

2161 Yonge Street – Official Plan 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 223634 STE 12 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan to permit a reduction in the required amount of office replacement in a 38-storey mixed use building currently under construction. The application includes a minimum of 4,000 square metres of office uses and expanded permissions for home occupation.

RECOMMENDATIONS

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

1. City Council amend the Official Plan, for the lands at 2161 Yonge Street substantially in accordance with the draft Official Plan Amendment included as Attachment 3 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.

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

A minor variance application (A0177/23TEY) was approved, with conditions on August 9, 2023, to increase the permitted height from 35 to 38 storeys and increase the total maximum gross floor area.

The site was the subject of a Zoning By-law Amendment application (17 186503 STE 22 OZ) approved by the Ontario Land Tribunal (Final Order issued November 19, 2020), permitting a 35-storey mixed use building.

THE SITE

Description

The site is located at the northeast corner of Yonge Street and Soudan Avenue, south of the intersection of Yonge Street and Eglinton Avenue and approximately 67 metres from the Eglinton Subway Transit Station. The site has an area of approximately 1,779 square metres, with frontages of 36.7 metres along Yonge Street and 51.1 metres on Soudan Avenue.

Existing Use

The site is currently under construction for the approved 38-storey mixed use building. Prior to demolition, the site contained an 8-storey office building with retail on the ground floor, with a gross floor area of 8,083 square metres.

THE APPLICATION

Description

A mixed-use building with a minimum of 4,000 square metres of office uses and expanded permissions for home occupation.

Non-Residential Component

The proposal includes a total of 4,447 square metres of non-residential gross floor area, including a minimum of 4,000 square metres of office space. The office component may include medical offices and/or hospital uses and may be located on floors 2-6.

Dwelling Units and Home Occupation Use

The building currently under construction is proposed to contain 380 dwelling units. This application proposes that 50 dwelling units (approximately 3,869 square metres of residential gross floor area), on floors 2-6, will have home occupation permissions. All 50 dwelling units will have access to both commercial and residential elevators, corridors, and lobbies, and approximately 100 square meters of shared space, apportioned for each floor.

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: <https://www.toronto.ca/2161Yonge>

Reasons for Application

The Official Plan Amendment is required to amend the Yonge and Eglinton Secondary Plan to permit a reduction in the required amount of office replacement from 100% to 50% on the subject site.

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 (PPS) and shall conform to provincial plans.

Official Plan

[The Official Plan](#) identifies the site as Centres and Mixed Use Areas. See Attachment 2 of this report for the Land Use Map.

Secondary Plan

[The Yonge-Eglinton Secondary Plan](#) identifies the site as Mixed Use Areas 'A', which specifies that 100% of any existing office gross floor area on a site shall be replaced on site, or a receiving site within the Secondary Plan Boundary.

Zoning

The subject site is zoned (CR 5.0 (c4.0; r3.0) SS2 (x253)) under Zoning By-law 569-2013. The Commercial Residential zoning category permits a maximum gross floor area of 31,691 square metres, maximum residential gross floor area of 23,156 square metres and minimum gross floor area for office uses of 8,094 square metres.

This report does not amend the minimum office space requirement in the Zoning By-law.

COMMUNITY CONSULTATION

A Virtual Community Consultation Meeting was hosted by City staff on January 30, 2024. Approximately 21 people participated, in addition to the applicant. At the meeting,

City staff and the applicant's team gave presentations. Questions and comments raised at the meeting include:

- the site-specific home occupations permissions that the City would support;
- support in changing Official Plan policies for office space replacement to reflect market conditions;
- process requirements for achieving increased building height;
- public realm improvements being provided by the development; and
- support for more transit-supportive development.

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 been given an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are 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). In the opinion of Staff, the proposal is consistent with the PPS and conforms with the Growth Plan.

Land Use

The Yonge and Eglinton Secondary Plan allows for a mix of uses within Mixed Use Areas 'A'. The Secondary Plan also provides that tall buildings and large redevelopment sites capable of accommodating multiple buildings will provide 100% replacement of any existing office gross floor area located on the site.

The proposed office replacement provides a balance of office and increased home occupations uses for dwelling units on floors 2-6, supporting the needs of the existing and future residents in the area, and achieves the intent of the Official Plan by providing a mix of residential and non-residential uses in a manner and at a location that reduces automobile dependency and meets the needs of the local community.

The application proposes 50 dwelling units, with a gross floor area of approximately 3,869 square metres, on floors 2-6, that will have home occupation permissions. Home occupation is a residential use where certain non-residential uses are permitted within the residential unit and are sometimes referenced as 'live/work units'. The live/work units will have access to both residential and office elevators, stair, lobbies and

corridors. Floors 2-6 each contain a small office lobby and a small meeting room that is adjacent to the elevators and shared by both the office and live/work units. This floor plan design will facilitate the commercial functioning of the live/work units.

