

646-664 Yonge Street and 2-4 Irwin Avenue – Official Plan and Zoning By-law Amendment, and Rental Housing Demolition Applications – Decision Report – Approval

Date: March 14, 2024

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Numbers: 22 241865 STE 13 OZ and 22 242933 STE 13 RH

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 75-story mixed-use building (254 metres including mechanical penthouse) containing residential and retail uses on 646-664 Yonge Street and 2-4 Irwin Avenue. The proposal includes 647 dwelling units (including 15 rental replacement units) and 364 square metres of non-residential retail space fronting onto Yonge Street and Irwin Avenue. A new 136 square metre open space is proposed along Irwin Avenue. The Official Plan Amendment to Site and Area Specific Policy 382 is required to permit the proposed building on the site.

The site contains Part IV designated heritage properties at 650 and 664 Yonge Street. The development proposal involves the in-situ retention of a portion of both significant heritage buildings, including the front elevations. 654-658 and 646-648 Yonge Street will be reconstructed to match the historic design.

This report also reviews and recommends approval of the Rental Housing Demolition Application. The proposal includes a Tenant Relocation and Assistance Plan that addresses the right of existing tenants to return to replacement rental units at similar rents and financial compensation to mitigate hardship.

RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands at 646-664 Yonge Street and 2-4 Irwin Avenue substantially in accordance with the draft Official Plan Amendment attached as Attachment 5 to this report.

2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 646-664 Yonge Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
4. City Council approve the Rental Housing Demolition Application (File Number 22 242933 STE 13 RH) in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006 which allows for the demolition of 15 existing rental dwelling units located at 648 Yonge Street, 660 Yonge Street, and 664 Yonge Street subject to the following conditions:
 - a. the owner shall provide and maintain 15 replacement rental dwelling units on the subject site for a period of at least 20 years beginning from the date that each replacement rental dwelling unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for replacement; the 15 replacement rental dwelling units shall be comprised of 1 studio unit, 10 one-bedroom units, and 4 two-bedroom units as generally illustrated in the plans submitted to the City Planning Division dated October 11, 2023. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
 - b. the owner shall, as part of the 15 replacement rental dwelling units required in Recommendation 4.a above, provide at least 1 studio replacement rental dwelling unit at affordable rent, 1 one-bedroom unit at mid-range (affordable) rent, and 9 one-bedroom units, and 4 two-bedroom units at mid-range (moderate) rents as currently defined in the City's Official Plan, all for a period of at least 10 years beginning from the date of first occupancy of the replacement rental units;
 - c. the owner shall provide an acceptable Tenant Relocation and Assistance Plan for all Eligible Tenants of the 15 existing rental dwelling units proposed to be demolished at 648 Yonge Street, 660 Yonge Street, and 664 Yonge Street, addressing the right to return to occupy one of the replacement rental dwelling units at similar rents, the provision of rent gap assistance, and other assistance to mitigate hardship. The Tenant Relocation and Assistance Plan shall be developed in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning Division;
 - d. the owner shall provide tenant relocation and assistance to all Post Application Tenants, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
 - e. the owner shall provide tenants of all 15 replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed 75-storey

mixed-use building at no extra charge. Access to, and use of, these amenities shall be on the same terms and conditions as any other resident of the building without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings;

f. the owner shall provide ensuite laundry in each replacement rental dwelling unit within the proposed mixed-use building at no extra charge;

g. the owner shall provide central air conditioning in each replacement rental dwelling unit within the proposed mixed-use building at no extra charge;

h. the owner shall provide tenants of the 15 replacement rental dwelling units with access to all bicycle and visitor parking on the same terms and conditions as any other resident of the proposed mixed-use building;

i. the 15 replacement rental units shall be made ready and available for occupancy no later than the date by which seventy percent (70%) of the new dwelling units in the proposed development, exclusive of the replacement rental units, are made available and ready for occupancy, subject to any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning Division; and

j. The owner shall enter into, and register on title at 646-664 Yonge Street and 2-4 Irwin Avenue, an agreement pursuant to Section 111 of the City of Toronto Act, 2006, to secure the conditions outlined above, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

5. City Council authorize the Chief Planner and Executive Director, City Planning Division, to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code for the demolition of the 15 existing rental dwelling units located at 648 Yonge Street, 660 Yonge Street, and 664 Yonge Street after all the following have occurred:

a. all conditions in Recommendation 4 above have been fully satisfied and secured;

b. the issuance of the Notice of Approval Conditions for Site Plan approval by the Chief Planner and Executive Director, City Planning Division or their designate, pursuant to Section 114 of the City of Toronto Act, 2006 or as otherwise authorized by the Chief Planner and Executive Director, City Planning;

c. the issuance of excavation and shoring permits (conditional or full permit) for the approved development on the site; and

d. the owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant.

6. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto

Municipal Code after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 5 above.

7. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Residential Demolition Permit under Section 33 of the Planning Act and Chapter 363 of the Toronto Municipal Code for 648 Yonge Street, 660 Yonge Street, and 664 Yonge Street after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 6 above, which may be included in the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:

- a. the owner removes all debris and rubble from the site immediately after demolition;
- b. the owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;
- c. the owner erects the proposed building on the site no later than 3 years from the date on which the demolition of the existing rental dwelling units commences, subject to the timeframe being extended to the discretion of the Chief Planner and Executive Director, City Planning; and,
- d. should the owner fail to complete the proposed building within the time specified in Recommendation 7.c. above, the City Clerk shall be entitled to enter on the collector's roll, as with municipal property taxes, an amount equal to the sum of twenty thousand dollars (\$20,000.00) per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the Residential Demolition Permit is issued.

8. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the Section 111 agreement and other related agreements.

