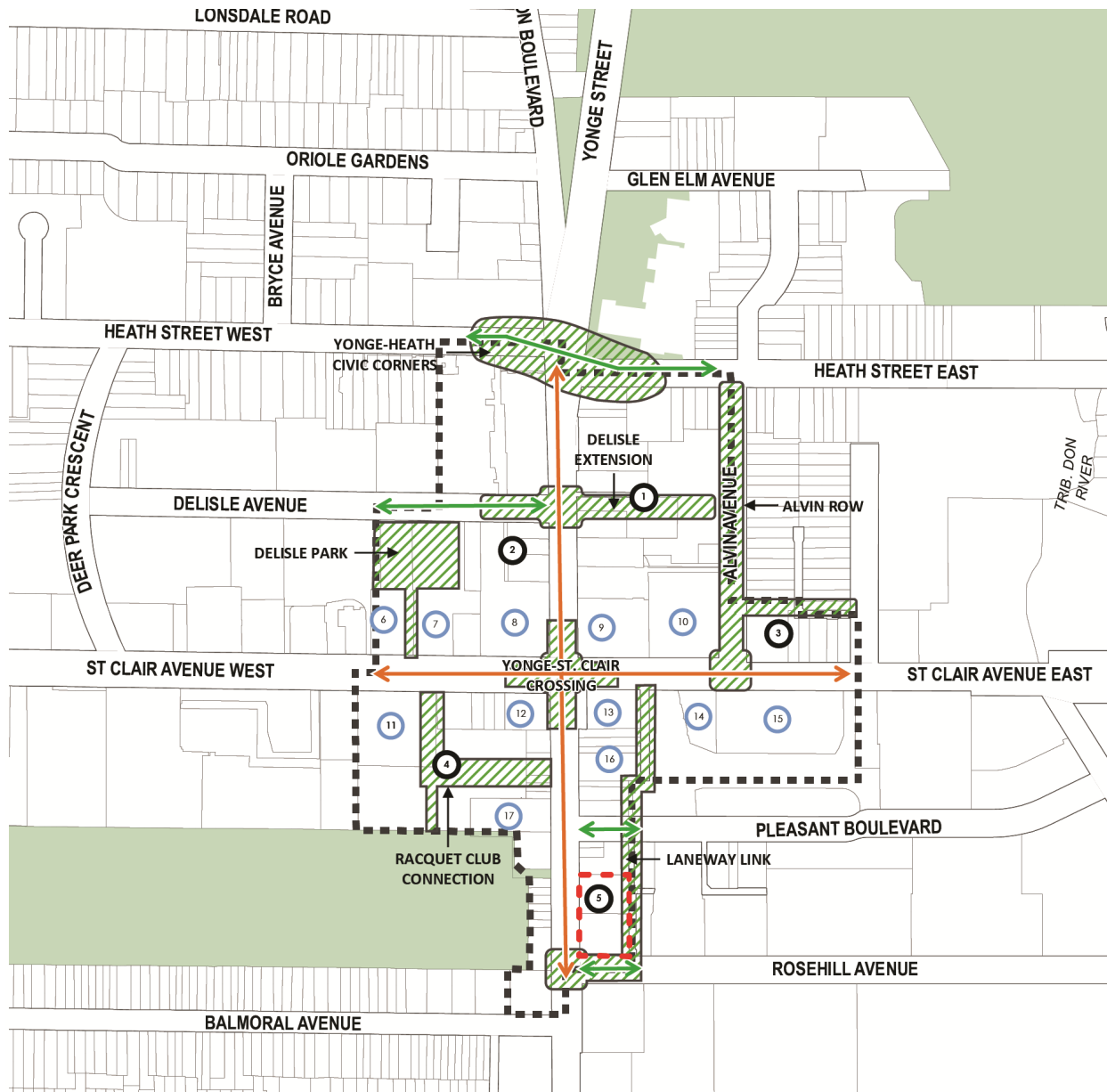
File # 18 151554 STE 22 0Z

-  Area Boundary
-  Subject Site

-  Height Peak  
(See Section 5.1 Urban Structure)
-  Transition Zone  
(See Section 5.1 Urban Structure)

