

931 Yonge Street - Zoning By-law Amendment Application – Decision Report – Approval

Date: March 14, 2024

To: Toronto and East York Community Council

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

Ward: 11 - University-Rosedale

Planning Application Number: 22 240999 STE 11 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 32-storey (99.3 metres, excluding the mechanical penthouse) mixed-use building with 250 dwelling units, and 150 square metres of commercial space on the ground floor. The application is part of the ModernTO program and proposes a minimum of 33 percent of the units to be secured as affordable.

RECOMMENDATIONS

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

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 931 Yonge Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law 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

In April 2022, City Council approved the development strategy for the site and established the objective of including of a minimum of 33 percent affordable housing

through the ModernTO program. The Staff report can be found at:
<https://www.toronto.ca/legdocs/mmis/2022/ra/bgrd/backgroundfile-222207.pdf>

THE SITE

Description: The site is rectangular and has an approximate area of 835 square metres, with a frontage of 22.27 metres on Yonge Street. It fronts Aylmer Avenue to the north, Baxter Street to the south, Yonge Street to the west and a public lane to the east.

Existing Use: The existing 7-storey building is occupied by the head office for the Toronto Community Housing Corporation (TCHC), and a small retail unit.

THE APPLICATION

Description: A 32-storey (99.3 metres, excluding the mechanical penthouse) mixed-use building.

Density: 22.4 times the area of the lot and a total of 18,726 square metres of gross floor area.

Dwelling Units: The proposal includes 250 dwelling units, including a minimum of 15 percent 2-bedroom units, and 10 percent 3-bedroom units. A minimum of 33 percent of the units will be secured as affordable ownership units.

Non-Residential: The proposal includes 150 square metres of non-residential gross floor area at grade.

Access, Bicycle Parking, Vehicle Parking and Loading: The proposal includes a total of 2 accessible parking spaces provided at-grade, and a total of 280 bicycle parking spaces located below-grade and on the ground floor level along the Yonge Street and Aylmer Street frontages. Also proposed is one Type G loading space, with access provided from Baxter Street. Pedestrian access to the residential lobby and retail units is provided via Yonge Street.

Additional Information: See Attachments 1, 2, 8, and 11 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 height to 32-storeys, with a total of 250 residential units, 33 percent of which are affordable units;
- Increased amenity space (outdoor and indoor) to 897 square metres;
- Addition of street trees along the Yonge Street and Aylmer Street frontages;
- Increased pedestrian clearway to 3.7 metres along Yonge Street;
- Reduced tower floor plate to 611 square metres above the sixth floor;
- Increased tower setback to 10 metres along the south edge of the property; and
- Increased bicycle parking to 280 spaces.

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

POLICY CONSIDERATIONS

Provincial Land-Use Policies: All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement, and shall conform to provincial plans.

Official Plan: Mixed Use Area. See Attachment No. 3 of this report for the Official Plan Land Use Map.

Downtown Secondary Plan: The site is designated Mixed Use Areas 2 - Intermediate in the Downtown Plan. Yonge Street is also designated as a Great Street and a Priority Retail Street and the site is located within the Ramsden Park - Yorkville Park District.

Site and Area Specific Policy (SASP) 210: Development will have regard for, among other matters, shadowing of the Rosedale Ravine area, building scale and form as seen from the Ravine, and preservation of views into and out of the Ravine.

Site and Area Specific Policy (SASP) 211: The tallest buildings in the Bloor-Yorkville/North Midtown Area will be located in the Height Peak in the vicinity of the intersection of Yonge and Bloor Streets. Buildings will step down from the Yonge and Bloor Street intersection in descending ridges of height along Yonge Street, Bloor Street and along portions of Avenue Road, Bay and Church Streets called Height Ridges. The site is located in the Yonge Street Height Ridge. See Attachment No. 5.

Zoning: The site is zoned CR 4.0 C1. 75 R4.0 SS1 x 2243 under Zoning By-law 569-2013 which permits a maximum height of 30 metres. See Attachment No. 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
- Growing Up Guidelines for Children in Vertical Communities

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. As a development within the ModernTO portfolio, this project is required to meet a minimum of Tier 2 of the TGS, version 4.

COMMUNITY CONSULTATION

A Virtual Community Consultation Meeting was hosted by City staff on March 22, 2023. Approximately 87 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 line;
- concern about potential shadow impacts;
- concern over viability of affordable ownership model;
- lack of short-term parking on-site;
- lack of outdoor amenities and tree planting; and
- concern over the collective impact of multiple developments along Yonge Street.

The issues raised through community consultation have been considered through the review of this 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

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 (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.

Affordable Housing

The site is part of the ModernTO project, which identified eight City-owned underutilized properties as opportunities for unlocking value and addressing City needs and city-building objectives. The ModernTO program objectives include the creation of affordable housing and the inclusion of a minimum of 33 percent affordable housing over all the identified properties. The creation of affordable housing was identified as a city-building priority for this site.

The proposed vision for this site is for a mixed-income, high-rise residential development including affordable ownership housing. Following approval of the zoning by-law amendment for the site, CreateTO will advance the market offering of the site, which will prioritize the delivery of affordable housing.

Built Form

City Planning Staff find that the proposal conforms to the Official Plan, generally meets the intent of the Downtown Secondary Plan and meets the intent of the Tall Building Design Guidelines with respect to built form and massing.

