

## **2079-2111 Yonge Street, 9-11, 21, and 31 Hillside Avenue East and 12-18 Manor Road East – Official Plan and Zoning By-law Amendment Application – Decision Report – Refusal**

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 200789 STE 12 OZ

**Related Rental Housing Demolition Application Number:** 23 201074 STE 12 RH

### **SUMMARY**

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The application proposes to amend the Official Plan and Zoning By-law to permit a 98.0 metre (29-storey excluding mechanical penthouse) mixed use building at 2079-2111 Yonge Street, 9-11, 21, and 31 Hillside Avenue East and 12-18 Manor Road East. The building would contain 486 residential units and 2,000 square metres of non-residential gross floor area. The application also proposes to partially retain an existing heritage building at 2111 Yonge Street.

The existing buildings on site contain 31 rental dwelling units. A related Rental Housing Demolition and Conversion application to demolish and replace the existing rental dwelling units is under review.

The application identifies additional lands to the east of the site at 35-41 Hillside Avenue East and 20 Manor Road East under the same ownership as the site. These lands are being contemplated as part of the required parkland conveyance.

This report recommends refusal of the application to amend the Official Plan and Zoning By-law because the outstanding issues could not be resolved within the legislated timeline for decision of 120 days. If City Council does not make a decision within the legislated timeline, the City may be subject to a request to refund all or part of the application fees. The report also recommends that Staff work with the applicant to use mediation to resolve the outstanding issues.

### **RECOMMENDATIONS**

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

1. City Council refuse the application for the Official Plan and Zoning By-law Amendment in its current form, for the lands municipally known as 2079-2111 Yonge Street, 9-11, 21, and 31 Hillside Avenue East and 12-18 Manor Road East for the reasons set out in this report.
2. In the event the application is appealed to the Ontario Land Tribunal, City Council, pursuant to subsection 34(11.0.0.1) of the Planning Act, use mediation, conciliation or other dispute resolution techniques in an attempt to resolve the Official Plan and Zoning By-law Amendment application, to the satisfaction of the Chief Planner and Executive Director, City Planning and City Solicitor.
3. City Council authorize the City Solicitor and other appropriate staff to take any necessary steps to implement City Council's decision.
4. City Council direct the City Solicitor to request that, in the event of an appeal to the Ontario Land Tribunal, the Tribunal withhold its final order, until the following conditions are met:
  - a. the final form of the Official Plan and Zoning By-law Amendments are to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor, including any appropriate holding (H) provisions;
  - b. City Council has approved Rental Housing Demolition Application 23 201074 STE 12 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of the existing rental housing, and the owner has entered into, and registered on title to the lands, an agreement pursuant to Section 111 of the City of Toronto Act securing replacement of the existing rental dwelling units and all other rental housing related matters, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning;
  - c. the owner has revised the Functional Servicing and Stormwater Management Report, Hydrogeological Report, Hydrological Review Summary, and Groundwater Summary to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
  - d. all comments from Engineering and Construction Services contained in their November 23, 2023 memorandum are addressed to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
  - e. the owner has made satisfactory arrangements for the construction of any improvements to the municipal infrastructure in connection with the Functional Servicing and Stormwater Management Report, to be resubmitted for review and acceptance by the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements to such infrastructure are required to support this development.

## 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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A pre-application consultation meeting was held on August 31, 2022. The application was submitted on September 15, 2023 and deemed complete on December 14, 2023.

On October 2, 2017, as part of the City's listing of 258 "Main Street" properties located in the Midtown in Focus planning study area, City Council included the properties at 2079-2085 Yonge Street, 2093-2109 Yonge Street and 2111 Yonge Street on the Heritage Register. The City Council Decision is available here:

<https://secure.toronto.ca/council/agenda-item.do?item=2017.PG22.5>

On December 13, 2023, City Council stated its intention to designate the property at 2111 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act. The City Council Decision is available here:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.CC13.28>

## THE SITE

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**Description:** The site occupies the majority of the block fronting the east side of Yonge Street between Hillside Avenue East and Manor Road East, with the exception of the lot located at the southwest corner of the site at 2075-2077 Yonge Street. The site includes 2-storey detached and semi-detached residential buildings fronting Hillside Avenue East and Manor Road East.

The site is situated approximately half-way between Eglinton Avenue and Davisville Avenue and is located approximately 260 metres south of the Eglinton Subway Station, approximately 410 metres south of the future Eglinton LRT station, and approximately 310 metres north of Davisville Subway Station. The site has an approximate area of 5,025 square metres, with frontages of approximately 69.0 metres along Yonge Street, 62.5 metres along Hillside Avenue East and 36.0 metres along Manor Road East.

**Heritage:** The site contains three heritage-listed buildings along Yonge Street, including 2079-2085 Yonge Street, 2093-2109 Yonge Street and 2111 Yonge Street. The building at 2111 Yonge Street is subject to a Notice of Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act.

**Existing Use and Rental Dwelling Units:** The existing land uses includes retail and residential in the form of 2- and 3-storey mixed-use buildings along Yonge Street (2079-2111 Yonge Street) and 2-storey detached and semi-detached residential buildings

along Hillsdale Avenue East and Manor Road East (9-11, 21, and 31 Hillsdale Avenue East and 12-18 Manor Road East). To the rear of the mixed-use properties fronting Yonge Street is a surface parking lot for retail visitors and residential tenants.

The existing buildings on the development site contain a total of 31 rental dwelling units with the following unit mix and rent levels:

**Table 1: Existing Rental Dwelling Units by Bedroom Type and Rent Classification**

Unit Type	Affordable Rent	Mid-Range (Affordable) Rent	Mid-Range (Moderate) Rent	Above Mid-Range Rent	Total
One-Bedroom	5	10	5		20
Two-Bedroom	5		1		6
Three-Bedroom			2	1	3
Four-Bedroom			1	1	2
Total	10	10	9	2	31

Based on the information provided by the applicant to date, 30 rental dwelling units are currently occupied by eligible tenants (tenants who were tenants at the time of the rental housing demolition application). The remaining unit is currently vacant.