Not to Scale  
10/26/2020 

# Attachment 6: Yonge-St. Clair Planning Framework - Public Realm Map



1365-1375 Yonge Street

City-Initiated Yonge-St. Clair Planning Framework: Big Moves (Map 1)

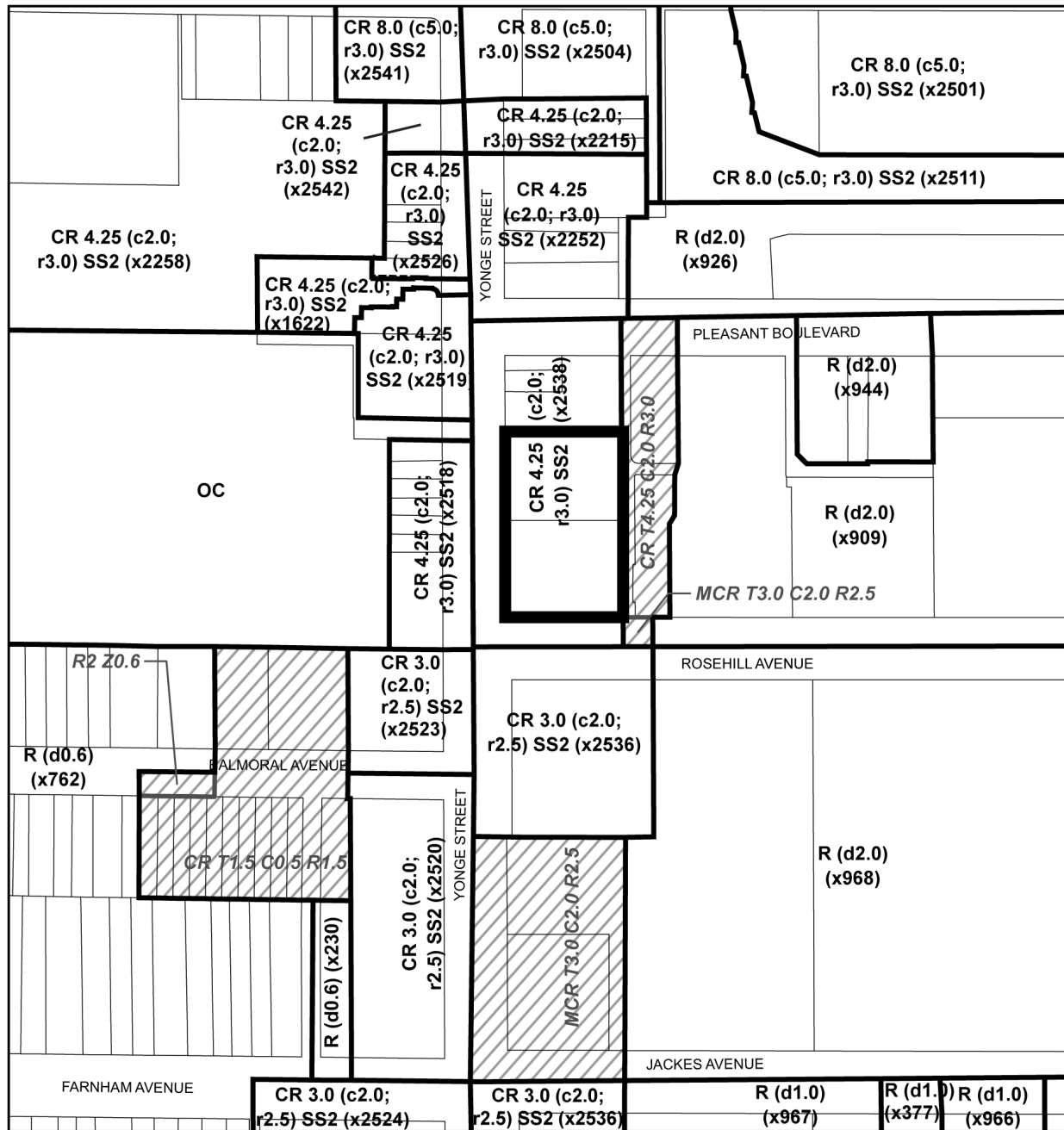
File # 18 151554 STE 22 0Z

- Subject Site
- Area Boundary
- "Big Moves" (See Section 3. Big Moves)
- Arterial Streets (See Section 4. Street Character)
- Green Streets (See 4. Street Character)
- # 1-5 Proposed/Potential Tall Building Site (See Section 5.2 Proposed and Potential Development)
- # 6-17 Existing/Approved Tall Building Site (See Section 5.3 Existing and Approved Development)

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10/26/2020



Attachment 7: Existing Zoning By-law Map



Zoning By-law 569-2013

1365-1375 Yonge Street

File # 18 151554 STE 22 0Z



Location of Application

R Residential    CR Commercial Residential  
 OC Open Space Cemetery



See Former City of Toronto By-Law No. 438-86

R2 Residential District  
 CR Mixed-Use District  
 MCR Mixed-Use District