Height

Site and Area Specific Policy 211 for the Bloor Yorkville/North Midtown Area calls for more intensive uses and development forms to the south and within the Height Peak at Yonge and Bloor Streets (Attachment No. 6). The proposed development, located within the 'Height Ridge', represents an appropriate stepdown from the Bloor/Yonge intersection while providing a transition in scale that is compatible with adjacent areas.

The proposed overall building height of 99.3 metres (32 storeys) is acceptable. The site is approximately 200 metres from the Rosedale Subway station and approximately 600 metres from the Bloor-Yonge and Bay Street Subway Stations. The site is located within Mixed Use Areas 2 – Intermediate in the Downtown Secondary Plan, which calls for growth and higher density in proximity to existing or planned transit stations.

Massing – Base Building

The base of the building has been massed to respond to the surrounding planned context and is appropriate for the site. The base building has a height of 16.5 metres (5 storeys), with a 9.45 metre stepback above the fifth floor on the Yonge Street frontage to accommodate the outdoor amenity area. Above this reveal, the building projects back towards Yonge Street, with a 3.4 metre stepback that extends the full height of the tower.

The ground floor is setback 4.0 metres from the property line along Yonge Street, widening to 5.0 metres at the northwest corner. The ground floor is setback 1.6 metres from the property line on the Baxter Street frontage. The proposed building creates a continuous street wall along Yonge Street.

Massing – Tower

The application proposes a maximum tower floor plate of approximately 611 square metres. The proposed tower provides a setback of approximately 10.0 metres from the

low-rise residential buildings to the south. The tower is oriented to fit within the existing and planned context, mitigates impacts on the public realm, and provides adequate sky view and privacy to the buildings to the south.

Public Realm

The proposal conforms with the applicable public realm policies of the Official Plan and the Downtown Secondary Plan.

The proposed building has a ground floor setback of 4.0 metres from the lot line along Yonge Street. The building setback, along with the 3.7 metre pedestrian clearway, provides an improved public realm along Yonge Street. Additionally, a street tree in a raised planter, short-term bicycle parking and a retail unit are also proposed on the Yonge Street frontage. The public realm along Aylmer Avenue includes 3 new street trees, planters, and benches and serves as a gateway to the Rosedale Ravine to the east of the site. Concrete planters are proposed along Baxter Street to screen the loading area.

Shadow Impact

The shadow impact resulting from the proposal is acceptable. The proposal adequately limits shadow impacts on Neighbourhoods and parks, particularly during the spring and fall equinoxes.

The applicant submitted shadow studies that 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 impacts on Ramsden Park and Rosedale Ravine Lands are adequately limited during the spring and fall equinox, with no shadows on the Children's playground at any time, maintaining the utility of existing open spaces.

Wind impact

City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained in the study. The study indicates that areas at grade will be suitable for their intended uses throughout the year, with no dangerous conditions predicted.

Access, Parking, Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, bicycle parking and loading arrangements for this development. Two accessible vehicular parking and 280 bicycle parking spaces are proposed, along with a Type G loading space. Vehicular access for loading and parking will be provided by direct access from Baxter Street. Transportation Services staff have reviewed the Transportation Impact Study and accepted its conclusions.

Unit Mix

The Growing Up Guidelines indicate that a building should provide a minimum of 25% large units, of which 10% should be three-bedroom units, and 15% should be two-bedroom units. The Downtown Plan further requires that an additional 15% of units be a combination of 2-bedroom and 3-bedroom units, or units that can be converted to 2 and 3-bedroom units using accessible or adaptable design measures. The proposed development meets these requirements with the provision of 15% two-bedroom units and 10% three-bedroom units.

Office Replacement

The existing Toronto Community Housing Corporation office use is being reaccommodated on other city properties through the ModernTO program, however new office and employment uses are proposed to be constructed on other sites within the ModernTO portfolio to ensure office replacement across the portfolio and to allow for long-term employment growth in the core of the City.

Parkland

In accordance with Section 42 of the Planning Act, the Owner is required to satisfy the parkland dedication requirement for the non-affordable (i.e. market) through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

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. TGS performance measures will be secured on site plan drawings and through a Site Plan Agreement for this site.

The applicant is required to meet Tier 2 of the TGS as directed by City Council. 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:

- 280 bicycle parking spaces (including 227 long-term and 53 short-term spaces) are provided to reduce single occupancy vehicle trips; and
- 2 accessible parking spaces are proposed, equipped with Electric Vehicle Supply Equipment infrastructure.

CONTACT

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SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map

Attachment 5: Site and Area Specific Policy (SASP) 211 – Neighbourhoods, Areas of Special Identity and Designated Views

Attachment 6: Site and Area Specific Policy (SASP) – Built Form, Height Peaks & Ridges

Attachment 7: Draft Zoning By-law Amendment

Attachment 8: Site Plan

Attachment 9: Elevation

Attachment 10: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 931 Yonge Street **Date Received:** December 19, 2022

Application Number: 22 240999 STE 11 OZ

Application Type: Rezoning

Project Description: To permit a 32-storey mixed-use building. The proposal is part of the ModernTO initiative.