9. City Council approve that the required parkland dedication of 134 square metres pursuant to Section 42 of the Planning Act for lands municipally known as 646-664 Yonge Street and 2-4 Irwin Avenue ("646 Yonge Parkland Dedication") may be fulfilled, in whole or in part, by the over-dedication of 302 square metres of on-site parkland secured in connection with the rezoning approval for the property municipally known as 475 Yonge Street (the "Over-Dedication Credit Lands"), in accordance with City Council Decision Item TE8.5, and subject to the following:

- a. prior to the issuance of the first above-grade building permit for the 646-664 Yonge Street and 2-4 Irwin Avenue development, there is a Section 37 Agreement and a section 118 restriction under the Land Titles Act registered on title to lands municipally known as 475 Yonge Street securing the Over Dedication Credit Lands;

b. the General Manager, Parks, Forestry and Recreation has confirmed in writing that the over-dedication credit has not been fully used by other benefitting developments, and the amount of over-dedication remaining;

c. if, prior to the issuance of the first above grade building permit for the 646-664 Yonge Street and 2-4 Irwin Avenue development, a Section 37 Agreement and Section 118 restriction under the Land Titles Act securing the Over Dedication Lands have not been registered, or the General Manager, Parks, Forestry and Recreation has confirmed there is no over-dedication credit remaining or there is insufficient credit remaining to fully fulfil the 646 Yonge Parkland Dedication requirement, then the owner of the 646-664 Yonge Street and 2-4 Irwin Avenue shall provide a cash-in-lieu of land payment to fulfil or partially fulfil the 646 Yonge Parkland Dedication in accordance with Chapter 415, Article III of the Toronto Municipal Code, all to the satisfaction of the General Manager, Parks, Forestry and Recreation;

d. if there is confirmed over-dedication credit remaining which can fulfil or partially fulfil the 646 Yonge Parkland Dedication, and the owner of 646-664 Yonge Street and 2-4 Irwin Avenue elects to use the over dedication credit but the Over-Dedication Credit Lands have not yet been conveyed to the City, the owner of 646-664 Yonge Street and 2-4 Irwin Avenue or the owner of 475 Yonge Street shall provide the City with a Letter of Credit, in the City's standard form, to secure the value of the cash-in-lieu of land payment for the 646 Yonge Parkland Dedication or part thereof that will be fulfilled by the over dedication credit on the 475 Yonge Street lands, prior to the issuance of the first above-grade building permit for the 646-664 Yonge Street and 2-4 Irwin Avenue development, all to the satisfaction of the General Manager, Parks, Forestry and Recreation, and the amount of over-dedication credit remaining shall be reduced by the amount being used to fulfil or partially fulfil the 646 Yonge Parkland Dedication;

e. the Letter of Credit required in Recommendation 9.d. above shall be indexed upwards in accordance with the Non-Residential Building Construction Price Index for the Toronto Census Metropolitan Area, as reported quarterly by Statistics Canada in Building Construction Price Indexes Publication No. 18-10-0135-01, or its successor two years from the date it is received by the City and increased on each succeeding anniversary date by the amount of the Construction Price Index for the previous year, all to the satisfaction of the General Manager, Parks, Forestry and Recreation;

f. if the conveyance of the Over-Dedication Lands described in Part 8.a.ii. of City Council Decision Item TE8.5 has not occurred within six years from the date the Letter of Credit required in Recommendation 9. d. above is received by the City, the City may draw upon the Letter of Credit for a cash-in-lieu of land payment in fulfilment or partial fulfilment of the parkland dedication requirements for the 646-664 Yonge Street and 2-4 Irwin Avenue development and neither the owner of 646-664 Yonge Street and 2-4 Irwin Avenue or the owner of 475 Yonge Street may object.

10. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to:

- a. enter into a Heritage Easement Agreement with the City for the properties at 650 (650A and 652) and 664 Yonge Street substantially in accordance with the plans and drawings dated November 10, 2023, prepared by AS + GG Canada Partnership and the Heritage Impact Assessment dated December 16, 2022, prepared by ERA Architects Inc., subject to and in accordance with the Conservation Plan required in Recommendation 10. b. below, to the satisfaction of the Senior Manager, Heritage Planning, including execution of such agreement to the satisfaction of the City Solicitor;
- b. provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment dated December 16, 2022, prepared by ERA Architects Inc., to the satisfaction of the Senior Manager, Heritage Planning;
- c. provide a Reconstruction Plan for the properties at 646, 648, 654, 656 and 658 Yonge Street that is consistent with the conservation strategy set out in the Heritage Impact Assessment dated December 16, 2022, prepared by ERA Architects Inc., prepared by a qualified heritage consultant, with such Plan being satisfactory to the Senior Manager, Heritage Planning;
- d. withdraw their appeal(s) of the Historic Yonge Street Heritage Conservation District Plan as it relates to 646-664 Yonge Street and 2-4 Irwin Avenue, and if not an appellant, but rather a party to such appeals, the owner shall withdraw as a party and not seek any party or participant status on the appeals, or advise the City Solicitor, in writing, that they shall not object to the Historic Yonge Street Heritage Conservation District Plan and only maintain a monitoring brief of the hearing on the merits;
- e. enter into an Agreement, or similar legal instrument, between the owner of 646-664 Yonge Street and 2-4 Irwin Avenue, the owner of 668 Yonge Street, and the City as applicable, to be registered on title to 668 Yonge Street that would prevent the erection of a building above the existing height permissions, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor; and

11. City Council authorize the City Solicitor and appropriate City staff to take such necessary steps, as required, to implement City Council's decision.

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

On July 19 and 20, 2023, City Council stated the Notice of Intention to Designate the properties at 650 Yonge Street and 664-680 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act. City Council's Decision can be found here:

650 Yonge Street: <https://secure.toronto.ca/council/agenda-item.do?item=2023.PH5.15>

664-680 Yonge Street: <https://secure.toronto.ca/council/agenda-item.do?item=2023.PH5.14>

There were no objections filed to these Notices of Intention to Designate, and City Council enacted Designation By-law 816-2023 in respect of 650 Yonge Street and Designation By-law 806-2023 in respect of 664-680 Yonge Street. By-law 816-2023 may be found here: <https://www.toronto.ca/legdocs/bylaws/2023/law0816.pdf>. By-law 806-2023 can be found here: <https://www.toronto.ca/legdocs/bylaws/2023/law0806.pdf>

The properties at 650 Yonge Street and 664 Yonge Street form part of the development applications.

On November 8, 2023, City Council authorized the use of the over-dedication of parkland on 475 Yonge Street towards benefiting developments as generally identified in Part 8 of the Decision. City Council's Decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.TE8.5>

THE SITE

Description

The site is located at the northwest corner of Yonge Street and Irwin Avenue. It is generally flat and rectangular in shape with an area of approximately 1,349 square metres with frontages of approximately 45 metres on Yonge Street, 30 metres on Irwin Avenue and 45 metres on Cottage Lane.

Existing Use

The site is currently occupied by 2 and 3 storey buildings containing retail and commercial uses at grade, with 15 residential apartments above. The site contains two heritage properties at 650 and 664 Yonge Street that are designated under Section 29 the Ontario Heritage Act.

Rental Dwelling Units

According to the plans provided by the applicant and a site visit conducted by City Planning staff on August 15, 2023, the existing rental dwelling units are comprised of the following unit types and rent classifications:

Unit Type	Affordable Rent	Mid-Range (Affordable) Rent	Mid-Range (Moderate) Rent	Total
Studio	1	1	-	2
One-Bedroom	-	-	10	10
Two-Bedroom	-	-	3	3
Total	1	1	13	15

At the time of this report, all of the existing rental dwelling units proposed to be demolished are occupied by Eligible Tenants.