Not to Scale  
 Extracted: 11/26/2018

Attachment 8: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

**CITY OF TORONTO**

**Bill XXX**

**BY-LAW XXX**

**To adopt an amendment to the Official Plan  
for the City of Toronto  
respecting the lands known municipally in the year 2023, as  
1365-1375 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;

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 No. 712 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Seal of the City)

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**AMENDMENT NO. 712 TO THE OFFICIAL PLAN**  
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS**  
**1365-1375 YONGE STREET**

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

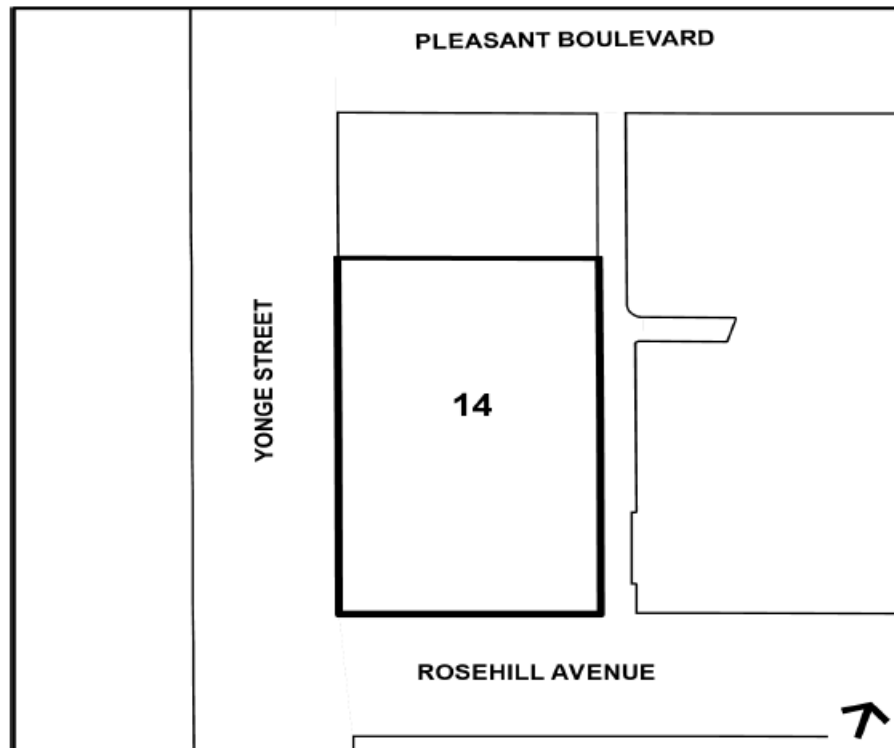
1. Chapter 6, Section 6, Yonge-St. Clair Secondary Plan is amended as follows:

- 2.1. Section 8, Site and Area Specific Policies, is amended by adding the following Site and Area Specific Policy 14, together with the key map as shown on the attached Schedule 2 as follows:

**14. 1365-1375 Yonge Street**

For the lands shown as Area 14 on Map 6-2:

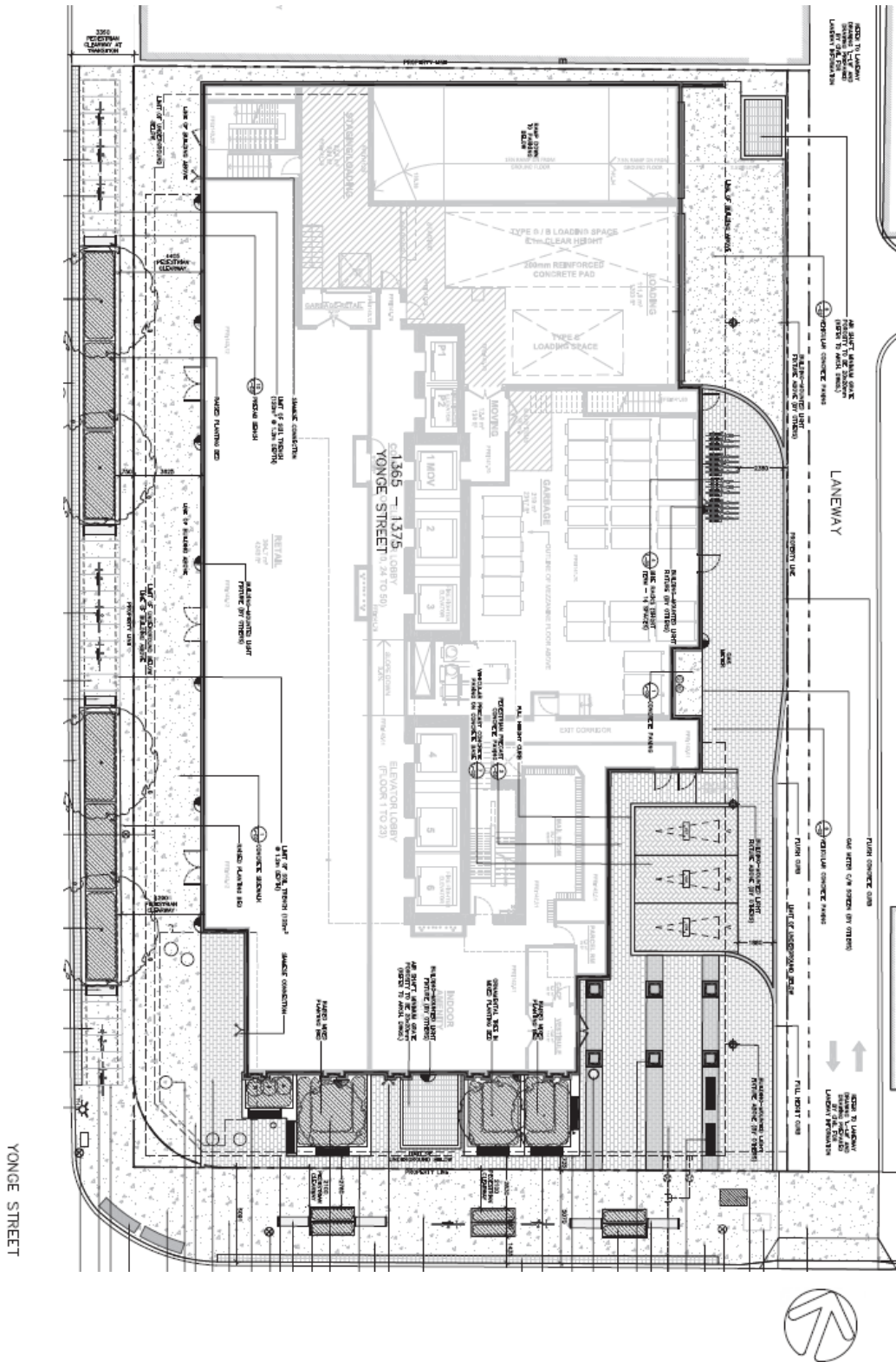
a maximum building height of 168 metres to the top of the mechanical penthouse is permitted for a mixed use building.