Applicant

Bousfields INC

Architect

Zeidler Architecture

Owner

Toronto Community
Housing
Corporation

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas **Site Specific Provision:** Downtown Plan; SASP 210

Zoning: CR 4.0 (c1.75; r4.0) SS1 (x2243) **Heritage Designation:**

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

PROJECT INFORMATION

Site Area (sq m): 837 **Frontage (m):** 23 **Depth (m):** 37

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	610		660	660
Residential GFA (sq m):			18,576	18,576
Non-Residential GFA (sq m):	4,526		150	150
Total GFA (sq m):	4,526		18,726	18,726
Height - Storeys:	7		32	32
Height - Metres:	26		99	99

Lot Coverage Ratio (%): 78.88 **Floor Space Index:** 22.38

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	18,576	
Retail GFA:	150	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			250	250
Other:				
Total Units:			250	250

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			184	36	30
Total Units:			184	36	30

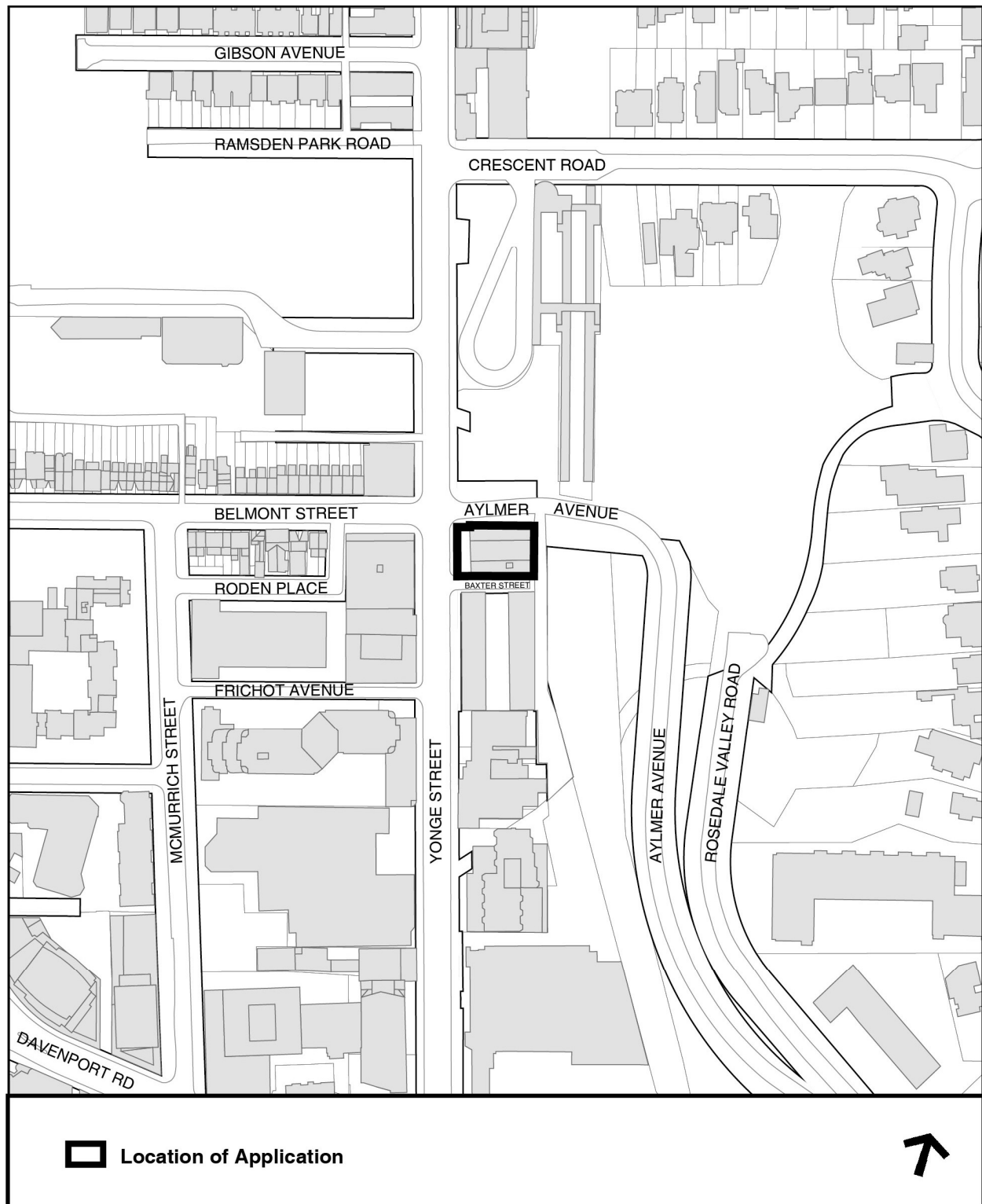
Parking and Loading

Parking Spaces: 2 Bicycle Parking Spaces: 280 Loading Docks: 1

CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



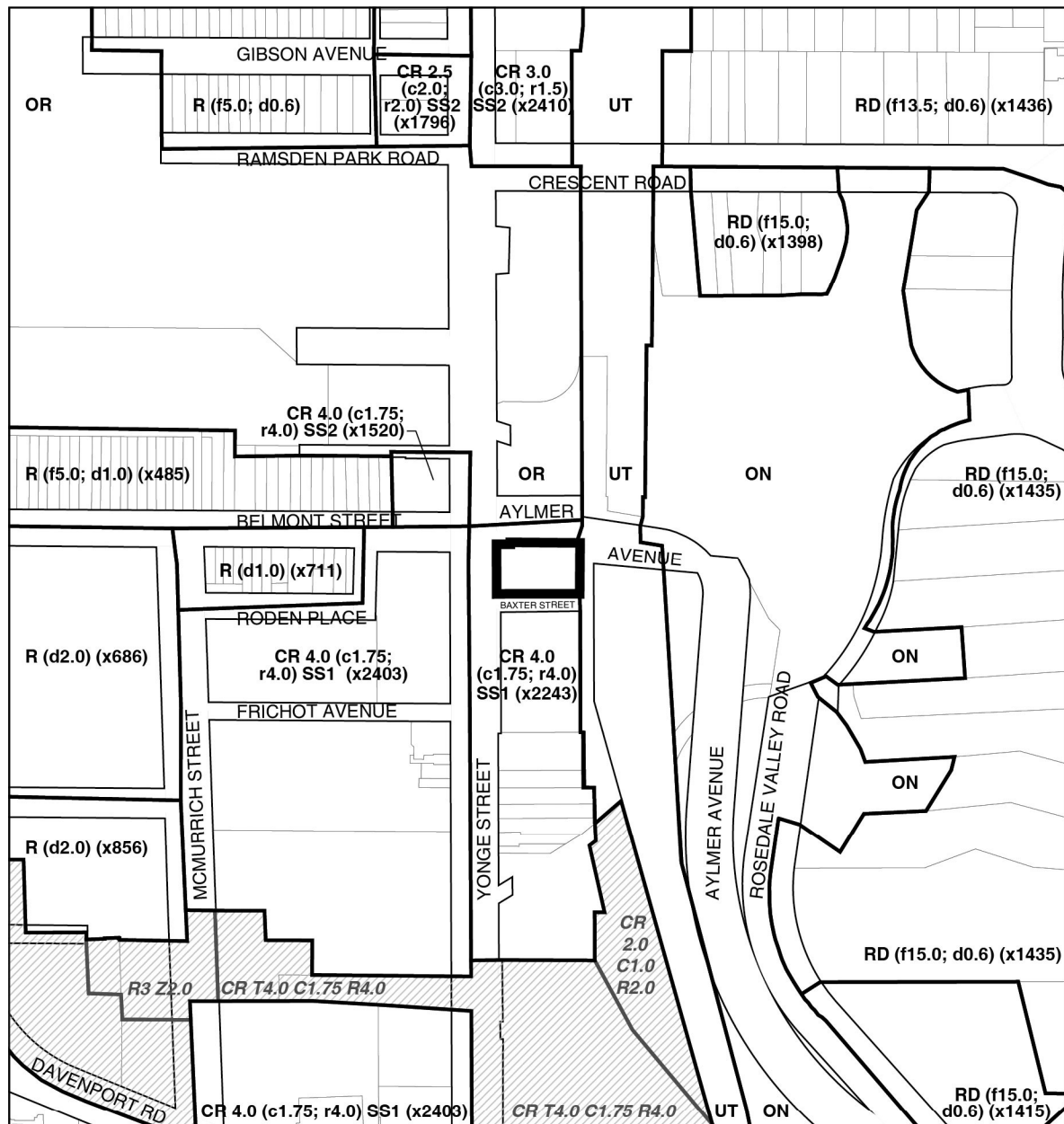
Official Plan Land Use Map 17

931 Yonge Street
File # 22 240999 STE 11 0Z




 Not to Scale
 Extracted: 01/03/2023

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

931 Yonge Street

File # 22 240999 STE 11 0Z



Location of Application

R Residential
RD Residential Detached
CR Commercial Residential
ON Open Space Natural
OR Open Space Recreation
UT Utility and Transportation



