

1910, 1920 and 1944 Yonge Street – Zoning By-law Amendment and Rental Housing Demolition Applications – Decision Report – Approval

Date: April 19, 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 Numbers: 21 234923 STE 12 OZ, 21 234928 STE 12 RH

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law to permit a mixed use building with two towers with heights of 154.7 and 169.7 metres (48 and 53-storeys) excluding the mechanical penthouse at 1910, 1920 and 1944 Yonge Street.

A new public laneway and 2.1-metre wide parkland dedication is proposed along the west side of the property. The new public lane is called for in the Yonge-Eglinton Secondary Plan and the parkland dedication will support the future Davisville Yard decking initiative.

This report also reviews and recommends approval of the Rental Housing Demolition Application. The proposal includes 102 rental replacement units and 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 Zoning By-law 569-2013, for the lands at 1910, 1920 and 1944 Yonge Street, substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 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.

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

a. submit a revised Functional Servicing and Stormwater Management Report, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and

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

4. City Council approve the Rental Housing Demolition Application (File Number 21 234928 STE 12 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 102 existing rental dwelling units located at 1944 Yonge Street, subject to the following conditions:

a. the owner shall provide and maintain 102 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 102 replacement rental dwelling units shall be comprised of 50 studio units and 52 one-bedroom units, as generally illustrated in the plans submitted to the City Planning Division dated February 27, 2024. 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 102 replacement rental dwelling units required in Recommendation 4.a. above, provide at least 27 studio units and 30 one-bedroom units at affordable rents, defined as gross monthly rent no greater than one times the average City of Toronto rent by unit type, as reported annually by the Canada Mortgage and Housing Corporation and 23 studio units and 22 one-bedroom units at mid-range rents, defined as gross monthly rent that exceeds Affordable Rent but is no greater than 1.5 times the average City of Toronto rent by unit type, as reported annually by the Canada Mortgage and Housing Corporation, all for a period of at least 10 years beginning from the date of first occupancy of the replacement rental units. Rents shall not include additional charges for central air conditioning;

c. the owner shall provide an acceptable Tenant Relocation and Assistance Plan for all Eligible Tenants of the 102 existing rental dwelling units proposed to be demolished at 1944 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 102 replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed 53-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 central air conditioning in each replacement rental dwelling unit within the proposed mixed-use building;

g. the owner shall provide tenants of the 102 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;

h. the owner shall provide and make available for rent at least 30 vehicle parking spaces to tenants of the replacement rental dwelling units. Such parking spaces shall be made available firstly to returning tenants who previously rented a vehicle parking space, and at similar monthly parking charges that such tenants previously paid. The remaining vehicle parking spaces may be made available to tenants of the replacement rental units to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

i. the owner shall provide and make available for rent a minimum of 19 storage lockers to tenants of the replacement rental dwelling units on the same terms and conditions as any other resident of the proposed building;

j. the 102 replacement rental units shall be made ready and available for occupancy no later than the date by which 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

k. The owner shall enter into, and register on title at 1910, 1920, and 1944 Yonge Street, 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 102 existing rental dwelling units located at 1944 Yonge Street after all the following have occurred:

- a. all conditions in Recommendation 4 above have been fully satisfied;
- b. the issuance of the Notice of Approval Conditions for Site Plan approval, 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 1944 Yonge Street after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 5 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 4 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.

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.

THE SITE

Description: The site is located at the northwest corner of Yonge Street and Chaplin Crescent. The site is generally rectangular in shape with a frontage of 94 metres on Yonge Street and 47 metres on Chaplin Crescent, totalling approximately 5,600 square metres in size. The site is generally flat and directly abuts an open trench servicing TTC's Line 1 Subway to the west of an integrated retaining wall.

Existing Use: A 7-storey rental apartment building at 1944 Yonge Street containing 102 dwelling units and an 8-storey non-residential building containing commercial-retail and office uses with associated underground parking at 1910-1920 Yonge Street. The southeast corner of the site contains a multi-level publicly-accessible square complete with seating and integrated planters that is approximately 200 square metres in size. The site is also the secondary entrance for the Davisville Subway Station and provides direct access to the northbound subway platform.