The live/work units are intended to allow an owner, who is a small business owner or entrepreneur, to reside in the same space where they operate a business or provide a service. The proposal intends for the live/work units to serve as an alternative to traditional office, studio or workshop space, and to respond to the emerging trends in hybrid and remote office work.

The proposed Official Plan Amendment reduces the amount of required office space replacement and adds requirements for the live/work units. The Amendment is acceptable when considering the specific context of the site.

CONTACT

Shane Taylor, Planner, Tel. No. 416-397-9254, E-mail: Shane.Taylor@toronto.ca

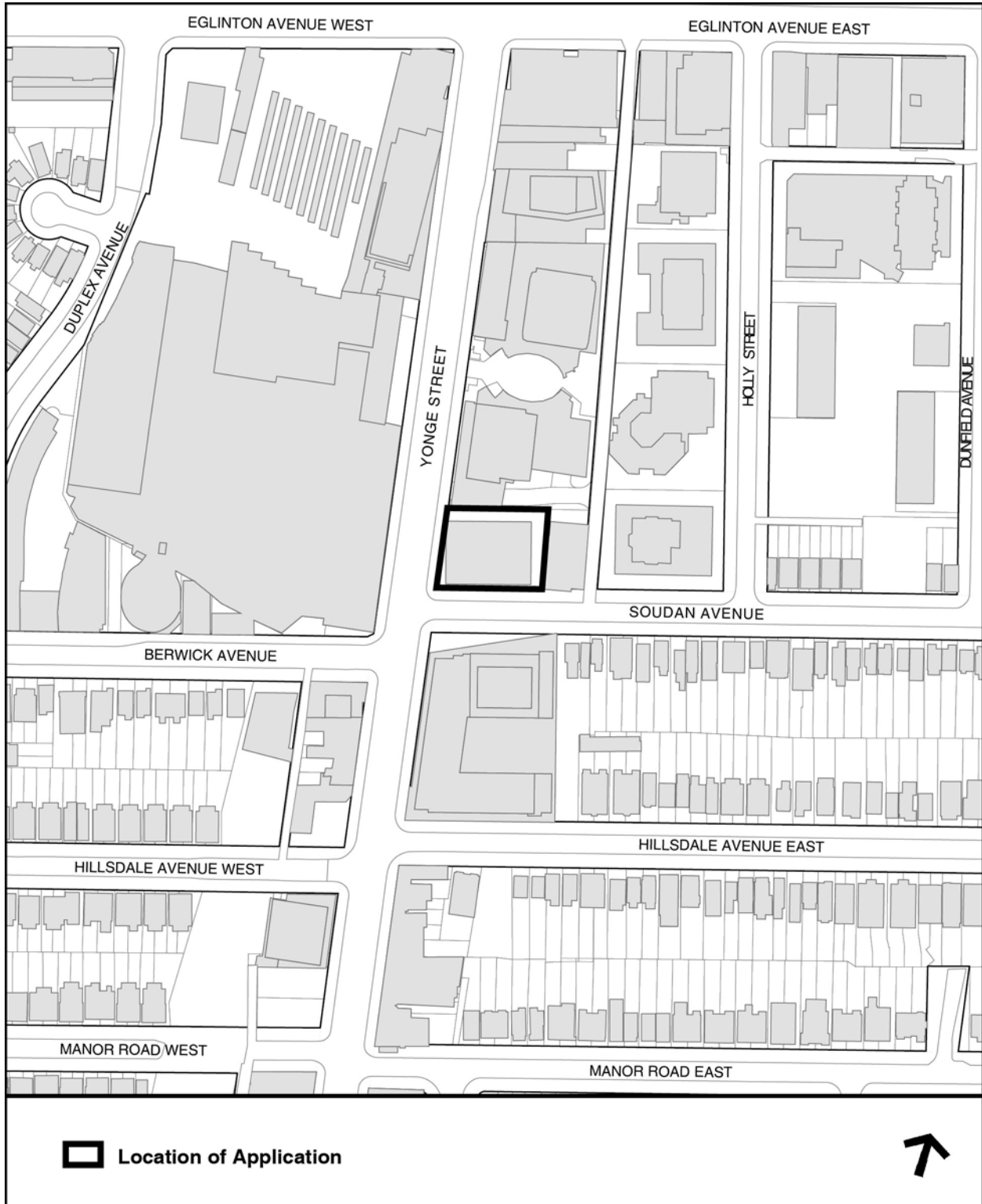
SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Official Plan Land Use Map
Attachment 3: Draft Official Plan Amendment
Attachment 4: Site Plan
Attachment 5: Elevations
Attachment 6: 3D Massing Model

Attachment 1: Location Map



Attachment 2: Official Plan Land Use Map



Official Plan Amendment 713

Proposed revisions to Land Use Map 17

2161 Yonge Street

File # 23 223634 STE 12 0Z

-  Subject Site
-  Mixed Use Areas
-  Parks
-  Neighbourhoods



Not to Scale
02/01/2024

Attachment 3: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~, as adopted by City of Toronto Council on ~, 2024.