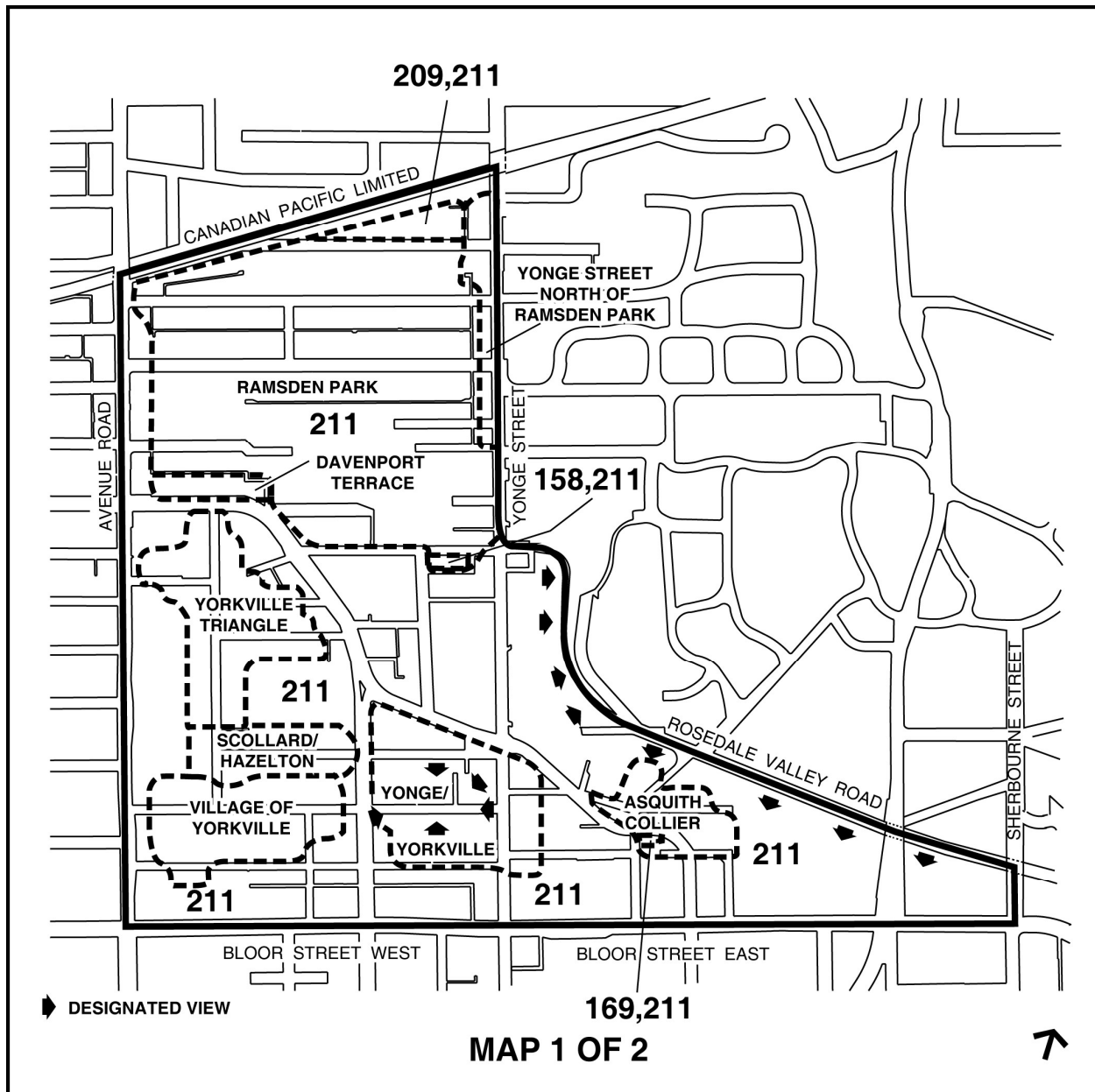
See Former City of Toronto By-law No. 438-86