THE APPLICATION

Description: A mixed use building with two towers with overall heights of 154.7 and 169.7 metres (48 and 53-storeys excluding mechanical penthouse). The proposed building will have a residential gross floor area of approximately 71,000 square metres of residential gross floor area and a non-residential gross floor area of 16,000 square metres which will provide for 100% replacement of the existing onsite office gross floor area.

Density: A total gross floor area of approximately 87,000 square metres, resulting in a Floor Space Index of 15.38 times the area of the lot.

Dwelling Units: 1,041 dwelling units including 63 studio (6%), 627 one-bedroom (60%), 246 two-bedroom (24%) and 105 three-bedroom (10%) units, respectively.

Non-Residential: 16,000 square metres of non-residential gross floor area including approximately 1,300 square metres of retail, 14,600 square metres of office and 100 square metres of gross floor area at and below grade for the secondary entrance to the Davisville Subway station.

Existing Rental Dwelling Units: According to the plans provided by the applicant and a site visit conducted by City Planning staff on September 22, 2022, the existing rental dwelling units are comprised of the following unit types and rent classifications:

Table 1: Existing Rental Dwelling Unit Summary

Unit Type	Affordable Rent	Mid-Range Rent	Total
Studio	27	23	50
One-Bedroom	30	22	52
Total	57	45	102

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

Rental Replacement Units: The 102 replacement rental dwelling units represent a full replacement of the existing rental gross floor area. The replacement rental dwelling units will be of the same bedroom type, and a similar size, by unit type, as the existing units. Rents for the replacement units will be set at the same affordability level as the existing units, comprising of 57 affordable units and 45 mid-range units.

The replacement rental units will be provided with 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.

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;
- financial compensation, above and beyond that required under the Residential Tenancies Act, in the form of rent gap assistance. The calculation of the rent gap will be based on the current Council-adopted methodology;
- 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.

Amenity Space: 4,164 square metres of amenity space (4.0 square metres per unit) is proposed, consisting of 2,082 square metres of indoor amenity space (2.0 square metres per unit) and 2,082 square metres of outdoor amenity space (2.0 square metres per unit).

Access, Parking and Loading: The primary pedestrian entrance for the new proposal is located on Yonge Street, with primary vehicular access from the laneway at the rear of the site accessed from Chaplin Crescent which is being conveyed to the City as part of the development. 133 parking spaces and 1 Type-G, 2 Type-B and 2 Type-C loading spaces are proposed in two levels of underground parking and 1,119 bicycle parking spaces would also be located on the ground floor and in the underground parking levels. The proposal will also provide access to the secondary entrance to the Davisville Subway station which will be accessed from Yonge Street and maintain the existing entrance and egress from the northern end of the station northbound platform.

Parkland: A 2.1-metre wide landscape strip is being proposed as the onsite parkland dedication in order to help facilitate the Future Phase of the Davisville Yard decking initiative which includes the decking of the TTC trench and the construction of the “new linear park” north of Chaplin Crescent.

Open Space: A 204 square metre private open space is also proposed on the southeast corner of the site.

Additional Information

See Attachments 1, 2 and 7-11 of this report for: the Location Map; Application Data Sheet; Site Plan; and elevations. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre.

Reasons for Applications

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to vary performance standards including gross floor area, building height, setbacks and to establish appropriate standards to regulate the built form on the site.

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 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

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 Designation

The land use designation for the site is Mixed Use Areas. See Attachment 3 of this report for the Land Use Map.

Yonge and Eglinton Secondary Plan

The Secondary Plan designates the site as Mixed Use Areas 'A' and is located within the Davisville Station Character Area and Station Area Core of the Transit Node associated with the Davisville Subway Station. The Davisville Station Character Area is planned to have an anticipated height range of 30 to 45 storeys and a base building height of generally 8 storeys. See Attachment 4 of this report for the Secondary Plan Character Areas map.

Map 21-9 of the Secondary Plan identifies this site as for a potential location for a new laneway. The existing and potential laneways on Map 21-9 identify locations that can provide important access to properties primarily located adjacent to Midtown's Major Streets and contribute to additional pedestrian and cyclist connectivity.