CITY OF TORONTO

BY-LAW No. XXXX-2024

To adopt Amendment No. 713 to the Official Plan of the City of Toronto with respect to lands municipally known in the year 2023 as 2161 Yonge Street.

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

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

The Council of the City of Toronto hereby enacts as follows:

1. The attached Amendment No. 713 to the Official Plan is hereby adopted pursuant to the Planning Act, R.S.O. 1990, c P.13, as amended.

Enacted and passed on XXX, 2024.

Frances Nunziata
Speaker

John D. Elvidge
City Clerk

AMENDMENT NO. 713 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS 2161 YONGE STREET

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

1. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan is amended by adding a Site and Area Specific Policy 2 for the lands known municipally in 2023 as 2161 Yonge Street as follows:

2. 2161 Yonge Street

a. Notwithstanding Policy 2.5.4 of this Secondary Plan, any tall building development on the site will include a minimum of 4,000 square metres of office replacement (which may include, but is not limited to, medical office / hospital uses).

b. The City of Toronto may include provisions in any implementing instrument for such tall building that facilitate the home occupation use of dwelling units located on floors 2 to 6 of the building as set out in 2.c. of this Site and Area Specific Policy.

c. Where such dwelling units are provided:

i. the home occupation permissions may include expanded permissions and a range of commercial uses that are not an obnoxious use as defined by By-law 569-2013, as amended;

ii. the relevant floor plans shall illustrate the location of an area for non-residential use within each dwelling unit; and

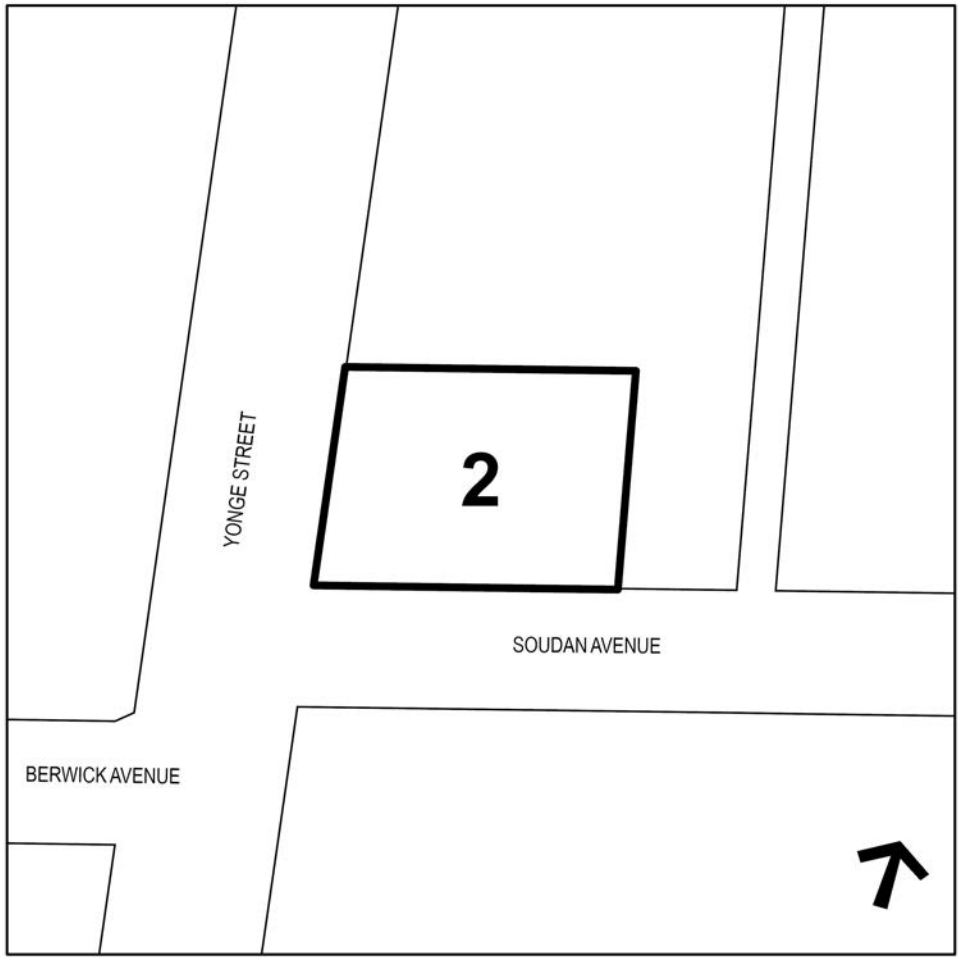
d. The building shall provide a minimum of 100 square metres cumulatively of shared non-residential space, on floors 2 - 6, that:

i. is for the use of both the dwelling units and office uses located on floors 2 to 6;