In addition, there are 6 rental dwelling units within the adjacent lands being contemplated as part of the required parkland conveyance, consisting of 1 one-bedroom unit, 1 two-bedroom unit, 2 three-bedroom units, and 2 four-bedroom units. These units are not currently proposed to be demolished.

## THE APPLICATION

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**Description:** A 98.0 metre (29-storey excluding mechanical penthouse) mixed-use building containing approximately 486 dwelling units, totaling 36,200 square metres of gross floor area, including 2,000 square metres of non-residential uses at grade.

**Density:** 7.08 times the area of the lot.

**Dwelling Units and Rental Replacement Units:** 486 units are proposed, including 31 rental replacement units. The proposed 486 units includes 289 1-bedroom (60%), 148 2-bedroom (30%), and 49 3-bedroom (10%) units. The application proposes the replacement of 20 one-bedroom, 6 two-bedroom, 3 three-bedroom, and 2 four-bedroom rental units.

**Parkland Dedication:** To the east of the site, fronting both Hillsdale Avenue East and Manor Road East, are additional lands under the same ownership as the site (35-41

Hillsdale Avenue East and 20 Manor Road East). These lands are being considered as part of the required parkland conveyance and contain 6 existing rental dwelling units.

**Heritage:** The property at 2111 Yonge Street is subject to a Notice of Intention to Designate under Part IV of the Ontario Heritage Act. The application proposes to retain the west and north facades, and a partial return of the south elevation. Also proposed are significant alterations to the windows of the north elevation. The storefront along Yonge Street will be restored and alterations are proposed to the north elevation. The interior second storey floor plate is proposed to be removed to create a 2-storey volume within the heritage building.

The remaining properties within the site, including the listed heritage properties at 2093-2109 and 2079-2085 Yonge Street, are proposed to be demolished.

**Housing:** A related Rental Housing Demolition application (23 201074 STE 12 RH) has been submitted as this application involves the demolition of a total of 31 rental dwelling units. The application proposes to replace the 31 existing rental dwelling units located on the development site in the new building.

**Access, Parking, and Loading:** The primary access to the residential lobby will be located to the rear of the site, from the proposed driveway on the east side of the building, which includes a vehicular pick-up/drop-off plaza area. An additional secondary pedestrian access to the residential lobby will be located mid-block along Yonge Street. Retail entrances are also located along Yonge Street surrounding both sides of the midblock entrance of the residential lobby.

Vehicle and loading access will be from a 6.0-metre wide north-south private driveway between Hillsdale Avenue East and Manor Road East located on the east end of the site. A total of 251 parking spaces (239 residential and 12 visitor) are proposed in a 2-level underground parking garage. Two parking spaces are provided at-grade for pick-up and drop-off. Two loading spaces are proposed for the development, one Type 'B' and one Type 'G' space. A total of 548 bicycle parking spaces (438 long term and 110 short term) are proposed.

**Additional Information:** See Attachments 1, 2, and 5 of this report for the Location Map, Application Data Sheet, and a site plan of the proposal, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: [www.toronto.ca/2079YongeSt](http://www.toronto.ca/2079YongeSt)

**Reasons for Applications:** An Official Plan Amendment application is required to permit a tall building on the site, and to redesignate a portion of the site as Mixed Use Areas. Amendments to the City-wide Zoning By-law 569-2013 are required to permit the building form, height, density, setbacks, and other performance standards.

A Rental Housing Demolition application (under Chapter 667 of the City's Municipal Code) is required because the development site contains six or more residential units, of which at least one unit is rental housing. The Municipal Code requires an applicant to obtain a permit from the City allowing the demolition of the existing rental housing units.

The City may impose conditions that must be satisfied before a demolition permit is issued.

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

**Heritage Conservation:** Section 2(d) of the Planning Act includes the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest. The Growth Plan indicates cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas and the PPS directs that significant built heritage resources shall be conserved. The City's Official Plan requires new construction on properties on the Heritage Register be designed to conserve the cultural heritage values, attributes and character of the property and to mitigate visual and physical impact on it.

**Official Plan:** The site is designated Mixed Use Areas, Parks and Open Space Areas - Parks, and Neighbourhoods. The Official Plan contains policies related to the redesignation of Parklands. See Attachment 3 of this report for the Official Plan Land Use Map.

**Yonge-Eglinton Secondary Plan (OPA 405):** The site is within the Yonge Street South Village Character Area. The Yonge-Eglinton Secondary Plan designates the site as Mixed Use Areas C (2079-2111 Yonge Street and 9-11 Hillside Avenue East), Parks and Open Space Areas - Parks (21 Hillside Avenue and 12 Manor Road East), and Neighbourhoods (31 Hillside Avenue East and 14-18 Manor Road East).

**Rental Housing Demolition and Replacement:** This application involves the demolition of rental housing. Since the development site contains six or more residential units, of which at least one unit is a rental unit, an application is required under Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law. The By-law requires an applicant obtain approval from the City to permit the demolition of the existing rental housing units. The City may impose conditions on the approval that must be satisfied before a demolition permit is issued.

Official Plan Policy 3.2.1.6 requires new development that have the effect of removing all or a part of a private building or related group of buildings, and would result in the loss of six or more rental dwelling units to replace at least the same number, size, and type of rental units at similar rents to those in effect at the time of application. The policy also requires the applicant to provide an acceptable tenant relocation and assistance plan, addressing the right of existing tenants to return to the replacement units at similar rents and other assistance to mitigate hardship.