THE APPLICATION

Description: The application proposes to construct a 75-storey (254 metres in height, including the mechanical penthouse) mixed use building and a new public space along Irwin Avenue. The application includes the demolition and replacement of 15 rental housing units. The base building along Yonge Street incorporates the heritage features of 650 and 664 Yonge Street which are Designated under Part IV of the Heritage Act.

Density: 35 times the area of the lot.

Dwelling Units: A total of 647 dwelling units are proposed including 202 studio (31%), 278 one-bedroom (43%), 102 two-bedroom (16%), and 65 three-bedroom units (10%). The required replacement units are part of this overall total.

Rental Replacement Units: The 15 replacement rental dwelling units represent a full replacement of the existing rental gross floor area.

The replacement rental dwelling units will replace the same or larger bedroom type, and of a similar size, as the existing units. Rents for the replacement units will be set at the same affordability level as the existing units, comprising 1 affordable unit, 1 mid-range (affordable) unit, and 13 mid-range (moderate) units.

All replacement rental dwelling units will be provided with ensuite laundry facilities and central air conditioning. Tenants of the replacement rental dwelling units will have access to bicycle parking and all indoor and outdoor amenities at no extra charge, on the same terms and conditions as any other resident of the building.

Tenant Relocation and Assistance Plan: A Tenant Relocation and Assistance Plan that addresses tenants' right to return to a replacement unit and assistance to lessen hardship will be provided to all eligible tenants residing in the existing rental dwelling units.

In accordance with the Tenant Relocation and Assistance Plan shared with tenants at the tenant meeting on February 6, 2024, all eligible tenants will receive the following:

- at least six months' notice of the date that they must vacate their rental unit;
- the right to return to a rental replacement unit of the same type at similar rent;
- financial compensation equal to three months' rent, as required under the Residential Tenancies Act, 2006;
- additional financial compensation in the form of a rent gap payment, where the rent gap would be calculated as the difference between the rent paid by a tenant on the date their tenancy is terminated and the most recent average rent for vacant private rental apartments by unit type in Canada Mortgage and Housing Corporation's (CMHC) Rental Market Survey (RMS) Zone 1 – Toronto Centre, which encompasses the development site, over a 36-month period. The CMHC rents would be indexed upwardly to reflect changes in market conditions. The rent gap payments would assist tenants in transitioning to market rents and be paid out to each eligible tenant in a lump sum on the date they provide vacant possession of their existing rental unit;
- move-out and move-back moving allowances;
- a rental leasing agent available upon request to assist tenants with finding interim accommodation; and
- additional compensation and assistance for special needs tenants, with the final determination by the Chief Planner and Executive Director, City Planning.

Non-Residential Component: The proposal includes a minimum of 364 square metres of non-residential gross floor area on the ground floor.

Amenity Space: The proposal includes 1,413 square metres of indoor amenity space (2.18 square metres per unit), and 328 square metres of outdoor amenity space (0.51 square metres per unit), for a combined ratio of 2.69 square metres per unit.

Parkland Dedication: Provided there is a remaining over-dedication at 475 Yonge Street at the time of the above grade building permit, the recommendations address how the applicant can contribute to that parkland dedication arising from this subject site.

Heritage: The properties at 650 and 664 Yonge Street are Designated under Part IV of the Ontario Heritage Act. A portion of the building of 650 Yonge Street, and the building of 664 Yonge Street will be incorporated into the base building design and accommodate retail uses along Yonge Street.

Access, Bicycle Parking, Vehicle Parking and Loading: Vehicular access is provided from Cottage Lane. The proposal includes a total of 730 bike parking spaces

(588 long term and 142 short term) located in the B1 level and B1 level mezzanine. Bicycle parking and loading spaces are accessed from Cottage Lane, and includes a driveway with a pickup and drop area. One type-G and one type-C loading space are provided within the ground floor and accessed from Cottage Lane, and no vehicular parking spaces are proposed.

A 1.98 metre-wide portion of the site will be conveyed to the City through the Site Plan Control process to widen Cottage Lane.

Additional Information: See the attachments 1, 2, 7 and 8 of this report for the Application Data Sheet, location map, a site plan, and elevations of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/646yonge

Reasons for Application: The proposal requires an Official Plan Amendment to permit the proposed built form within the Yonge Street Character Area of the North Downtown Yonge Site and Area Specific Policy 382.

The proposal requires an amendment to City-wide Zoning By-law 569-2013, as amended, to permit increased height, and to revise other development provisions as such as building setbacks, gross floor area, amenity space, and floor space index to accommodate the proposal.

A Rental Housing Demolition application is required because the development site contains six or more residential units, of which at least one unit is rental housing. The By-law requires an applicant 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. A heritage permit application has been submitted and will be before Council concurrent with this report to address changes to the designated heritage properties.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020) (the "PPS"), and shall conform to provincial plans, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (August 28, 2020 Consolidation) (the "Growth Plan").

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 directs that cultural heritage resources will be conserved 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.

Historic Yonge Street Heritage Conservation District (HCD)

The site is located within the Historic Yonge Street HCD. The HCD Plan is currently under appeal at the Ontario Land Tribunal and currently not in force.

Official Plan

The Official Plan land use designation for the site is Mixed Use Areas, which permits a wide range of residential and non-residential uses. See Attachment 3 of this report for the Land Use Map.

Downtown Plan Secondary Plan

The site is identified as Mixed Use Area 1 - Growth. Development in this designation includes a diverse range of building typologies, including tall building, with height, scale and massing, dependent on the site characteristics. Yonge Street is identified as a Priority Retail Street, Great Street, and Cultural Corridor.

Downtown Tall Building Setback

The site is located within SASP 517 which establishes policy directions for tall buildings and relationships to adjacent properties, including evaluation for reduction of tall building setbacks in the implementing by-laws provided development criteria are met. The implementing zoning by-laws establish performance standards consistent with the Tall Building Guidelines.

North Downtown Yonge Site and Area Specific Policy 382

The site is within the Yonge Street Character Area and Height Core Area as identified in SASP 382. The Yonge Street Character Area policies include performance standards related to building setbacks, building height, and angular planes. The policies of the Yonge Street Character Area are currently under appeal. The site is adjacent to the St. Nicholas Character Area.

Zoning

The subject site is zoned CR 3.0 (c2.0; r3.0) SS1 (x2546) under Zoning By-law 569-2013. The CR 3.0 (c2.0; r3.0) zoning category permits a range of commercial and residential uses. The maximum permitted height is 14 metres, and the maximum permitted density is 2 times the area of the lot for commercial uses and 3 times the area of the lot for residential uses. See Attachment 4 of this report for the existing Zoning By-law Map.