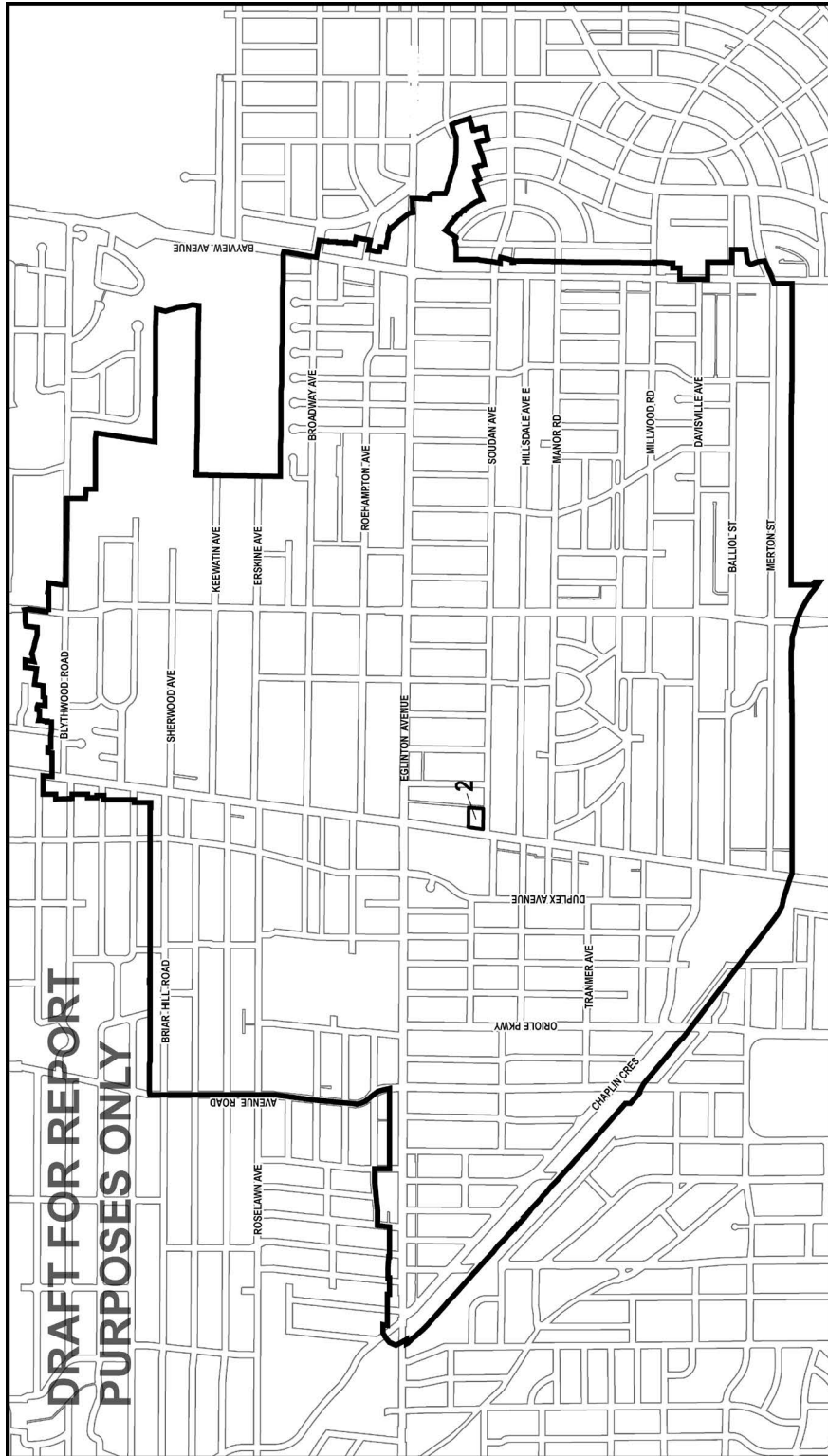
ii. is accessible to each dwelling unit on floors 2 to 6;

iii. may include, among other things, a meeting room or lounge area; and

e. The building shall provide, to the dwelling units located on floors 2 to 6, access to both residential and office elevators, stair, lobbies and corridors.



2. Chapter 6, Section 21, Yonge and Eglinton Secondary Plan, Map 21-11: Site and Area Specific Policies, is amended to show the lands known municipally in 2023 as 2161 Yonge Street as Site and Area Specific Policy 2, as shown on Schedule 1.