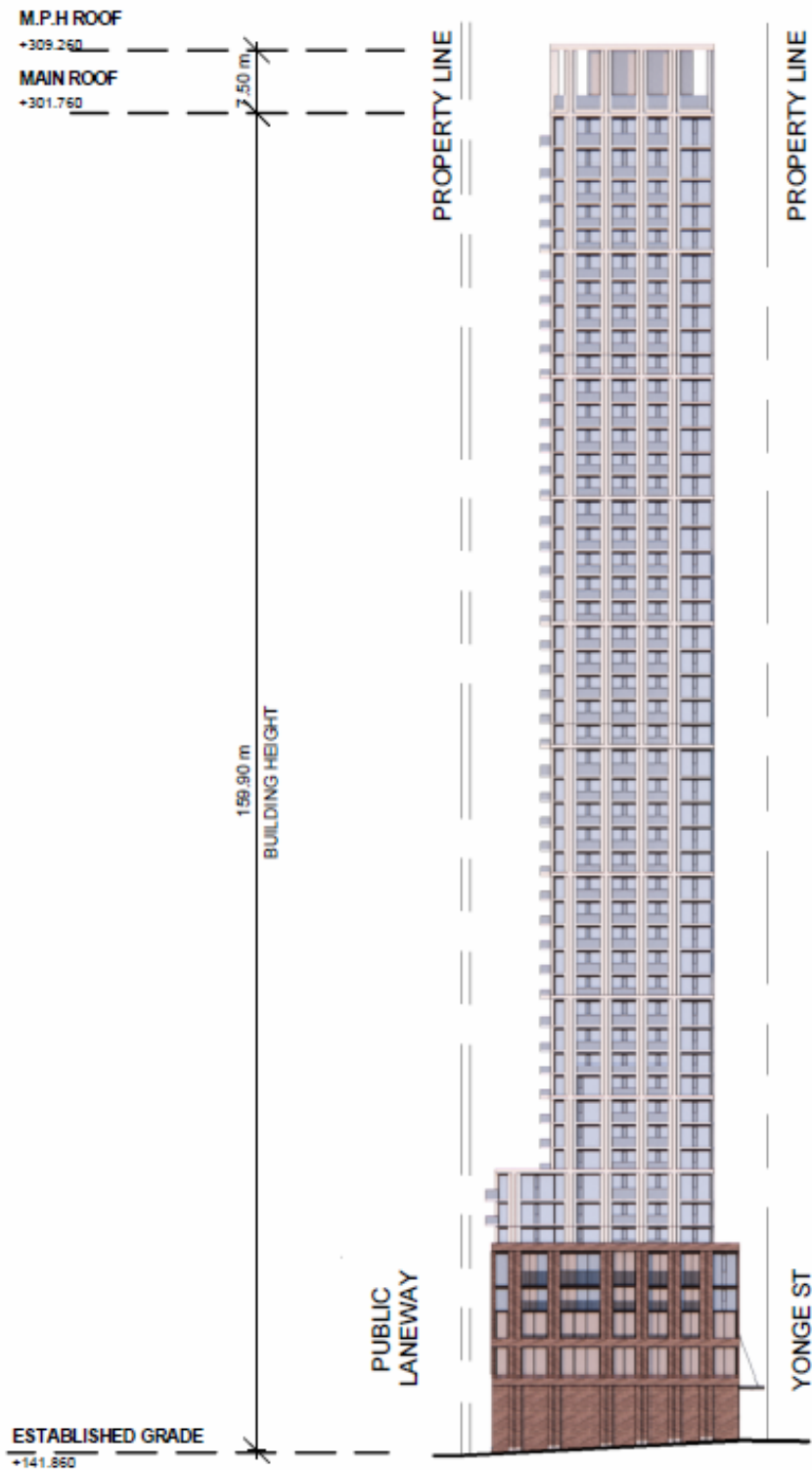
## Attachment 9: Draft Zoning By-law Amendment

The draft by-law amendment will be made available on or before the February 21, 2024, Toronto and East York Community Council meeting.