**Zoning:** The site is zoned CR SS2 (x554), OR (x39) and R (d0.6)(x931) under Zoning By-law 569-2013, with height limits of 25.5 metres, 9.0 metres, and 10.0 metres, respectively. See Attachment 4 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;
- Midtown Public Realm Implementation Strategy; and,
- Growing Up Guidelines Planning for Children in New Vertical Communities.

## **Toronto Green Standard**

The [Toronto Green Standard \(TGS\)](#) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

## **CONSULTATION**

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### **Community Consultation**

A Virtual Community Consultation Meeting was hosted by City Planning staff on October 17, 2023. Approximately 120 people participated. Following a presentation by Staff and the Applicant, the following comments and issues were raised:

- Support for intensification on this site due to the proximity to subway and LRT stations;
- Concern that the proposal is not aligned with the planning policies for the area;
- The proposed height, density and massing are inappropriate for the site;
- Advocacy for support for rental tenants being displaced;
- Advocacy for smaller retail units for independent retailers;
- Support to conserve the heritage listed storefronts;
- Concerns related to construction management;
- Concerns around the overcapacity of Eglinton TTC station;
- Concern regarding shadow and wind impacts on public realm and neighbouring properties;
- Increases to traffic, congestion, and related safety issues; and
- Advocacy for the provision of affordable housing units.

### **Tenant Consultation**

As part of the Rental Housing Demolition and Conversion application, Staff will hold a separate consultation meeting with affected tenants.

## **Public Meeting Comments**

In making their decision with regard to this application, Council members have an opportunity to consider submissions made at the 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 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 have reviewed the current proposal for consistency with the Provincial Policy Statement and conformity with the Growth Plan. Both documents establish standards for the conservation of heritage properties, which have not been satisfied by the proposal. The proposal has not demonstrated that the cultural heritage value and attributes of the heritage property will be conserved consistent with the heritage planning policy framework, nor that the heritage impacts of the proposal would be appropriately mitigated.

### **Land Use**

The application proposes to redesignate the properties east of Yonge Street to Mixed Use Areas to permit the proposed mixed-use development. The portion of the site designated Parks is currently comprised of a vacant fenced lot at 21 Hillside Avenue East and 2-storey detached residential building at 12 Manor Road East. These lands were redesignated from Neighbourhoods to Parks in 2019 through Amendment No. 405 to the Official Plan (the Yonge-Eglinton Secondary Plan), and identified as a site for a new public park.

The application identifies adjacent lands at 35-41 Hillside Avenue East and 20 Manor Road East which are being contemplated as part of the required parkland conveyance. The City is in active discussions to secure those lands as parkland. The redesignation of the portion of the site from Parks and Open Space Areas - Parks to Mixed Use Areas will be informed by those discussions.

### **Built Form**

The Yonge Street South character area anticipates a height range between 8 to 15 storeys, however, Policy 5.4.3 of the Secondary Plan states that the heights of buildings for sites and/or areas will be specifically determined through rezoning applications and an Official Plan Amendment will not be required in order to achieve a greater or lesser height. The Secondary Plan also directs that the greatest heights and densities will be located at the Yonge-Eglinton intersection and will generally step down as development moves away from the intersection.



The proposed building does not fit within the existing and planned context for the surrounding area, and does not achieve the intent of the policies of the Yonge-Eglinton Secondary Plan requiring a transition down in building heights from Yonge-Eglinton Centre.

The scale of the proposed 8-storey podium (33.0 metres) is acceptable and provides appropriate transition down in height from the existing 12-storey podium to the north at the Art Shoppe Condos (2131 Yonge Street) and the planned lower scale mid-rise buildings to the south, including the approved 4-storey streetwall at 2039-2049 Yonge Street and 40-50 Tullis Drive.

The proposed step backs of 1.3 metres and 3.0 metres between the base building and tower element at the eastern and northern elevations, respectively, should be increased to reduce the visual perception of the tower from the public realm, and to improve wind conditions in the public realm and the building's rear plaza area.

### **Heritage Conservation**

The development site includes the property at 2111 Yonge Street, a property subject to a Notice of Intention to Designate under Part IV of the Ontario Heritage Act, identifying it as a significant built heritage resource. The remaining properties within the site, including the listed heritage properties at 2093-2109 and 2079-2085 Yonge Street, are proposed to be demolished.

The application proposes to retain the west and north facades, and a partial return of the south elevation, of the heritage property at 2111 Yonge Street within the development. In its current form, the design of the new construction with its minimal step backs and cantilever are insufficient to conserve the scale, form and massing of the heritage building. The proposed restoration of the storefront along Yonge Street is supportable; however, the removal of the interior second storey floor plate to create a two-storey volume within the heritage building, and significant alterations proposed to the windows of the north elevation, will not appropriately conserve the character, cultural heritage values and attributes of the heritage building.

Permission under Section 33 of the Ontario Heritage Act is required for the proposed alterations to the heritage property. A complete Heritage Permit application under the Ontario Heritage Act has not been submitted and considered by City Council.

### **Road Widening**

To satisfy the Official Plan requirement for this segment of Yonge Street, the application provides a 0.4-metre right-of-way dedication along 2093-2109 Yonge Street and a 0.2-metre right-of-way dedication along 2079-2087 Yonge Street. The heritage façade at 2111 Yonge Street is proposed to remain in place.

### **Public Realm**

The application proposes a 1.2 to 1.3 metre setback at-grade along Yonge Street, with the exception of the heritage façade at 2111 Yonge Street, which will remain in place

with a 0 metre setback. The at-grade setbacks result in a public realm along Yonge Street, with a 6.15 to 6.25 metre curb-to-building face distance along the majority of the street frontage. The five existing trees along Yonge Street are proposed to be preserved. A curb extension designed in accordance with the City's Curb Extension Design Guidelines will be required at the southeast corner of Yonge Street and Hillsdale Avenue East to reduce the pedestrian crossing to a maximum of 6.0 metres in width and to formalize the on-street parking on the south side of Hillsdale Avenue East. Detailed design of the curb extension will be addressed during the Site Plan approval process.