R3 Residential District
CR Mixed-Use District
G Parks District

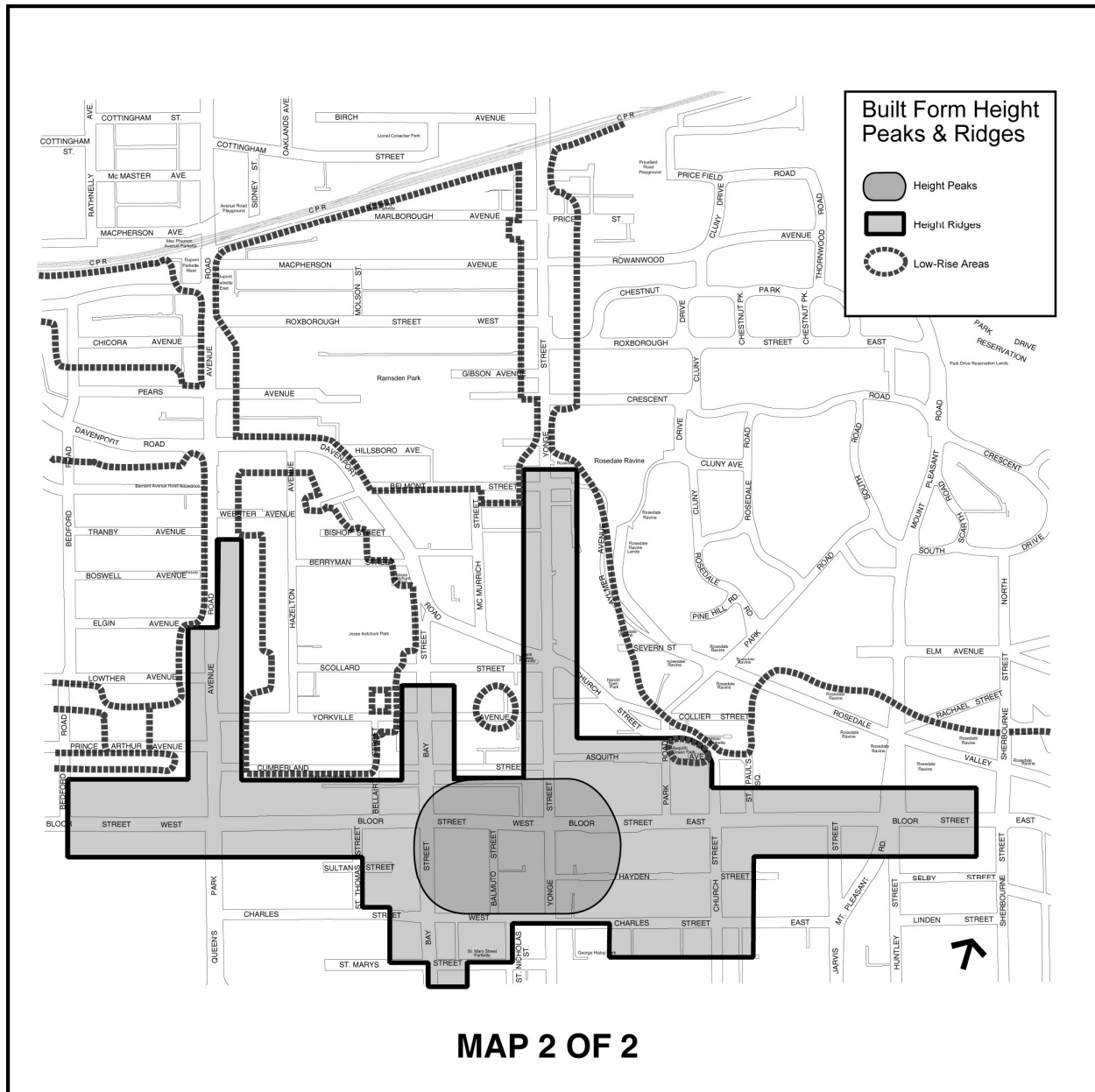


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Attachment 5: Site and Area Specific Policy (SASP) 211 – Neighbourhoods, Areas of Special Identity and Designated Views



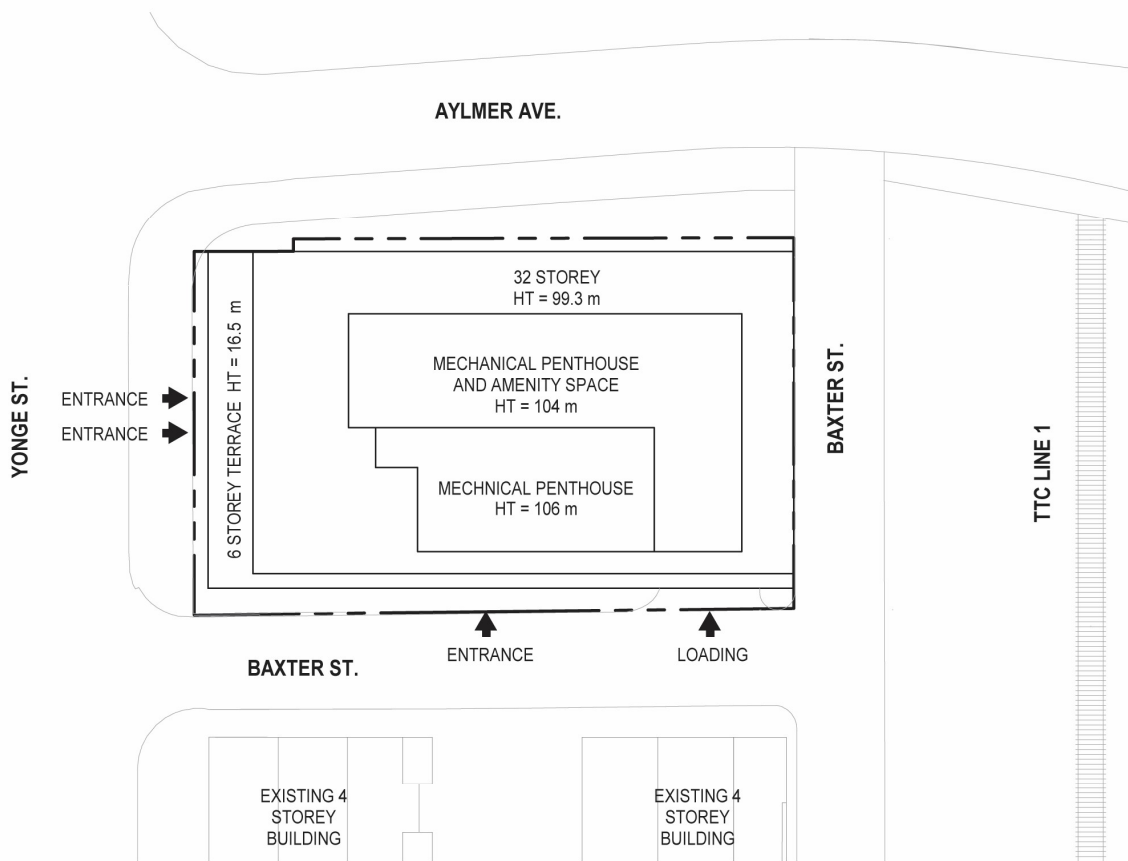
Attachment 6: Site and Area Specific Policy (SASP) 211 – Built Form Height Peaks & Ridges



Attachment 7: Draft Zoning By-law Amendment

The draft by-law amendment will be made available on or before the April 03, 2024, Toronto and East York Community Council meeting.