Zoning

The site is zoned CR 3.0 (c2.0; r2.5 x 2305 and 2236) under City of Toronto Zoning By-law 569-2013. This zoning category permits a wide array of uses including commercial, residential, and institutional uses. See Attachment 5 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 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;
- Growing Up Guidelines: Planning for Children in New Vertical Communities; and
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

Toronto Green Standard

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

COMMUNITY CONSULTATION

Community Consultation Meeting

A Virtual Community Consultation Meeting was hosted by City staff on April 27, 2023. Approximately 18 people participated. Following a presentation by City staff and the Applicant, the following comments and issues were raised:

- General support for the proposal;
- Questions related to impacts on access to the Davisville Subway Station;
- Questions regarding how the site will be accessed and what impacts this may have on the TTC bus stop;
- Questions regarding office replacement requirements; and
- Desire for the inclusion of affordable housing in lieu of office replacement.

Tenant Consultation

On March 26, 2024, staff held a 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. The meeting was held in person and attended by 65 tenants, City Planning staff, the Councillor's office, and the applicant.

Tenants 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, provision of parking spaces and storage lockers in the new building, and how rent will be calculated in the new building.

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

Statutory Public Meeting Comments

In making their decision, Council members have an opportunity to consider submissions made at the statutory public meeting held by the Toronto and East York Community Council. The Community Council meeting is broadcasted live over the internet and recorded for review.

COMMENTS

Provincial Framework

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 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan). The proposal is consistent with the PPS and conforms with the Growth Plan.

Rental Housing Demolition and Replacement

Staff are satisfied with the proposed rental replacement of the 102 existing rental dwelling units by their respective bedroom types and at similar rents to those in effect at the time of application. The applicant has agreed to provide and maintain the 102 replacement rental dwelling units within the proposed development for at least 20 years, beginning on the date the replacement rental dwelling units are first occupied.

The applicant has confirmed that each eligible tenant would reserve the right to return to a replacement rental unit of a similar unit type at similar rent, and that rents for replacement rental units without returning tenants would not exceed the applicable affordable or mid-range rent thresholds for a period of at least 10 years. Tenants who return to replacement rental units would be protected by the provincial rent increase Guideline until their tenancies end, irrespective of whether the Guideline applied to the proposed development under the Residential Tenancies Act, 2006 (RTA).

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. The same number of parking spaces and storage lockers that are leased by eligible tenants in the existing building will be replaced and made available for tenants of the replacement rental units. The replacement rental dwelling units will be provided with laundry facilities and central air conditioning.

Tenant Relocation and Assistance Plan

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.

Site Context / Site Organization

The proposed site organization is acceptable. The proposal consists of two towers at 48 and 53 storeys. The primary residential entrances to buildings are located off of Yonge Street and vehicular drop off will be access from the new rear laneway which is being conveyed to the City. Portions of these buildings are planned to function independently of one another in terms of residential lobbies, some amenity areas and solid waste storage. However, the buildings will share servicing, loading and parking facilities. The proposed Zoning By-law Amendment and the assessment reflect this relationship.

In terms of scale, the proposed buildings are appropriate in nature. The taller 53 storey tower is located south of the existing 48 storey tower element and is located on the southwest corner of the site on the northwest corner of the Yonge Street-Davisville Avenue-Hillsdale Crescent intersections.

Site servicing, vehicular access and parking are shared between the two buildings and access from the laneway at the rear of the site that is proposed to be conveyed to the City. The loading spaces are located off of the proposed vehicular entrance in the northern portion of the building and will be screened from view from the public realm. The ramp to the underground parking facility is also located off the new laneway. Further assessment of the proposed parking and access are provided later in this report.

Private open space is also proposed along the Yonge Street frontage in the form of a setback plaza with street plantings, soft landscaping and seating fronting onto Yonge Street. The application also proposes widened sidewalks on both street frontages.

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 mix of uses on this site is acceptable as it is consistent with the Official Plan and the Yonge-Eglinton Secondary Plan land use designations and is providing 100% replacement for the existing office gross floor area.

Built Form

City Planning staff finds that the proposal conforms with the applicable Official Plan policies with respect to built form and massing. Furthermore, the proposal meets the intent of the Tall Building Design Guidelines and Yonge-Eglinton Secondary Plan.

Massing – Tower component

The proposed heights of 154.7 and 169.7 metres (48 and 53-storeys) excluding the mechanical penthouse are acceptable given the area context, including the site's connection to the Davisville subway station. The surrounding existing and planned context includes multiple tall buildings to the north, east and south of the site. The proposal achieves appropriate tower setbacks and separation distances to adjacent sites and appropriate separation between the two towers proposed on the site.