Along Hillsdale Avenue East, the proposed building provides a zero lot line condition. Along Manor Road East, the proposed building is set back 1.5 metres. The application proposes the removal of street trees along Hillsdale Avenue East and Manor Road East that are subject to City of Toronto Municipal Code, Chapter 813 Articles II. The proposed development does not include the replacement of these trees, which is not acceptable to Urban Forestry. Confirmation of the absence of utility conflicts is required to ensure tree planting and associated soil infrastructure is feasible. Modifications to the built form and building setbacks along Hillsdale Avenue East and Manor Road East may be required to ensure adequate space is provided for tree planting and associated soil volume.

### **Rental Housing Demolition and Replacement**

The current application proposes replacement of the 31 existing rental dwelling units located on the development site. Further matters to be resolved as part of the Rental Housing Demolition Application include: the replacement of 6 additional rental units located on the adjacent properties being considered for the required parkland conveyance, should they be proposed for demolition; ensuring the proposed rental housing replacement is appropriate; and an acceptable tenant relocation and assistance plan addressing the right to return to occupy the replacement rental units at similar rents and other assistance to lessen tenant hardship, including compensation and notice above and beyond requirements under the Residential Tenancies Act.

Should the OLT allow the appeals in whole or in part, Staff recommend that the City Solicitor request that the Tribunal withhold its final order until it has been advised that City Council has dealt with the Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006. A tenant consultation meeting would be held to review the impact of the proposal on tenants of the residential rental property.

### **Parkland**

Parks, Forestry & Recreation is requesting an off-site parkland dedication to fulfil the statutory parkland dedication requirement under Section 42 of the Planning Act. There are five parcels of lands to the east of the site, under the same ownership, that have been proposed by the applicant to satisfy their parkland dedication requirements. These properties are being reviewed by Parks, Forestry & Recreation but will require further discussion.

## **Wind Impact**

The wind impacts resulting from the proposal are unacceptable and do not meet the policies of the Official Plan and the intent of the Tall Building Guidelines.

A Pedestrian Level Wind Study prepared by Gradient Wind, dated June 5, 2023, shows a number of areas in the adjacent public realm where comfort levels will be decreased as a result of the proposed development. The uncomfortable wind conditions should be addressed through mitigation measures and built form and massing changes.

## **Sun and Shadow Impact**

The shadow impact resulting from the proposal is acceptable. The proposal adequately limits shadow impacts on sensitive areas, including on Neighbourhoods and parks, particularly during the spring and fall equinoxes. An updated shadow study will be required to assess any further shadow impacts resulting from changes to the built form and massing.

## **Amenity Space**

Zoning By-law 569-2013 requires a combined amenity space of 4.0 square metres per unit, of which at least 2.0 square metres for each dwelling unit is for indoor amenity space and at least 40 square metres is outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space. The application proposes amenity space which meet the minimum requirements.

## **Unit Mix**

A total of 486 residential units are proposed, including 31 rental replacement units. The proposed 486 units includes 289 1-bedroom (60%), 148 2-bedroom (30%), and 49 3-bedroom (10%) units.

The unit mix meets the policy direction of the Official Plan to provide a full range of housing and meets the unit mix objectives of the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines (Growing Up Guidelines) to provide a minimum of 15% two-bedroom units and 10% three-bedroom units within new developments.

## **Servicing**

A Functional Servicing and Stormwater Management Report and associated plans have been submitted for the site and are reviewed by Engineering and Construction Services.

In the event that the matter is appealed to the OLT, staff recommend the OLT withhold the issuance of any Orders that may approve the application until such time as the owner has addressed all comments from Engineering and Construction Services contained in their November 23, 2023 memorandum to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

## **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.

## **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.

## **CONTACT**

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Kai Zhou, Planner, Tel. No. 416-338-0810, E-mail: [Kai.Zhou@toronto.ca](mailto:Kai.Zhou@toronto.ca)