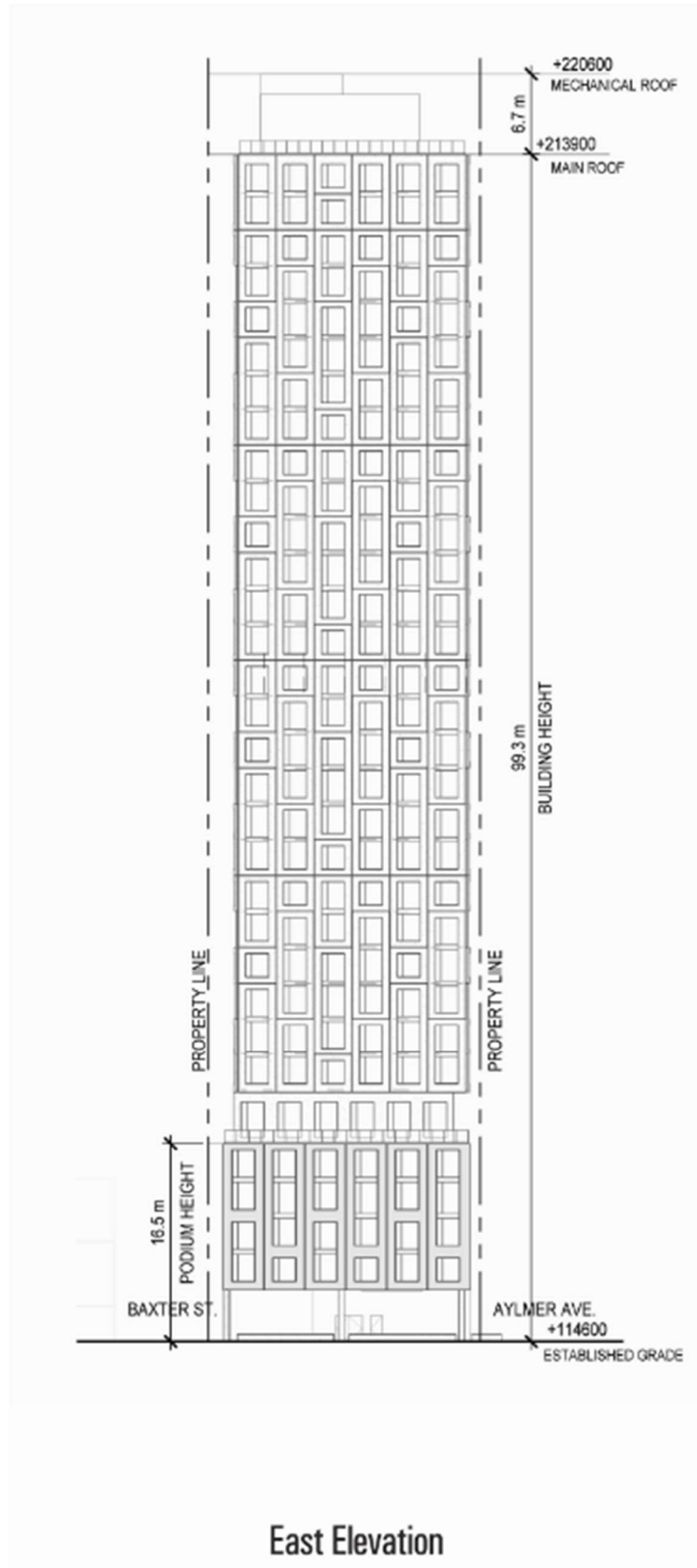
Attachment 8: Site Plan



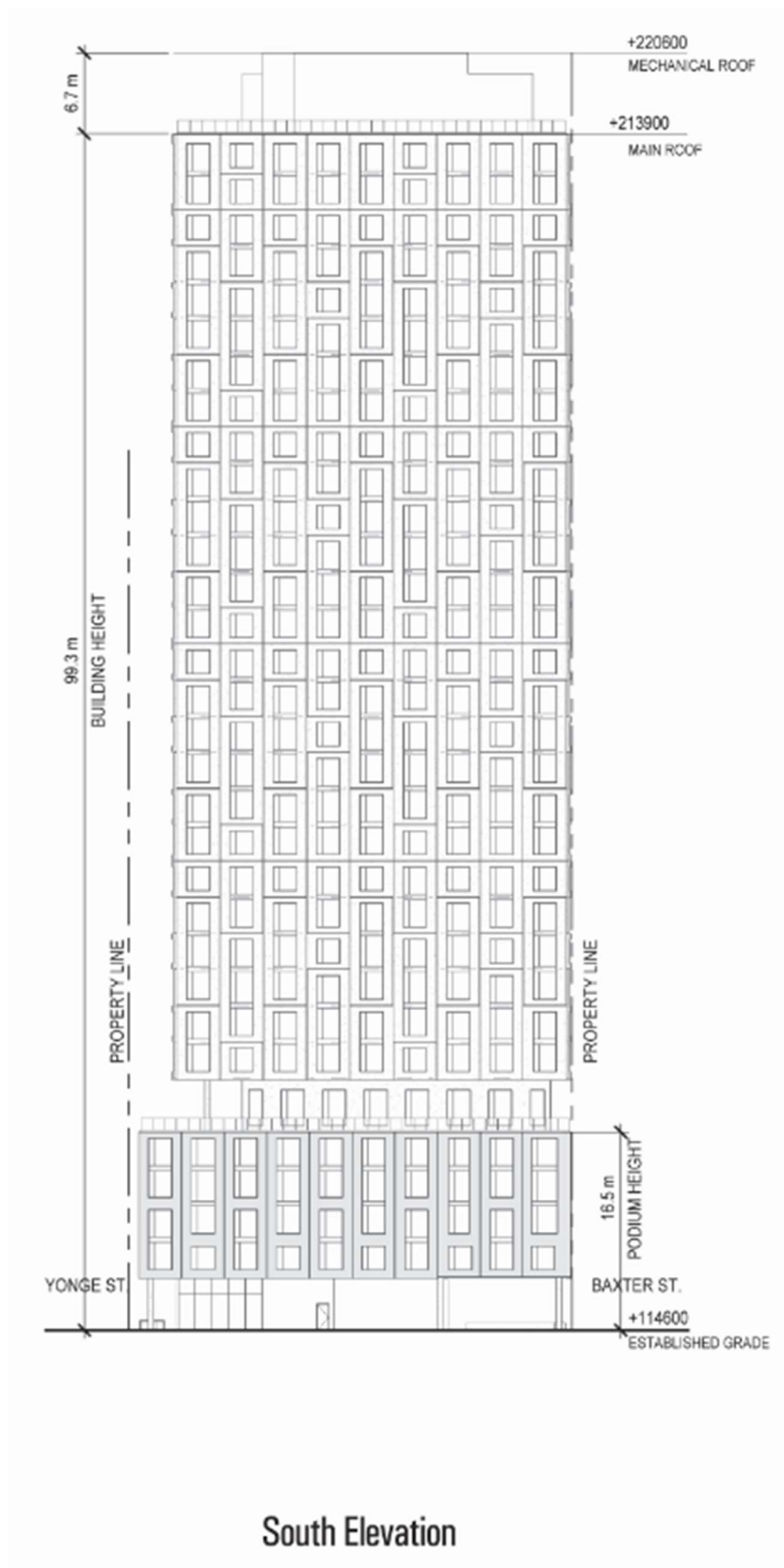