Attachment 10: Site Plan



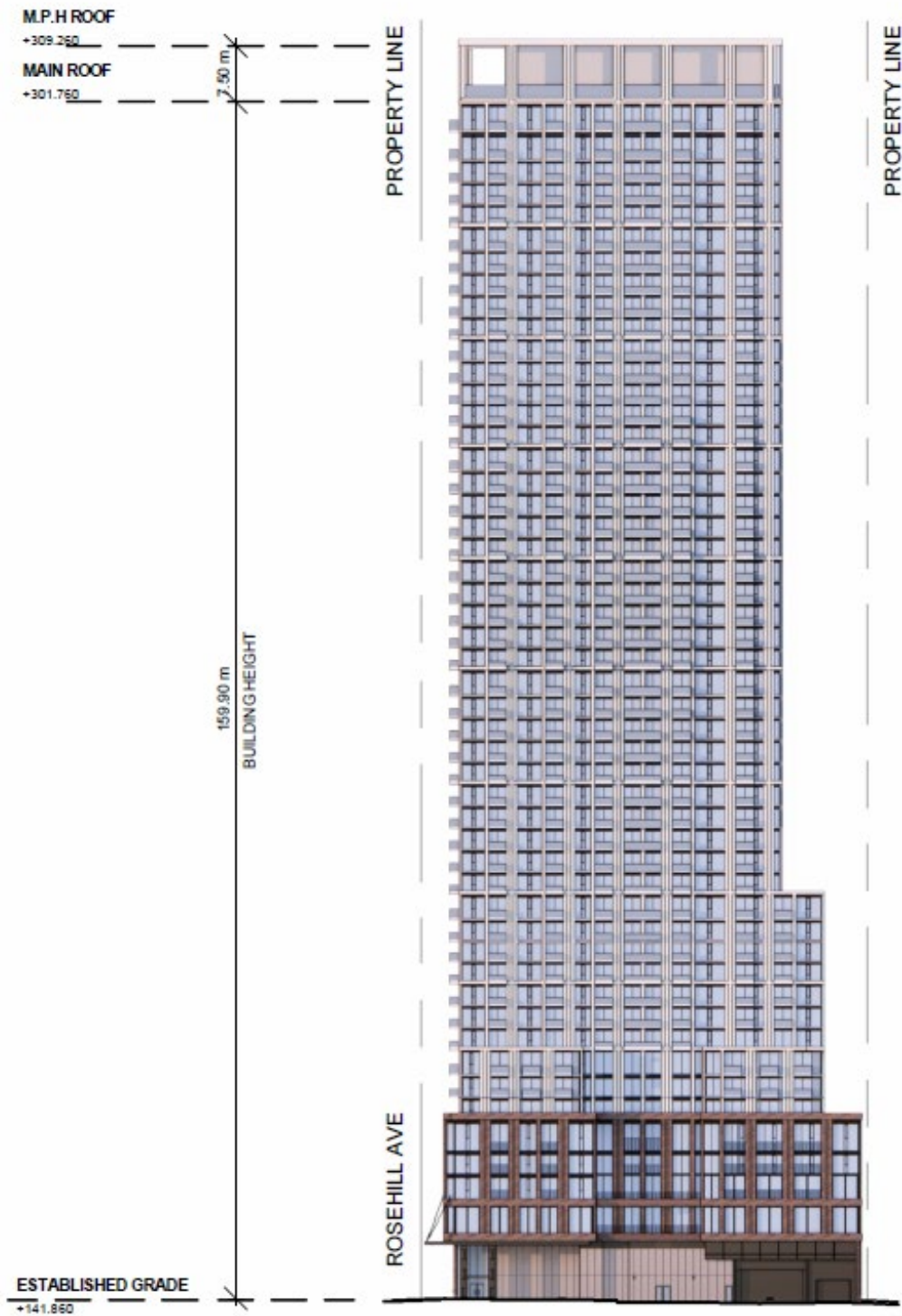
Attachment 11: Elevations



North Elevation