**DRAFT FOR REPORT
PURPOSES ONLY**

Yonge-Eglinton Secondary Plan
MAP 21-11 Site and Area Specific Policies

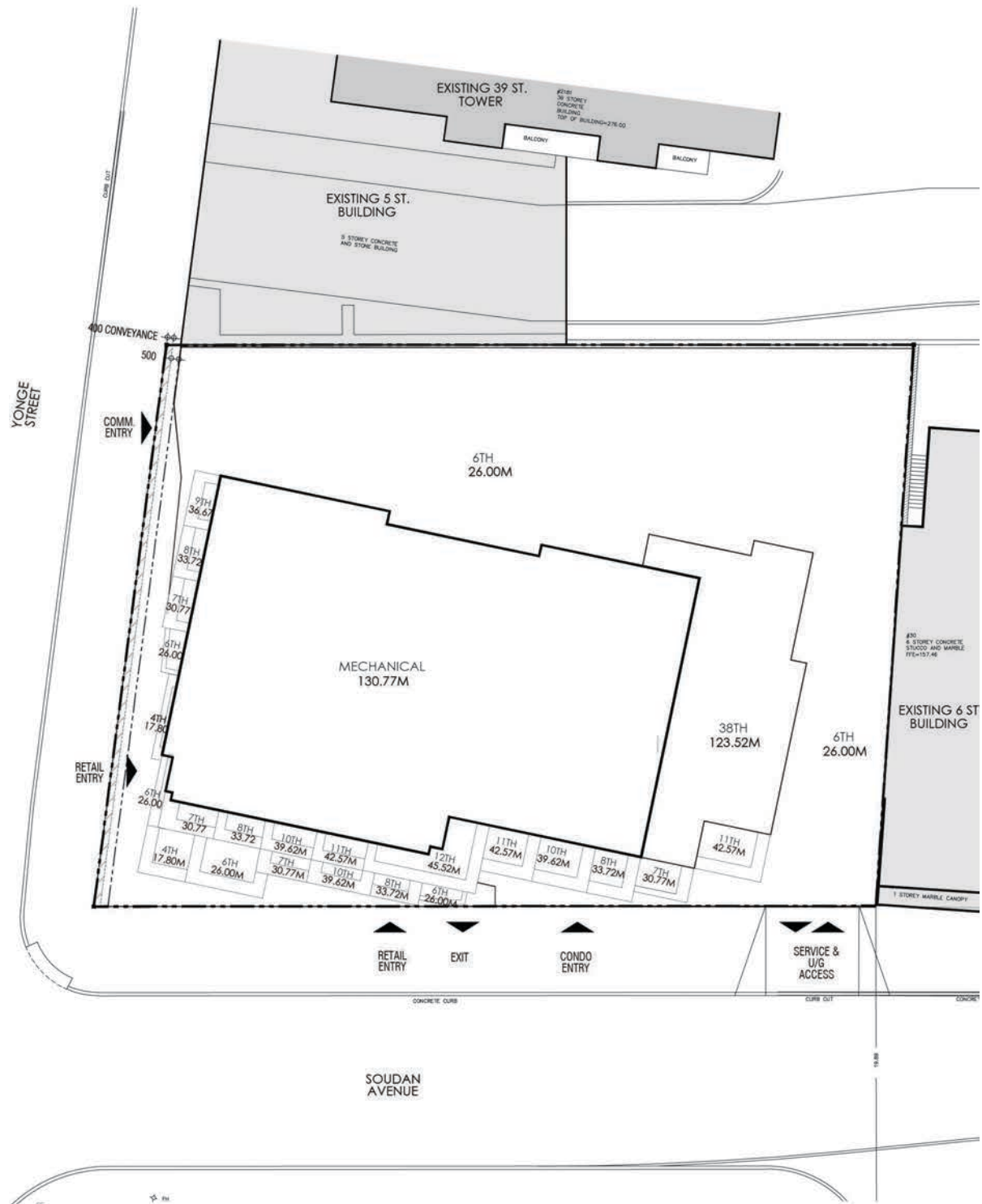


- Secondary Plan Boundary