Rental Housing Demolition and Conversion

This application involves the demolition of rental housing units. Under Chapter 667 of the City of Toronto Municipal Code, an applicant is required to obtain a Rental Housing Demolition and Conversion Permit from the City to demolish existing rental housing units if a site contains six or more residential units, of which at least one unit is rental housing. The City may impose conditions that must be satisfied prior to obtaining a demolition permit.

Official Plan Policy 3.2.1.6 requires new development that 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 provision of 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 lessen hardship.

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

- Tall Building Design Guidelines
- Downtown Tall Building Design Guidelines
- North Downtown Yonge Urban Design Guidelines
- Retail Design Manual

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/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 and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

COMMUNITY CONSULTATION

Community Consultation Meeting

A virtual Community Consultation Meeting was hosted by City staff on March 16, 2023. Approximately 30 people participated, as well as the representative on behalf of the Ward Councillor and the applicant. At the meeting, City staff and the applicant's consultants gave presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, City staff led a question and answer format meeting.

Issues raised at the meeting, through written comments and phone calls include:

- concerns regarding the intensity of traffic through Cottage Lane as a result of the proposal;
- concerns about overall building height, including the shadowing of nearby properties as a result of the tall building on the site;
- support for the inclusion of a public space on Irwin Avenue.
- support for the retention and reconstruction of Yonge Street properties into the base building; and,
- support for the inclusion of smaller retail and commercial spaces within the ground floor.

Tenant Consultation

On February 6, 2024, staff held a tenant consultation meeting with impacted tenants to provide an overview of the City's housing policies, the impact of the rental demolition proposal on tenants, and the proposed tenant relocation assistance plan as outlined above. The meeting was held in person and attended by 12 tenants, City Planning staff, and the applicant.

Tenants also asked questions related to the project timeline, the layouts and finishings of the proposed replacement rental units, eligibility requirements for the proposed tenant relocation and assistance plan, and additional opportunities for tenants to voice their opinion before a decision is made.

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 PPS and conformity with the Growth Plan. In the opinion of Staff, the proposal is consistent with the PPS and conforms with the Growth Plan.

Rental Housing Demolition and Replacement

In accordance with Official Plan policy 3.2.1.6, all existing 15 rental dwelling units will be replaced in the new development by their respective or larger bedroom types, at similar unit sizes, and at rents similar to those in effect at the time of application. The applicant has agreed to provide and maintain the 15 replacement rental dwelling units within the proposed development for at least twenty (20) years, beginning on the date the replacement rental dwelling units are first occupied.

The applicant has confirmed that tenants of the existing rental units would reserve the right to return to a replacement rental unit at similar rent. Tenants who return to the replacement rental units would be protected by the provincial rent increase Guideline, irrespective of whether such Guideline applied to the units, until their tenancies end. Rents for replacement rental units without returning tenants would not exceed the City's affordable, mid-range (affordable), and mid-range (moderate) rent thresholds for a period of at least 10 years.

The applicant has proposed replacing one large existing studio unit as a one-bedroom unit, and one large existing one-bedroom unit as a two-bedroom unit. Returning tenants have the right to return to similar unit size at similar rent regardless of the replacement unit bedroom type.

Tenants of the replacement rental dwelling units will have access to bicycle parking and all indoor and outdoor amenities, at no extra charge, on the same terms and conditions as any other resident of the building. All replacement rental dwelling units will be provided with ensuite laundry facilities and central air conditioning.

The Tenant Relocation and Assistance Plan is consistent with the City's current practices. Staff are satisfied with the proposed approach to replacing demolished rental units, and with the proposed Tenant Relocation and Assistance Plan. The replacement housing and tenant assistance matters will be secured through one or more agreements with the City and to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

Land Use

The proposed residential and commercial land uses conform to the Official Plan and Downtown Secondary Plan. The inclusion of non-residential uses at grade along Yonge Street and Irwin Avenue is consistent with the policies of the Downtown Secondary Plan and results in an appropriate mix of uses on the site.

Built Form

The proposal conforms with the Official Plan, the Downtown Secondary Plan. The proposed Official Plan Amendment, is consistent with the general intent of the SASP 382. The proposal also meets the intent of the Tall Building Design Guidelines and North Downtown Yonge Site and Area Specific Policy Urban Design Guidelines, and the proposed built form and building height is acceptable.

Massing - Building Height

The overall building height of 75-storeys (254 metres including mechanical penthouse) is consistent with the planned context for this portion of Yonge Street.

Massing - Base Building

Along Yonge Street the proposed 2 to 3-storey base building consists of the retained heritage buildings at 650 and 664 Yonge Street and reconstruction of the other Yonge Street properties except for 660 and 662 Yonge Street, which will be demolished to form

the primary residential entrance. The remaining Yonge Street properties will consist of retail units. A 10 metre stepback is provided to the tower from the Yonge Street property line.

Along Irwin Avenue, the existing buildings are proposed to be demolished and will be replaced by a 136 square metre open space. At the north end of the open space within the ground floor of the proposed building is a retail unit. The retail unit is setback 8.4 metres from the Irwin Avenue property line.

Along Cottage Lane, a 1.17 metre building setback is provided to the post conveyance property line.

The projecting balconies on the south, west, and east sides of the tower do not begin until the 6th storey. The exclusion of balconies below that level creates a reveal above the base building and diminishes the bulk of the tower and provides a transition between the base building and tower above.

Massing - Tower Component

The proposed tower is set back 10 metres from the Yonge Street property line up to the 15th storey. Above the 15th storey the setback begins to gradually be reduced to 8 metres which occurs at the 32nd storey. Along Irwin Avenue, the tower is set back 2 metres from the property line resulting in an 11 metre setback from the centreline of Irwin Avenue. The tower is set back 2 metres from the north property line.

The tower setback to the centreline of cottage lane would be approximately 3 metres after the lane widening has been conveyed to the City.

The tower floor plate until the 15th storey is 665 square metres. Above the 15th storey, the tower gradually increases to a floor plate of 737 square metres at the 32nd storey, which is maintained until the top floors of the building.

The applicant owns 668 Yonge Street to the north of the subject site. A block plan has been submitted by the applicant that demonstrates that a tall building could not be accommodated on the lands north of this property at 670-682 Yonge Street. City staff accept the findings of the block plan, and any development of these properties is not expected to be in the form of a tall building.

Heritage Conservation

The base building will incorporate the conserved facades and reconstructed roofs of the buildings on the designated properties at 650 (650A and 652) and 664 Yonge Street. In addition, the applicant is proposing to demolish and reconstruct the Yonge Street and Irwin Avenue facades of the listed buildings at 646-648 and the Yonge Street facades of 654-656 and 658 Yonge Street. The buildings at 660 and 662 Yonge Street are proposed to be demolished and replaced with a residential lobby.