The sites adjacency to the TTC Line 1 Subway Corridor provides separation from and transition to lower scale residential buildings to the west of the site. The application proposes a maximum tower floor plate of approximately 817 square metres with a narrower east-west profile. While this exceeds the Tall Building Guidelines, staff find it appropriate due to the prominent location of the site and the separation distance provided for the tower components.

Massing – Base building

The proposed massing provides a varied streetwall along the eastern frontage of the site. The northern portion of the Yonge Street frontage proposes a 2-storey street wall before stepping back approximately 1.5 metres and provide a 6-storey streetwall across the majority of the frontage with a 4-storey component along the south of the building along the Chaplin Crescent frontage. The northern portion of the base building proposes a 3-storey component, which will interface with the proposed building at 25 Imperial Street. The rear portion of the property proposes a 6-storey base building which will face up against the TTC Line 1 Subway Corridor.

These base building heights, and specifically the portions of the base building that front onto Yonge Street will help to frame the street with good proportion and fitting with the existing and planned context. The majority of the base building, located above the noted street wall heights will be 9-storeys in height with a small 11-storey portion at the rear of the site adjacent to the TTC Line 1 Subway Corridor. This base building height will provide consistent datum lines with existing and proposed buildings to the north and south including the TTC building at 1902 Yonge Street, the mixed used development at 1953-1985 Yonge Street and the mixed use building at 1994-2000 Yonge Street.

The secondary entrance to the Davisville Subway station will be accessed from Yonge Street near the centre of the building under neath the base building component. This access point will maintain the existing entrance and egress from the northern end of the station northbound platform.

Public Realm

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan and the Midtown Public Realm Implementation Strategy. A total of 7 street trees are proposed on the Yonge Street and Chaplin Crescent frontages.

At the ground floor, the proposal would be setback between 6.0 and 13.1 metres from the curb along Yonge Street, maintaining and expanding portions of the existing public realm. This will provide space for tree planting, seating and soft landscaping. This achieves the built form objectives and public realm concept envisioned for Yonge Street Corridor and in the Midtown Public Realm Implementation Strategy.

Shadow Impact

City Planning staff find the shadows that would be generated by the proposed development are acceptable. The applicant-submitted shadow studies show the extent of the shadow from the proposed building on the spring and fall equinox (March 21 and September 21) and the summer solstice (June 21). There are no significant shadow impacts on parks in proximity to the site and additional shadowing on the public realm is adequately limited to 2:18-3:18 PM during the spring and fall equinox, with no additional impact during the summer solstice.

Wind Impact

The Pedestrian Level Wind Study concludes that most grade-level areas within and surrounding the development site, including sidewalks, walkways and main entrances, as well as the outdoor amenity areas, would experience wind conditions acceptable for the intended uses on a seasonal basis. City Planning are satisfied with the assessment, conclusions, and recommendations contained within the study.

Unit Mix

The Yonge-Eglinton Secondary Plan, requires the provision of 10% of all units as three-bedroom units, 15% as two-bedroom units and an additional 15% of units as a combination of two- and three-bedroom units or units that can be converted to larger units. The application satisfies these requirements and the mix of units will be secured in the Zoning By-law Amendment.

Amenity Space

Amenity space for building residents is proposed on the fourth and twelfth floor of the 48 storey tower and the seventh and tenth floor of both towers. The proposed development meets the Zoning By-law requirements for 4.0 metres of total amenity spaces including 2.0 metres of indoor and 2.0 metres of outdoor amenity space per unit.

Open Space/Parkland

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through an on-site parkland dedication. This on-site dedication will be comprised of a 2.1-metre landscape strip on the western edge of the site, adjacent to the TTC Rail Corridor. This landscape strip is being proposed to help facilitate the Future Phase of the Davisville Yard decking initiative.

A 204 square metre private open space is also proposed on the southeast corner of the site which will provide significant additional setbacks along this portion of the frontage and create a more comfortable pedestrian environment on this active corner. This open space is also designed to interface with the additional future Yonge Street Squares on the other corners of the Yonge Street-Davisville Avenue-Chaplin Crescent intersections which have been identified in the Midtown Public Realm Implementation Strategy.