- Site and Area Specific Policies

Not to Scale ↗

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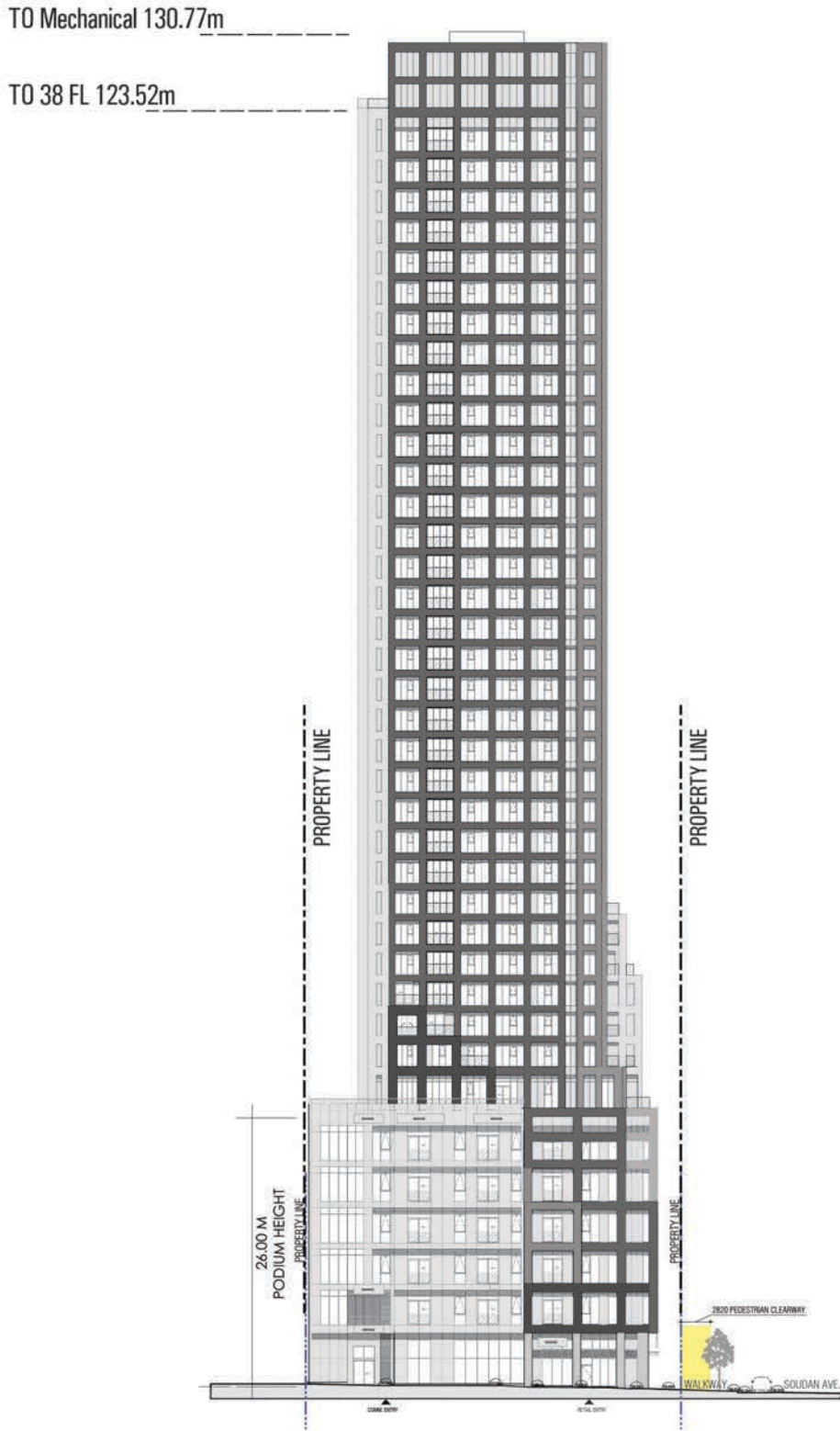
Attachment 4: Site Plan