The proposed tower is stepped back from the property line above the heritage buildings at 10 metres which conserves the attributes of the properties and allow the scale and form of the buildings to maintain their prominence when viewed from the street. Despite

the proposed changes to the heritage buildings, the massing and stepback are expected to mitigate impacts on the late 19th century Second Empire Style design elements of 646-658 and 664 Yonge Street and the low-rise commercial style elements of this portion of the Yonge Street Main Corridor.

Public Realm and Streetscape

The base building along Yonge Street maintains an appropriate pedestrian-scaled streetwall and range of uses. The existing character of this important portion of Yonge Street is preserved through a combination of reconstruction of the existing Yonge Street buildings, and retention of the existing heritage properties. Accordingly, the curb to building face distance is not proposed to change from the current dimension of 3.7 metres.

At the corner of Irwin Avenue and Yonge Street the existing building is to be reconstructed, maintaining the same curb to building face as currently exists. The proposal opens up the Irwin Avenue frontage to create a larger public realm through a 136 square metre open space which abuts the widened lane. Two new street trees are proposed in front of the public open space on the City's right-of-way. The curb to building face condition in front of the public space is 14.3 metres.

The resulting public realm and streetscape improves the existing condition and is acceptable to City Planning Staff.

Amenity Space

The proposed amenity space ratio of 2.69 square metres per unit is acceptable to Staff. Outdoor amenity space is provided above the Yonge Street properties on the 2nd storey, and at the 75th storey.

Sun and shadow

The shadows cast by the proposed tall building conforms to the policies of the Downtown Secondary Plan and SASP 382. Accordingly, the resulting shadows from the tall building are acceptable within the existing and planned context.

Wind

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 uncomfortable wind conditions.

City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study.

Unit Mix

The proposed unit mix conforms to the two and three-bedroom requirements of the Downtown Secondary Plan and will be secured in the Zoning By-law.

Access, Bicycle Parking, Loading

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.

Lane Widening

To satisfy the Official Plan requirement, a 1.98-metre widening of Cottage Lane is required and is proposed to be conveyed to the City. This will be identified in the Zoning By-law Map and conveyed at the Site Plan Control stage as a pre-approval condition to any site plan approval. To enable functional movement within the lane, the building is set back 1.17 metres from the post-conveyance property line.

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and have accepted the proposed functional servicing design for the proposed development.

Parkland

In accordance with section 42 of the Planning Act the parkland dedication requirement for the proposal is 134 square metres. The owner of the subject site has agreed to satisfy their parkland dedication requirement by contributing to a 302 square metre parkland over-dedication credit secured at 475 Yonge Street, which is less than 500 metres south of the subject site on the east side of Yonge Street. City Council's decision on the Official Plan and Zoning By-law Amendment application at 475 Yonge Street can be found at the following link: [Agenda Item History - 2023.TE8.5 \(toronto.ca\)](#).

Conveyance of the 302 square metres over-dedication at 475 Yonge Street is required to be conveyed prior to the first above grade building permit for the second building to be constructed on 475 Yonge Street. In the event the first above grade building permit for the subject site is issued prior to the first above grade building permit for the second building to be constructed at 475 Yonge Street, the owner of the subject site is required to provide the City with a letter of credit, for the value of the off-site parkland dedication, which will be held until the off-site dedication at 475 Yonge Street is conveyed to the City. In the event the parkland conveyance at 475 Yonge Street is delayed beyond six years following the issuance of the first above grade building permit for the subject site, the letter of credit may be drawn upon at the City's election.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS version 4. In particular some performance measures required under the TGS, include a total of 730 bicycle parking

spaces, including 92 EVSE bicycle parking spaces, which will be secured in the zoning by-law.

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.

CONTACT

Jeremy Humphrey, Senior Planner Tel. No. 416-392-1729, E-mail:
Jeremy.Humphrey@toronto.ca

Cate Flanagan, Planner, Tel. No. 416-392-4529, E-mail:
Cate.Flanagan@toronto.ca

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: Draft Official Plan Amendment
Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 7: Site Plan
Attachment 8: Elevations and/or Ground Floor Plan
Attachment 9: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 646-664 Yonge Street and 2-4 Irwin Avenue Date Received: December 22, 2022
Application Number: 22 241865 STE 13 OZ and 22 242933 STE 13 RH
Application Type: Official Plan and Zoning By-law Amendment and Rental Housing Demolition Applications
Project Description: A 75-storey mixed use development.

Applicant	Agent	Architect	Owner
Isaac Shirokoff	-	AS + GG Canada	KS 646 YONGE STREET INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Downtown Plan / SASP 382
Zoning:	CR 3.0 (c2.0; r3.0) SS1 (x2546)	Heritage Designation:	Y
Height Limit (m):	18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	1,349	Frontage (m):	45	Depth (m):	31
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,183		1,024	1,024
Residential GFA (sq m):	964		46,394	46,394
Non-Residential GFA (sq m):	1,287		364	364
Total GFA (sq m):	2,251		46,758	46,758
Height - Storeys:	3		75	75
Height - Metres:	13		254	254

Lot Coverage Ratio (%)	75.91	Floor Space Index:	35
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	46,394	189

Retail GFA: 364

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	15		15	15
Freehold:				
Condominium:			632	632
Other:				
Total Units:	15		647	647