## **SIGNATURE**

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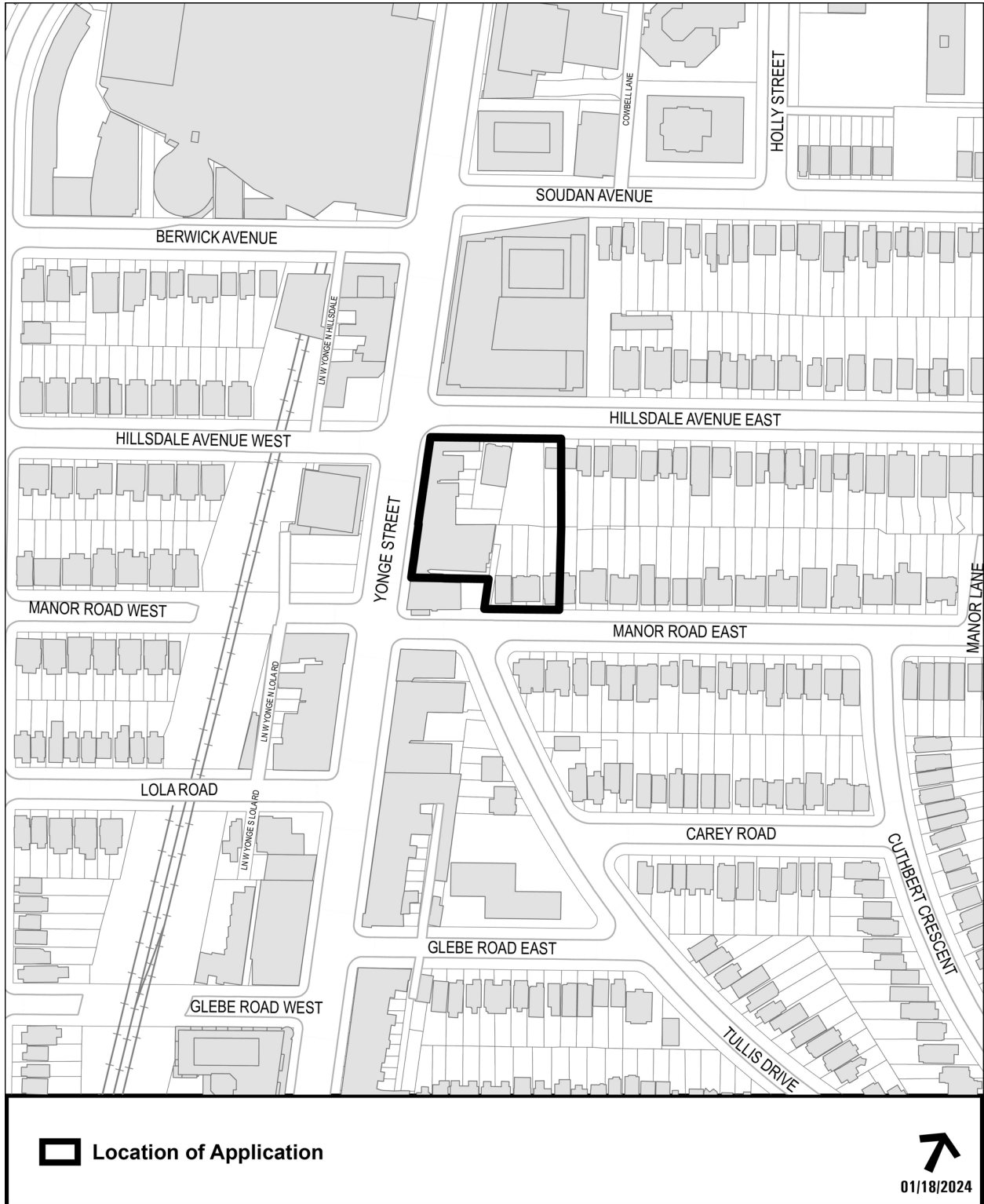
Oren Tamir  
Director, Community Planning  
Toronto and East York District

## **ATTACHMENTS**

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Attachment 1: Location Map  
Attachment 2: Application Data Sheet  
Attachment 3: Official Plan Land Use Map  
Attachment 4: Existing Zoning By-law Map  
Attachment 5: Site Plan  
Attachment 6: 3D Model of Proposal in Context

# Attachment 1: Location Map



## Attachment 2: Application Data Sheet

Municipal Address: 2079-2111 Yonge Street, 9-11, 21, and 31 Hillsdale Avenue East and 12-18 Manor Road East  
 Date Received: September 11, 2023

Application Number: 23 200789 STE 12 OZ

Application Type: Official Plan and Zoning Amendment

Project Description: A 29-storey mixed-use building.

<b>Applicant</b>	<b>Architect</b>	<b>Owner</b>
Armstrong Planning & Project Management	Turner Fleischer Architects Inc.	CSG-YONGE MANOR LIMITED

### Existing Planning Controls

Official Plan Designation:	Mixed Use Areas, Parks and Open Space Areas - Parks, and Neighbourhoods	Site Specific Provision:	OPA 405
Zoning:	CR SS2 (x554), OR (x39) and R (d0.6)(x931)	Heritage Designation:	Y
Height Limit (m):	25.5, 9.0, 10	Site Plan Control Area:	Y

### Project Information

Site Area (sq m):	5,024	Frontage (m):	69	Depth (m):	70
<b>Building Data</b>	<b>Existing</b>	<b>Proposed</b>	<b>Total</b>		
Ground Floor Area (sq m):	1,721	3,396	3,396		
Residential GFA (sq m):	1,945	34,200	34,200		
Non-Residential GFA (sq m):	1,715	2,000	2,000		
Total GFA (sq m):	3,660	36,200	36,200		
Height - Storeys:	3				
Height - Metres:	10				
Lot Coverage Ratio (%):	67.6	Floor Space Index:	7.06		

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
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Residential GFA:	33,600	65
Retail GFA:	2,000	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	31		31	31
Condominium:			455	455
Total Units:	31		486	486

	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Proposed:		289	148	49
Total Units:		289	148	49