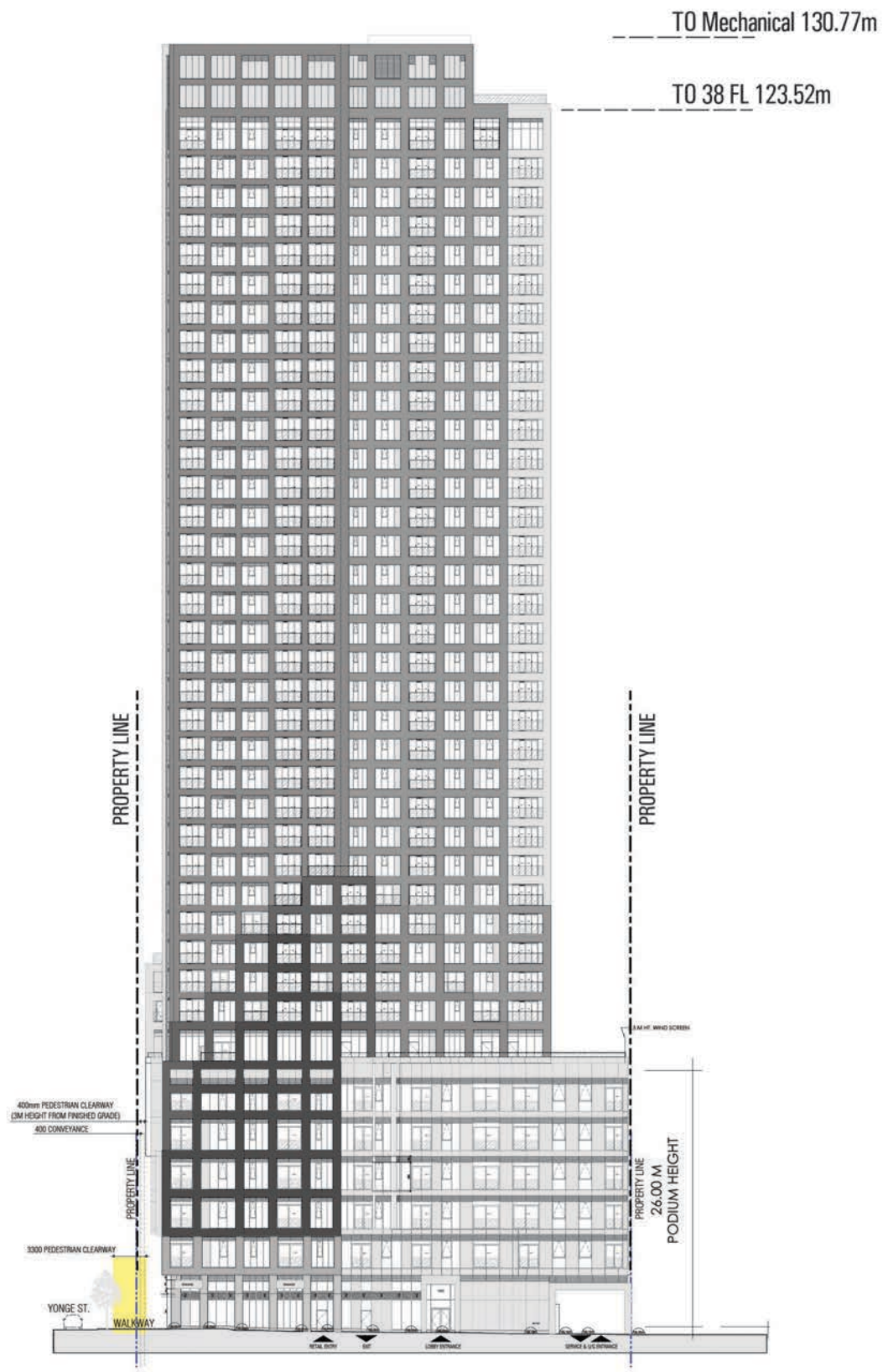
Site Plan



Attachment 5: Elevations

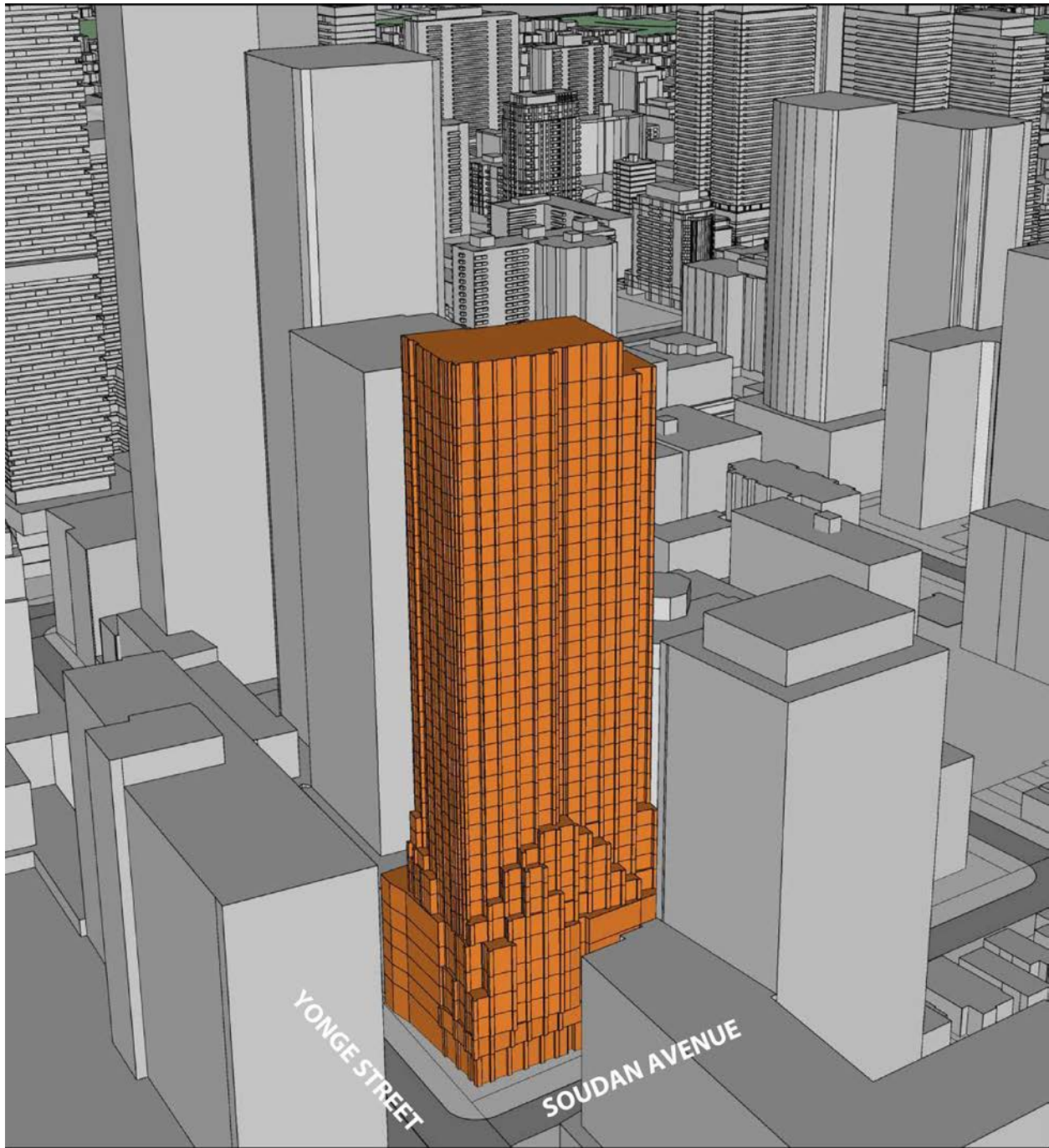


West Elevation



South Elevation