New Public Lane

As noted in Map 21-9 of the Yonge-Eglinton Secondary Plan, a new public lane is also proposed at the rear of the site and will be conveyed to the City as part of the development. This laneway will provide vehicular and servicing access to the site and reduce the need for direct driveway accesses from Yonge Street and reduce the potential for conflicts with pedestrians and cyclists on the street and sidewalk. The intention is that this lane connect extend from Chaplin Crescent to Imperial Street.

Traffic Impact, Access, Parking

A Transportation Impact Study was submitted to assess the traffic impact, access, parking and loading arrangements for this development. Transportation Services staff has reviewed the study and accepted its conclusions, subject to the proposed parking rates that have been included in the draft Zoning By-law Amendment, and the implementation of Transportation Demand Management measures as part of the Site Plan Approval process.

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and identified several outstanding items for resolution prior to submitting bills to City Council for approval.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The application proposes to remove two healthy private trees and one poor condition private tree, all of which are protected under the provisions of the Private Tree By-law and would require seven replacement trees to be planted on the subject lands. The application also proposes to remove four City-owned street trees which are protected under the provisions of the Street Tree By-law.

The proposal indicates that no large growing shade trees will be planted on the site and seven large growing shade trees will be planted within the adjacent City-owned road allowances. Through the review of the future site plan control application, Urban Forestry staff will work with the applicant to maximize tree planting on site and within the road allowances. The applicant is required to provide a cash in lieu payment for any additional replacement trees that cannot be provided.

Community Services and Facilities

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

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS. The site-specific Zoning By-law, and future site plan agreement, will secure performance measures for various development features. The applicant is encouraged to achieve Tier 2 or higher to advance the objectives of the City for resilience and to achieve net-zero emissions by 2040 or sooner.

CONTACT

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SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Yonge Eglinton Secondary Plan - Character Areas Map
Attachment 5: Existing Zoning By-law Map
Attachment 6: Draft Zoning By-law Amendment
Attachment 7: Site Plan
Attachment 8-11: Elevations

Attachment 1: Application Data Sheet

Municipal Address: 1910, 1920 and 1944 Yonge Street Date Received: November 5, 2021

Application Number: 21 234923 STE 12 OZ

Application Type: Rezoning and Rental Housing

Project Description: A mixed use building with 1041 residential units. Rental replacement required for 102 rental units. Below-grade connection to Davisville subway Station. New public lane.

Applicant	Agent	Architect	Owner
MHBC Planning Ltd.	David Mackay	Graziani + Corazza Architects	1920/1944 Davisville Centre Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: OPA 405 - Davisville Station Area

Zoning: CR 3.0 (c2.0; r2.5) SS2 (x2236) Heritage Designation:

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

PROJECT INFORMATION

Site Area (sq m): 5,634 Frontage (m): 94 Depth (m): 71

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	4,944		3,132	3,132
Residential GFA (sq m):	4,950		71,000	71,000
Non-Residential GFA (sq m):	24,733		16,000	16,000
Total GFA (sq m):	29,683		87,000	87,000
Height - Storeys:	7		48 & 53	48 & 53
Height - Metres:			154.7 and 169.7	154.7 and 169.7

Lot Coverage Ratio (%): 55.59 Floor Space Index: 15.38

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	70,836	

Retail GFA: 1,178
 Office GFA: 14,508
 Institutional/Other GFA: 111

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	102		102	102
Condominium:			939	939
Total Units:	102		1,041	1,041

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		63	627	246	105
Total Units:		63	627	246	105