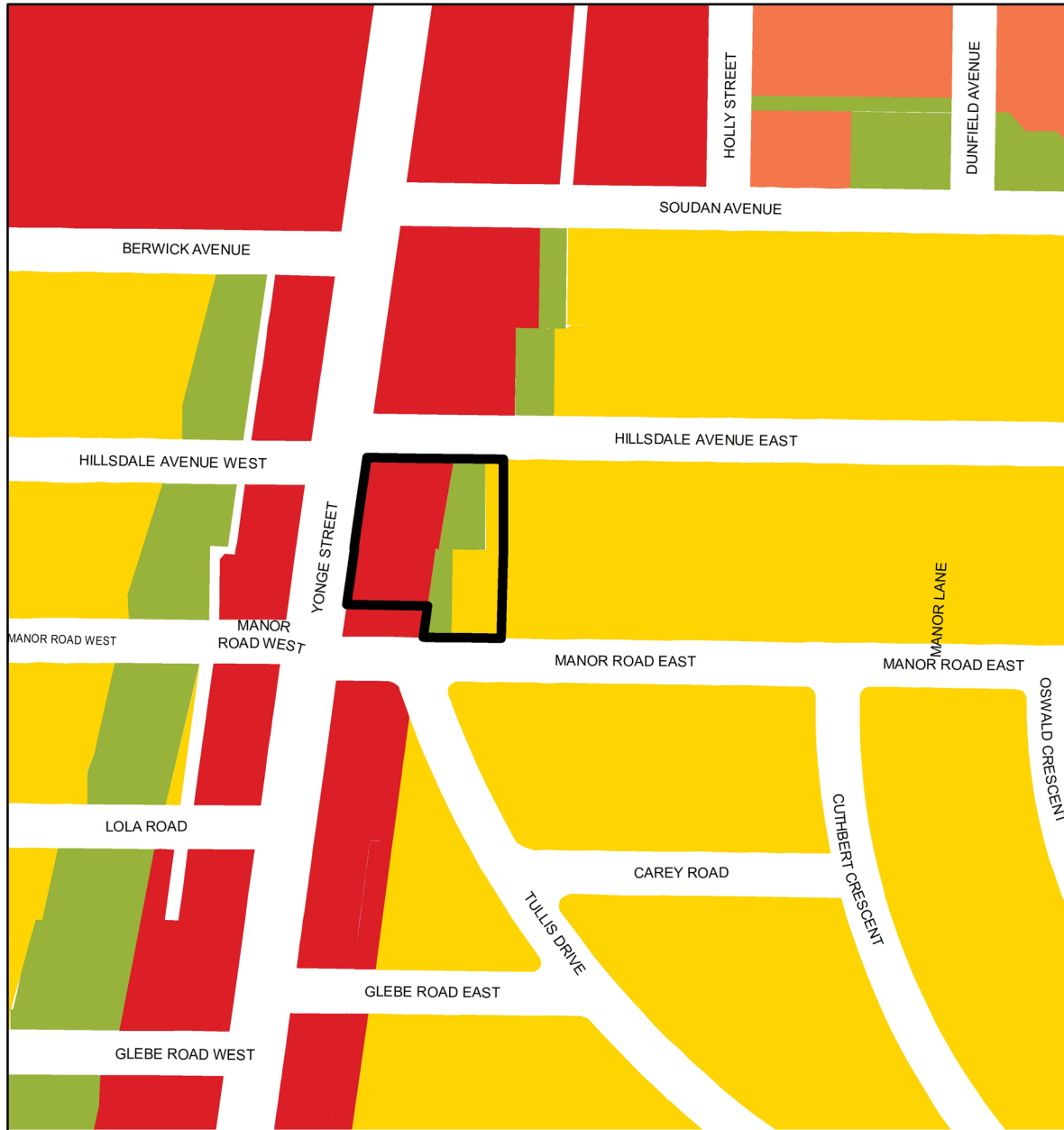
Parking and Loading

Parking Spaces:	251	Bicycle Parking Spaces:	548	Loading Docks:	2
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CONTACT:

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 416-338-0810  
 Kai.Zhou@toronto.ca

Attachment 3: Official Plan Land Use Map



2079-2111 Yonge Street, 9 -11, 21, 31 Hillsdale Avenue East  
& 12-18, 20 Manor Road East

Official Plan Land Use Map #17

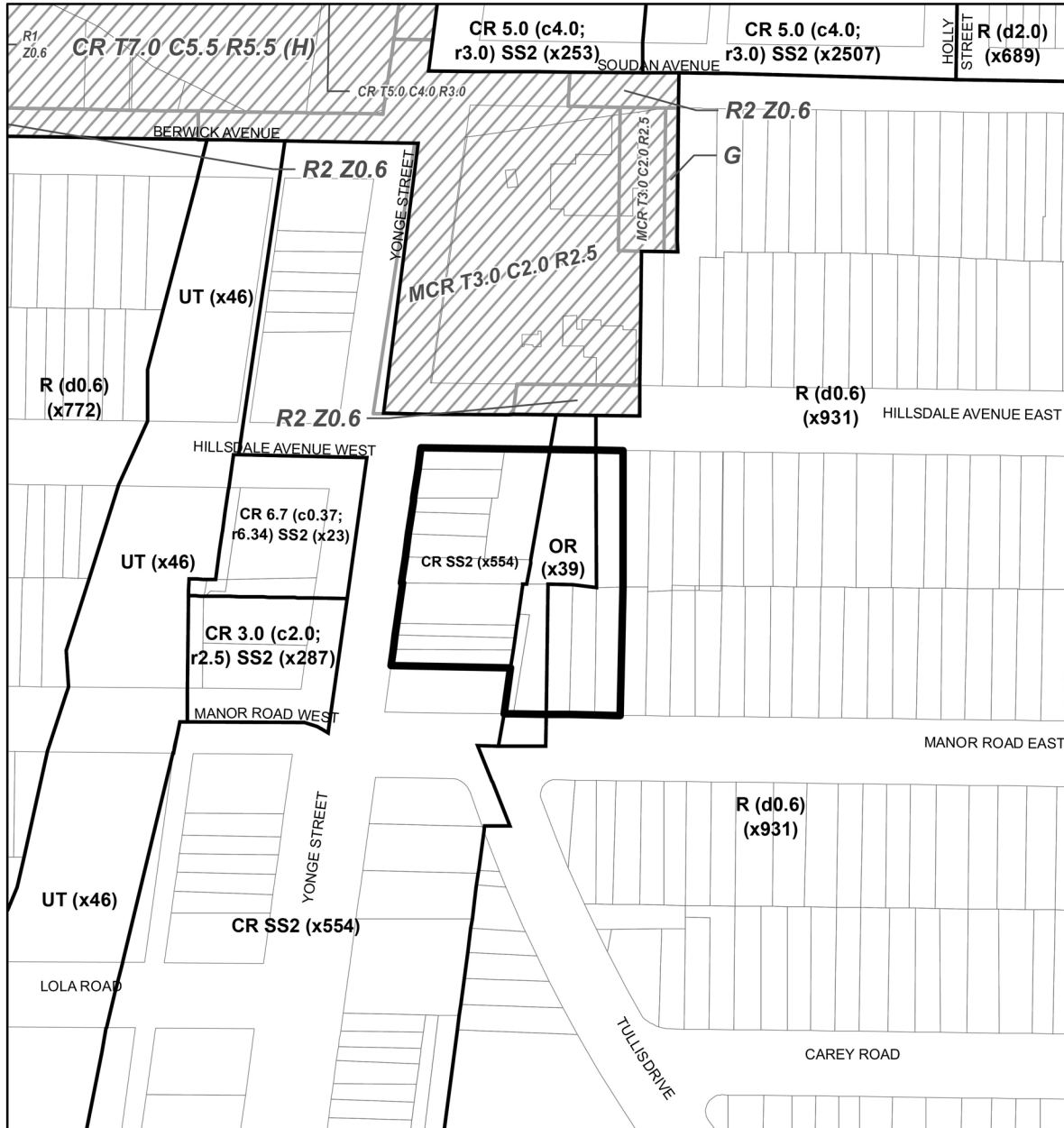
File # 23 200789 STE 12 0Z

- Location of Application
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks