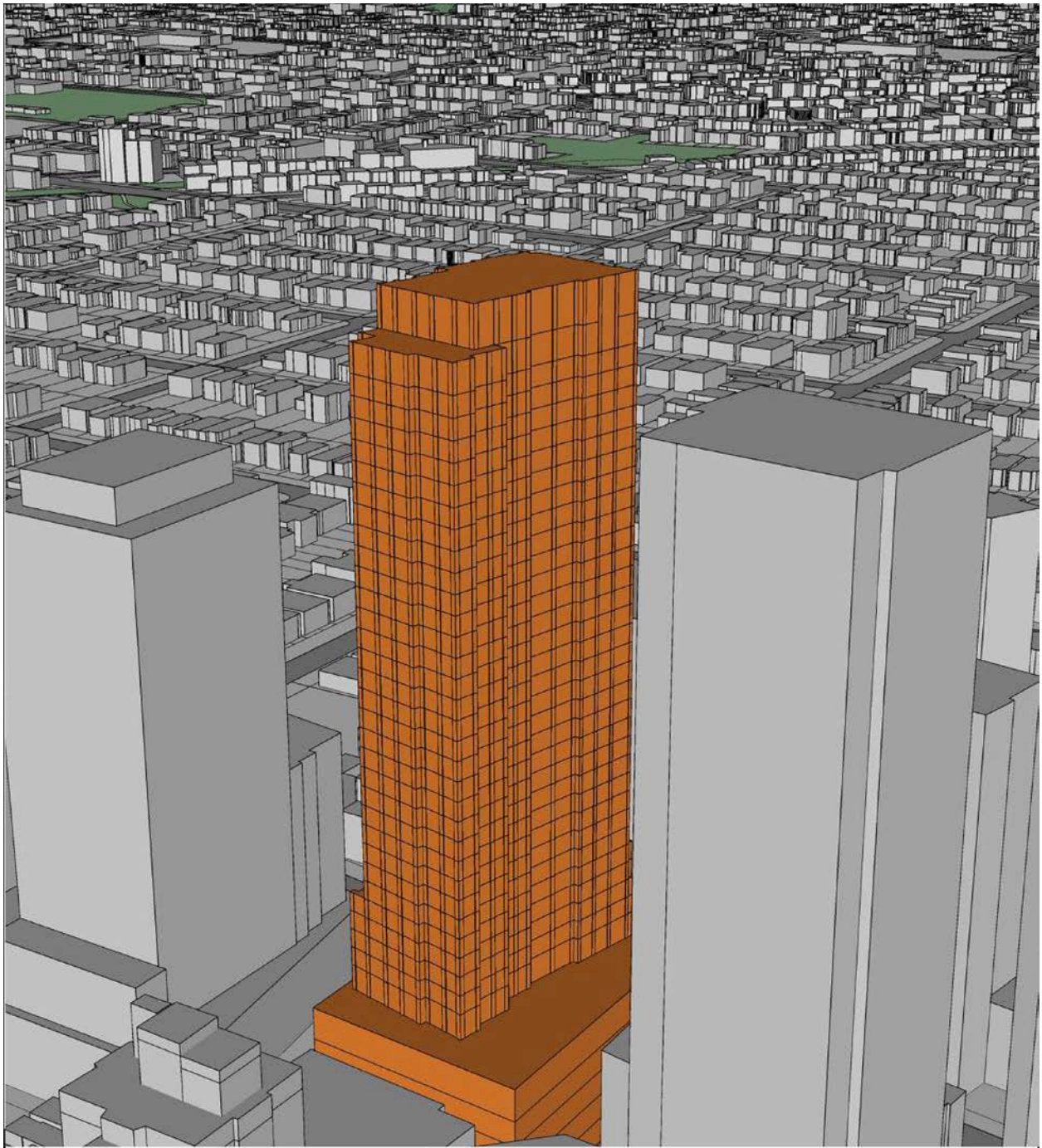
Attachment 6: 3D Massing Model



View of Applicant's Proposal Looking Northeast



11/24/2023



View of Applicant's Proposal Looking Southwest



11/24/2023