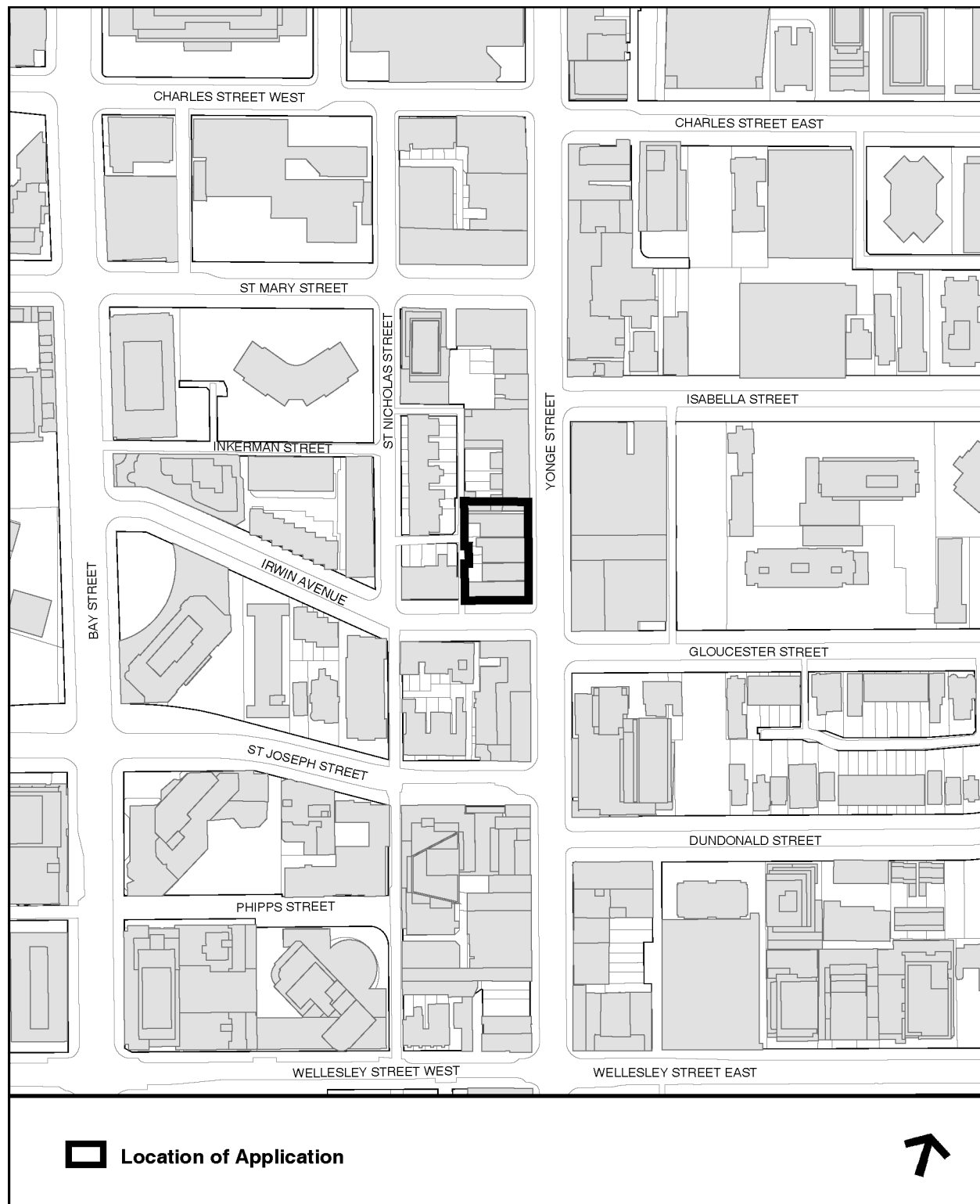
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	202	278	102	65	
Total Units:	202	278	102	65	

Parking and Loading

Parking Spaces: Bicycle Parking Spaces: 730 Loading Docks: 2

Attachment 2: Location Map



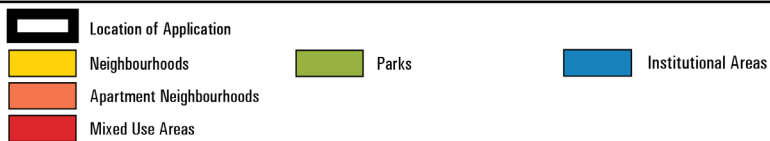
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

646 - 664 Yonge St & 2 - 4 Irwin Avenue

File # 22 241865 STE 13 OZ



↑
Not to Scale
Extracted: 01/03/2023

The map displays a grid of streets and corresponding zoning designations. Key features include:

- Streets:** CHARLES STREET WEST, CHARLES STREET EAST, ST MARY STREET, INKERMEN STREET, BAY STREET, IRWIN AVENUE, ST JOSEPH STREET, PHIPPS STREET, WELLESLEY STREET WEST, WELLESLEY STREET EAST, YONGE STREET, ISABELLA STREET, GLOUCESTER STREET, DUNDONALD STREET.
- Zoning Designations:**
 - CR 7.8 (c4.5; r7.8) SS1 (x2486)
 - CR 6.0 (c1.0; r6.0) SS1 (x2377)
 - CR T6.0 C1.0 R6.0
 - R3 Z2.0
 - CR 3.0 (c2.0; r3.0) SS1 (x2546)
 - CR 3.0 (c2.0; r3.0) SS1 (x1387)
 - R (d2.0) (x512)
 - CR 6.0 (c1.0; r6.0) SS1 (x2397)
 - R (d2.0) (x501)
 - CR 6.0 (c1.0; r6.0) SS1 (x1762)
 - R (d2.0) (x885)
 - R (d1.0) (x872)
 - CR 3.0 (c2.0; r3.0) SS1 (x2546)
 - R (d2.0) (x256)
 - CR 6.0 (c1.0; r6.0) SS1 (x2453)
 - R (d2.0) (x884)
 - CR 3.0 (c2.0; r3.0) SS1 (x1247)
 - R3 Z1.0
 - CR 6.0 (c1.0; r6.0) SS1 (x1883)
 - CR 6.0 (c1.0; r6.0) SS1 (x1932)
 - CR 4.0 (c1.0; r4.0) SS1 (x2356)
 - CR 3.0 (c2.0; r3.0) SS1 (x1387)
 - CR 3.0 (c2.0; r3.0) SS1 (x2546)
 - R (d2.5) (x880)
 - R3 Z2.5
 - R3 Z2.0
 - R (d2.5) (x886)
 - CR T4.0 C1.0 R4.0
 - CR 3.0 (c2.0; r3.0) SS1 (x1387)
 - R (d1.0) (x874)
 - CR 3.0 (c2.0; r3.0) SS1 (x1387)
 - R (d1.0) (x706)
 - R (d2.5) (x882)
 - CR (h)
 - CR T3.0 C2.0 R3.0
 - CR T2.0 C1.0 R2.0
- Highlighted Lot:** Located at the intersection of St Nicholas Street and Irwin Avenue, designated as R (d1.0) (x872).

Attachment 5: Draft Official Plan Amendment

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

CITY OF TORONTO BY-LAW No. XXXX-2023

To adopt an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2023 as 646-664 Yonge Street and 2-4 Irwin Avenue

Whereas authority is given to the Council of the City of Toronto under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and,

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

The Council of the City of Toronto enacts:

The attached Amendment 710 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on .