Not to Scale  
 Extracted: 01/18/2024



# Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

2079 - 2111 Yonge St, 9 - 11, 21, 31 Hillside Avenue East  
& 12-18 Manor Road E

File # 23 200789 STE 12 0Z

Location of Application

**R** Residential  
**CR** Commercial Residential  
**OR** Open Space Recreation  
**UT** Utility and Transportation

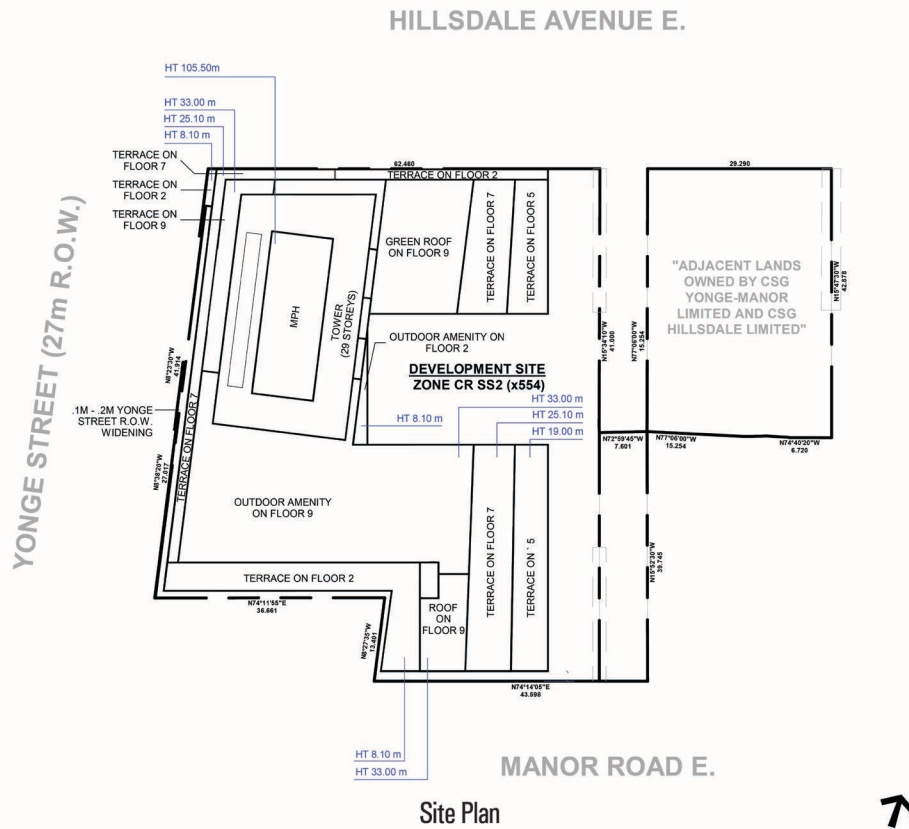
See Former City of Toronto By-law No. 438-86