Site Plan

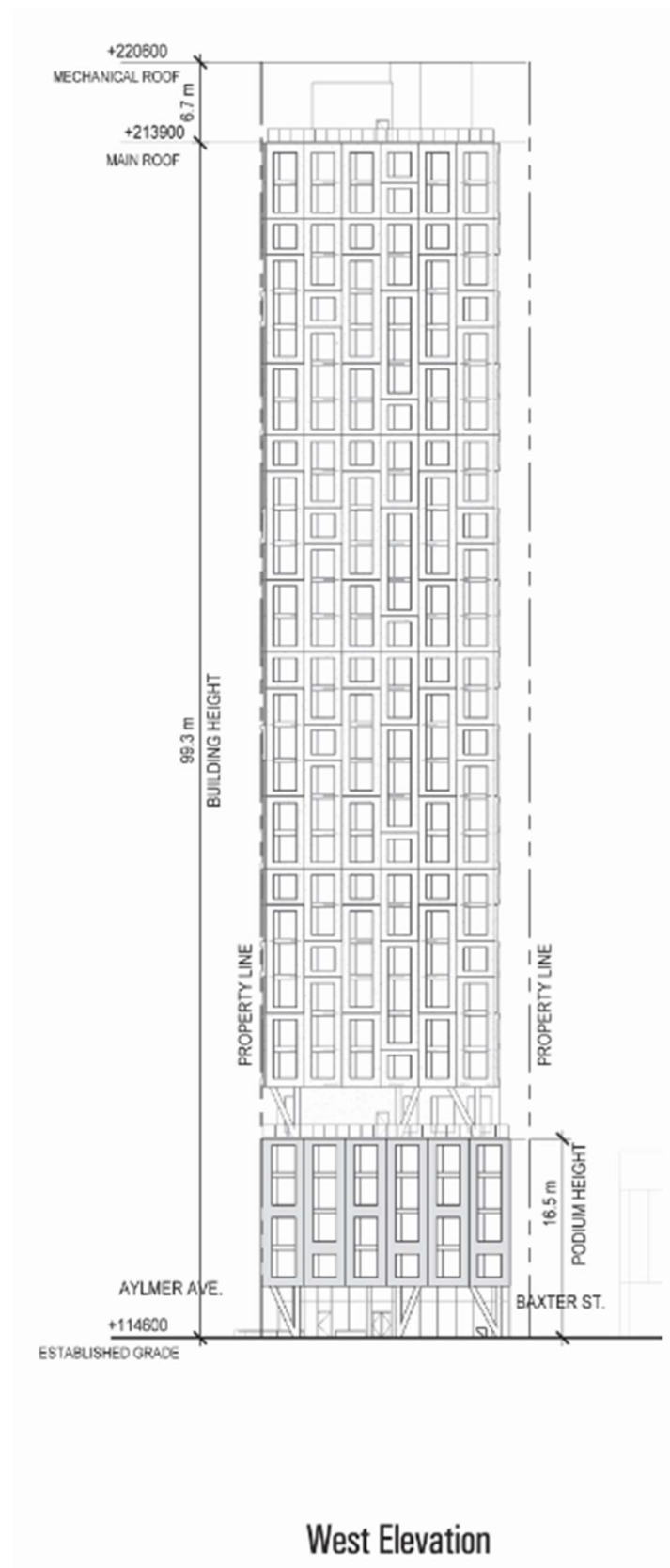


Attachment 9: Elevations









Attachment 10: 3D Model