Frances Nunziata,
Speaker

John Elvidge,
City Clerk

(Seal of the City)

AMENDMENT NO. 710 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS 646-664 YONGE STREET and 2-4 IRWIN AVENUE

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

1. Chapter 7, Site and Area Specific Policies, is amended by amending Site and Area Specific Policy No. 382 as follows:

a. Adding new Policy 5.3.11 to Section 5.3 Yonge Street Character Area:

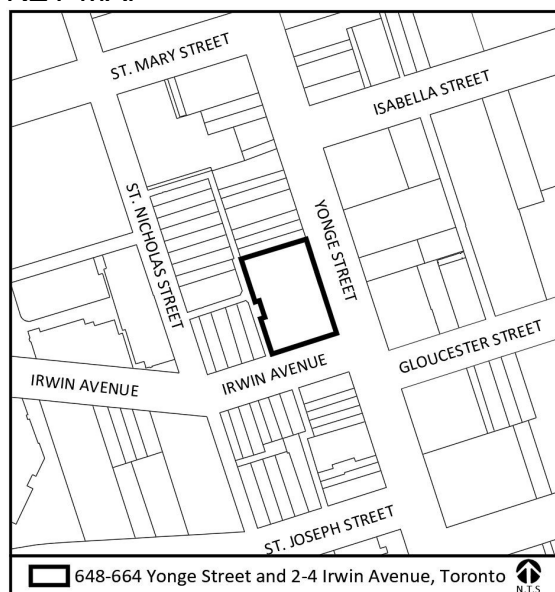
5.3.12 On the lands known municipally in 2023 as 646-664 Yonge Street and 2-4 Irwin Avenue, a mixed-use building with a maximum building height of 254 metres (inclusive of mechanical penthouse) is permitted, provided:

i. a minimum setback of 10 metres is provided from the Yonge Street frontage property line to the tower portion of the building up to an elevation of 53 metres above the ground level; and,

ii. a minimum setback of 8 metres is provided from the Yonge Street frontage property line to the tower portion of the building above an elevation of 53 metres above ground level; and,

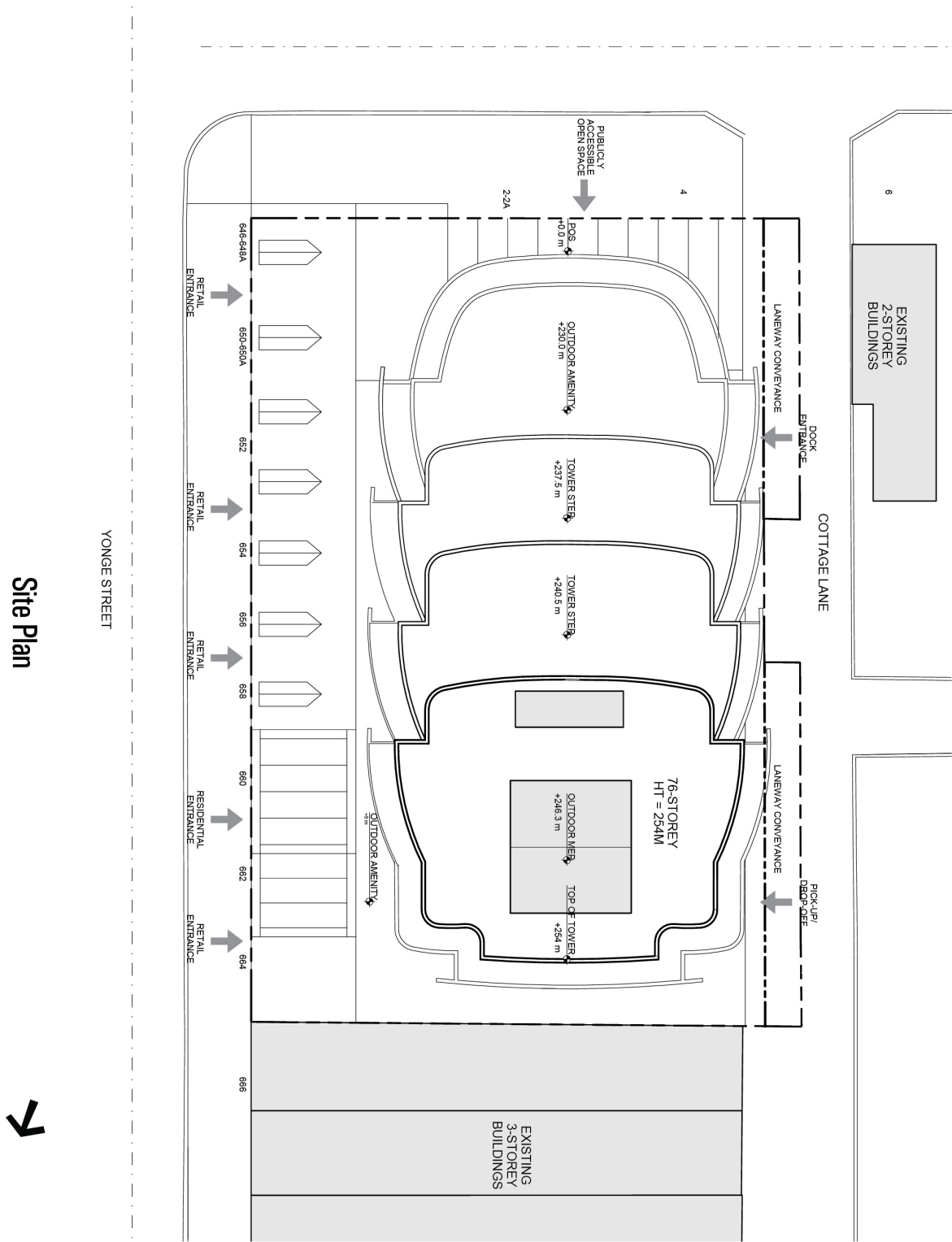
iii. a minimum tower setback of 0 metres is provided to the west lot line.