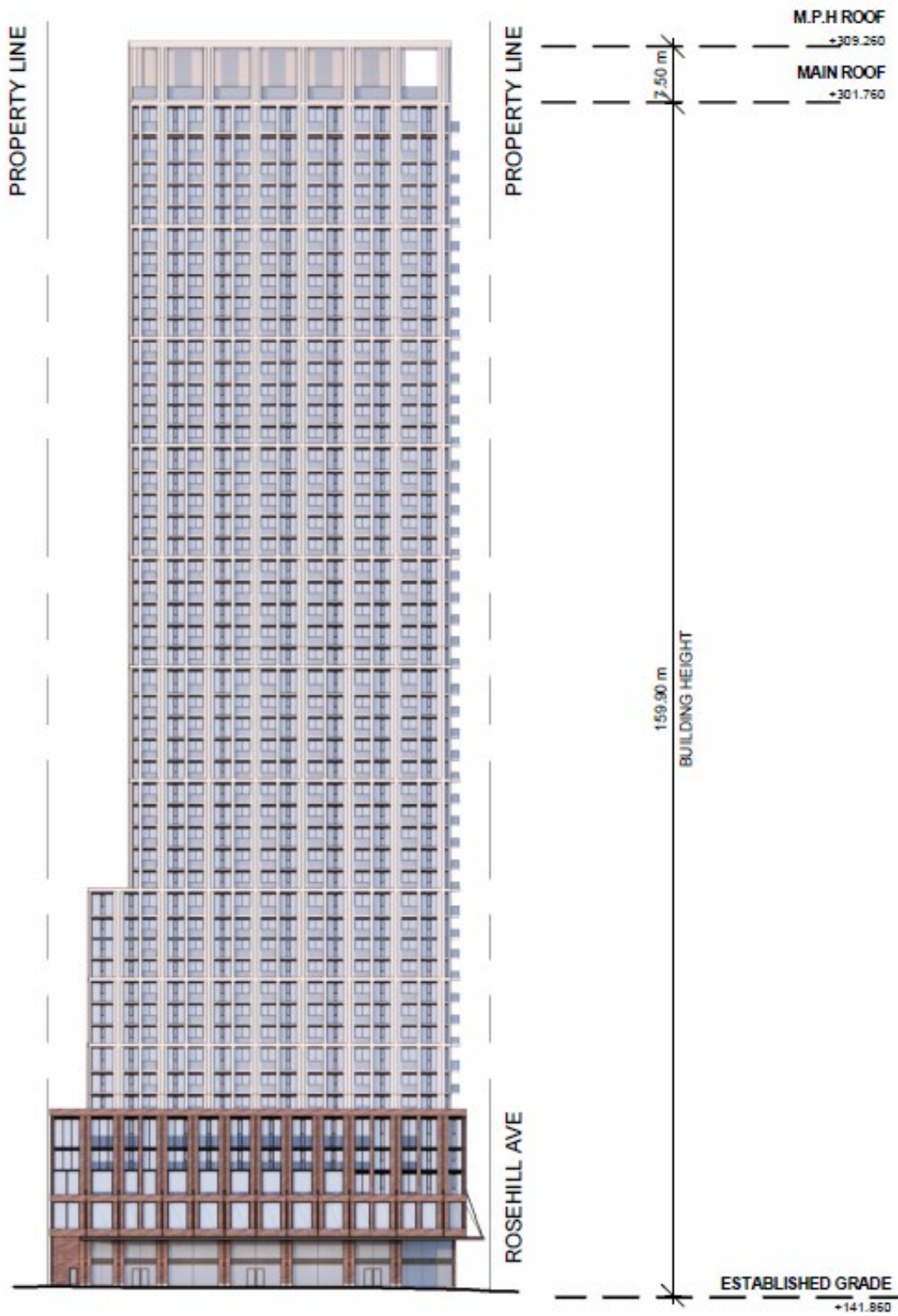


South Elevation



East Elevation





West Elevation

Attachment 12: 3D Model of Proposal in Context