**R2** Residential District  
**CR** Mixed-Use District  
**MCR** Mixed-Use District  
**G** Parks District

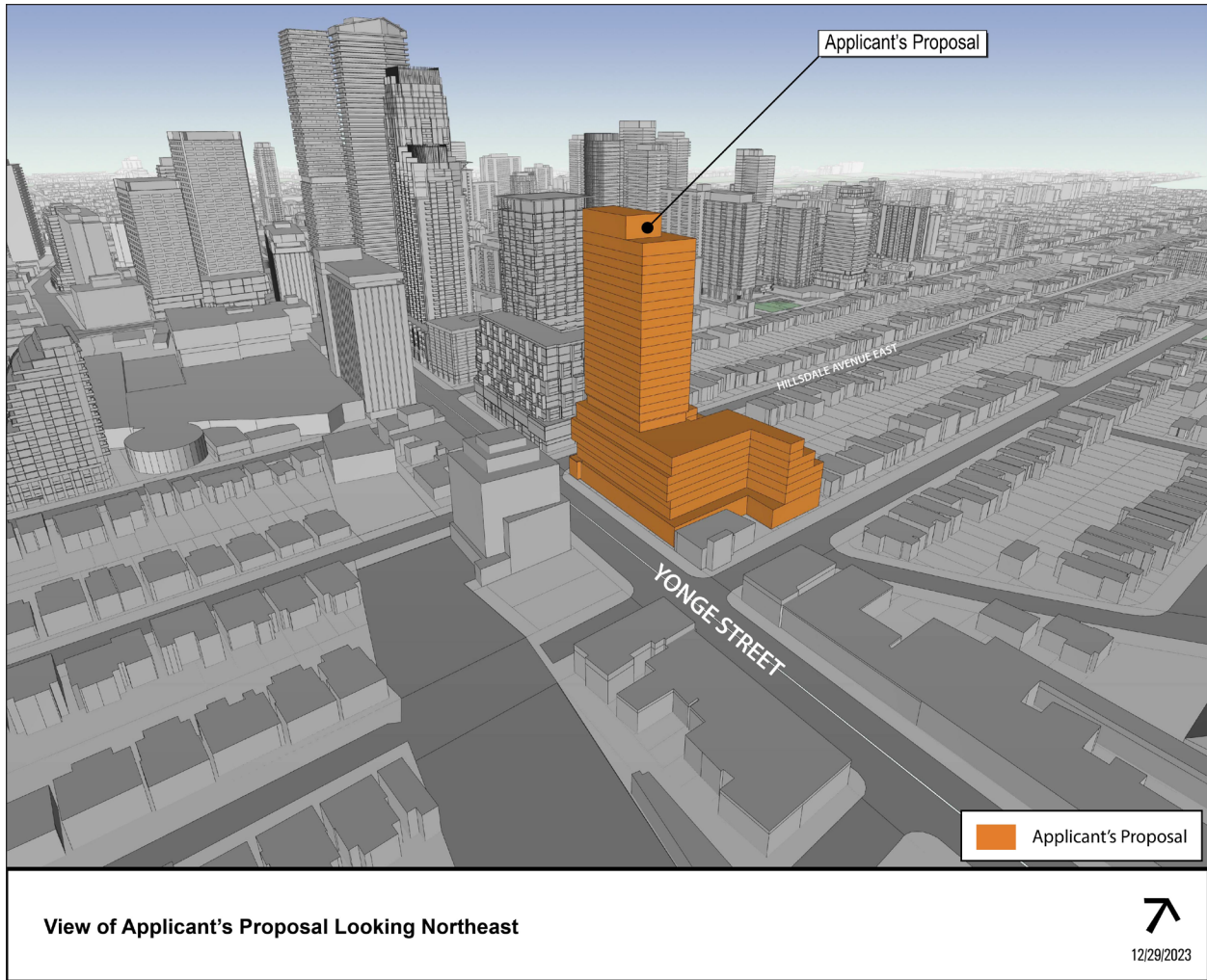


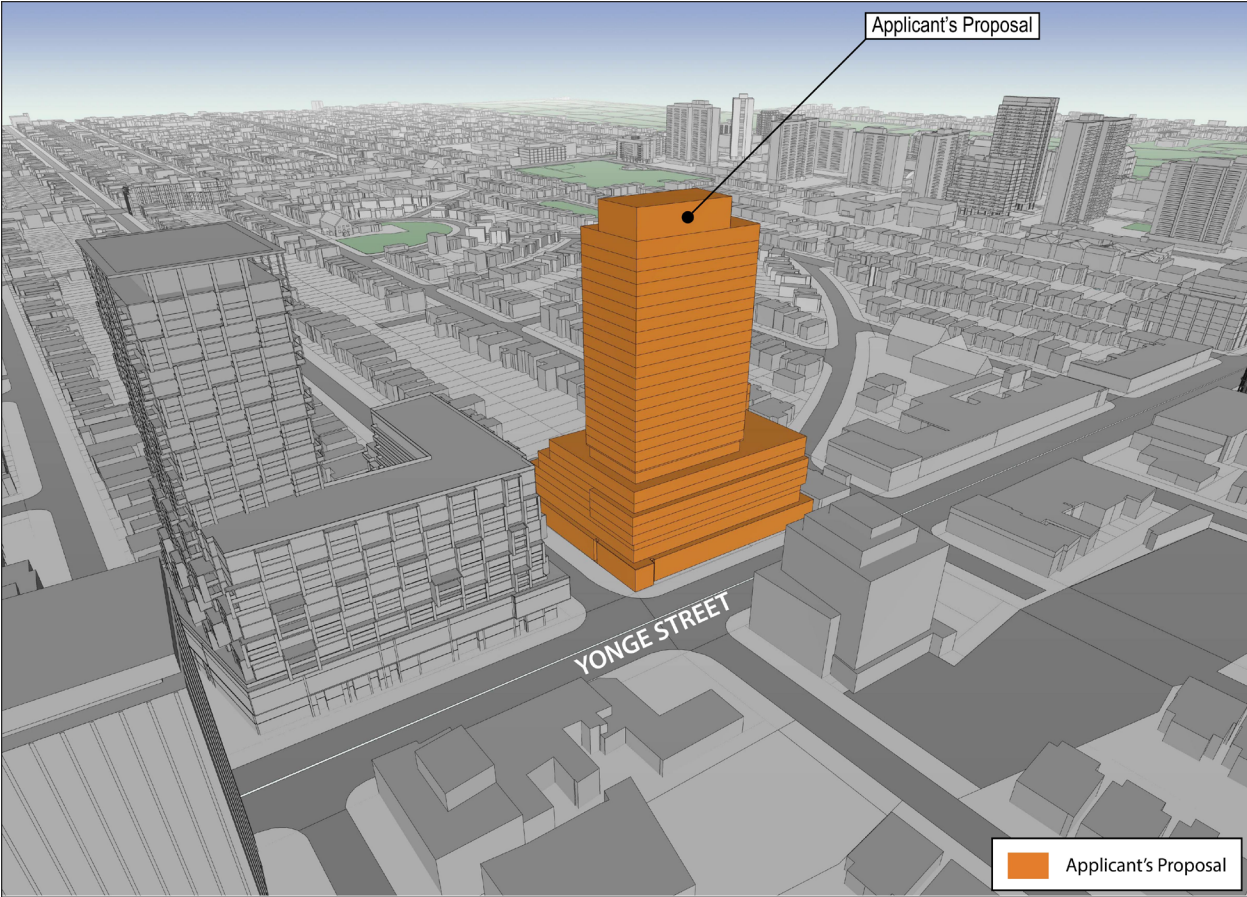
Not to Scale  
Extracted: 01/18/2024

Attachment 5: Site Plan



Attachment 6: 3D Model of Proposal In Context





**View of Applicant's Proposal Looking Southwest**

↙  
12/29/2023