KEY MAP

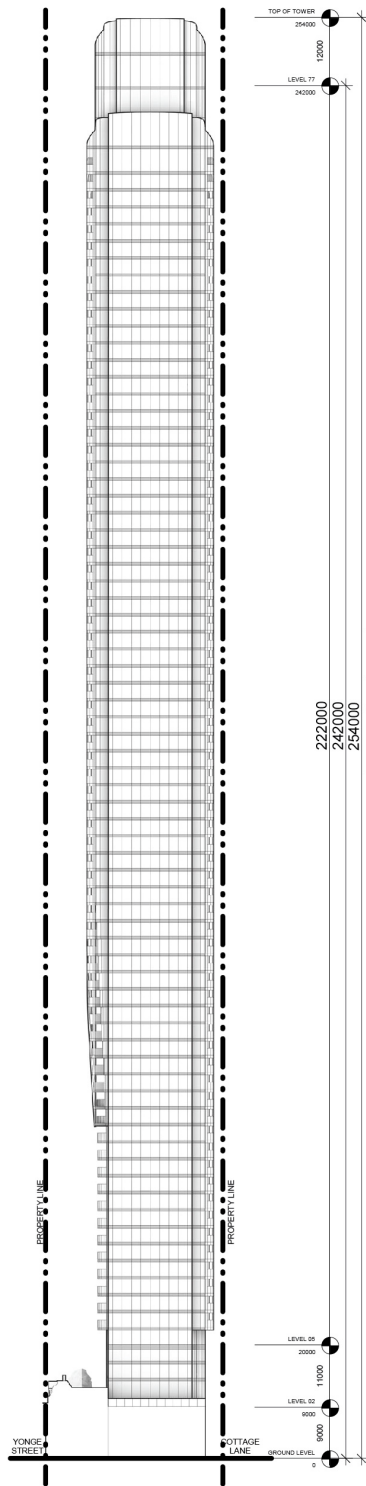


Attachment 6: Draft Zoning By-law Amendment

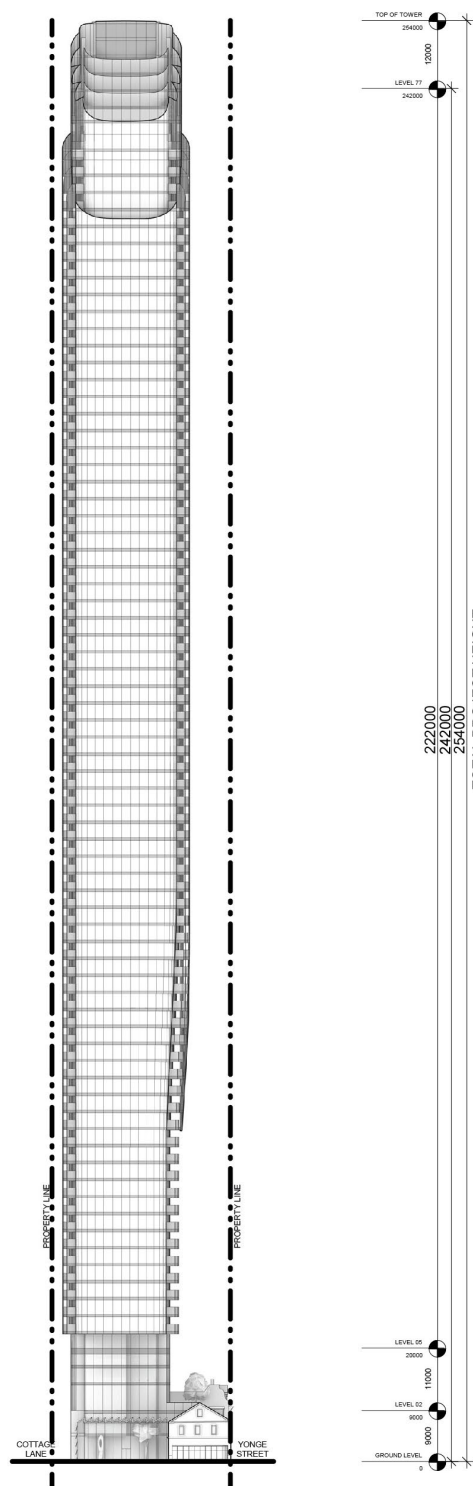
The draft zoning by-law amendment will be made available on or before the April 3, 2024 Toronto and East York Community Council meeting



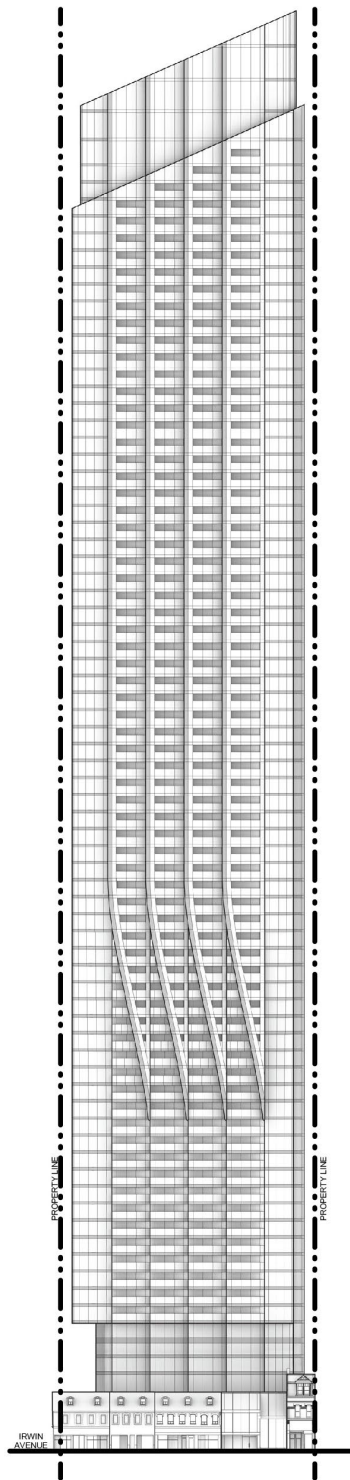
Attachment 8: Elevations



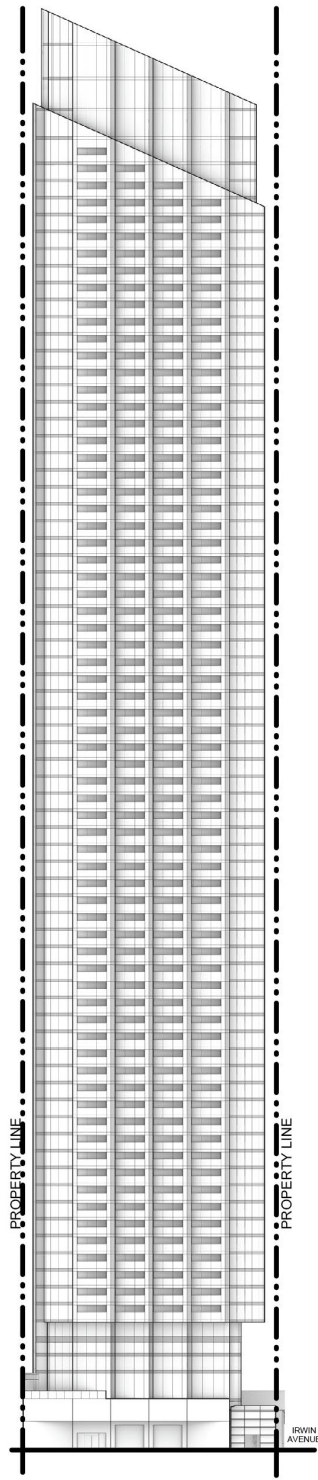
North Elevation



South Elevation



East Elevation



West Elevation



Attachment 9: 3D Massing Model

The 3D Massing Models will be made available on or before the April 3, 2024 Toronto and East York Community Council meeting.