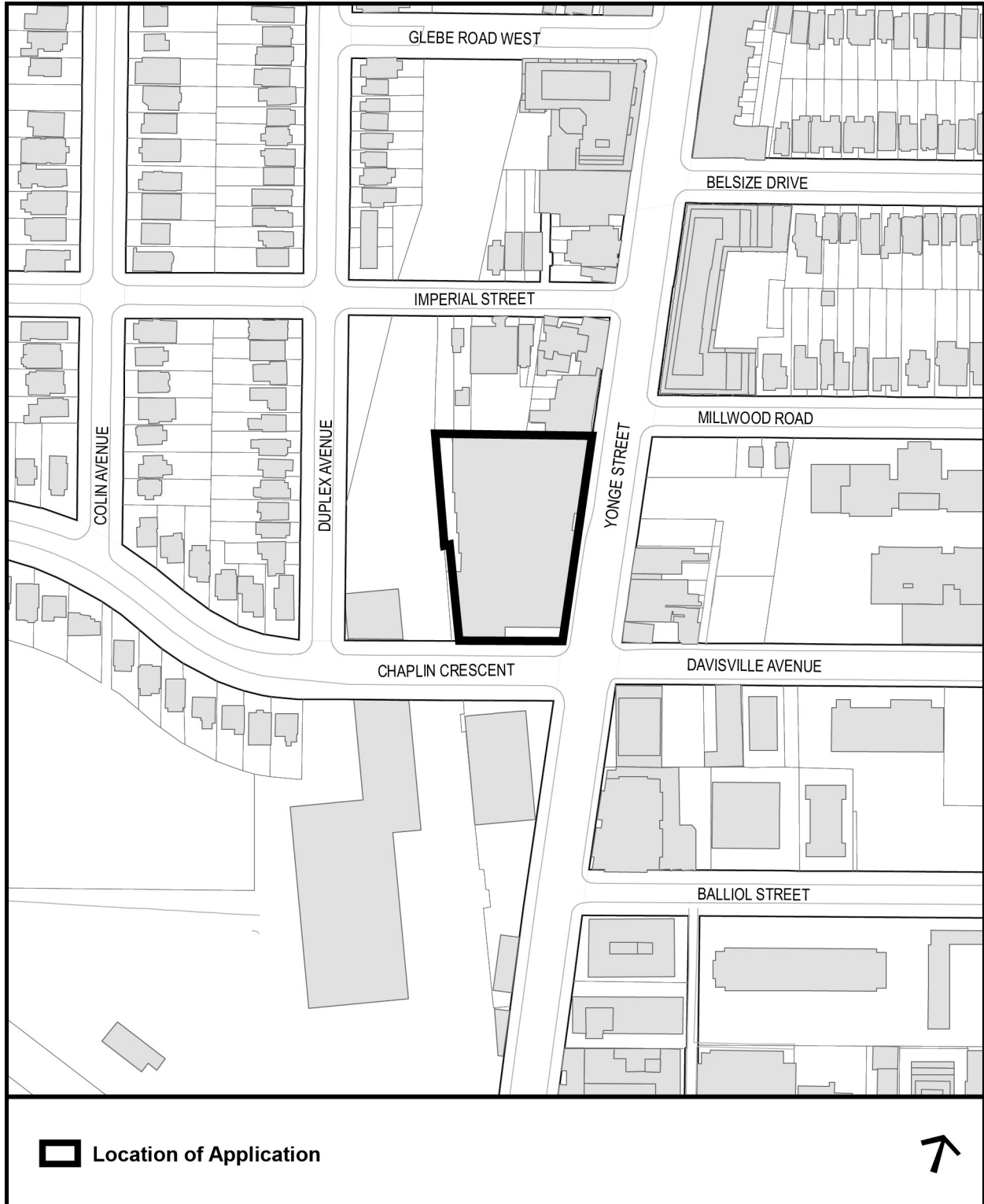
Parking and Loading

Parking Spaces: 178 Bicycle Parking Spaces: 1,119 Loading Docks: 5

CONTACT:

Patrick Miller, Senior Planner, Community Planning
 416-338-3002
 Patrick.Miller@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map # 17

1910, 1920, 1944 Yonge Street

File # 21 234925 STE 12 0Z

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

Not to Scale
 Extracted: 03/25/2024

Attachment 4: Yonge Eglinton Secondary Plan - Character Areas Map



Yonge-Eglinton Secondary Plan

MAP 21-2 Midtown Character Areas

- Secondary Plan Boundary
- Apartment Neighbourhoods
 - B1 Erskine and Keele
 - B2 Redpath Park Street Loop
 - B3 Soudan
 - B4 Davisville
- Apartment High Streets
 - A1 Eglinton Park
 - A2 Mount Pleasant Gateway
 - A3 Eglinton East
 - A4 Mount Pleasant North
- Villages
 - C1 Eglinton Way
 - C2 Yonge Street North
 - C3 Yonge Street South
 - C4 Mount Pleasant South
 - C5 Bayview-Lesslie
- Cores
 - D1 Yonge-Eglinton Crossroads
 - D2 Davisville Station
 - D3 Mount Pleasant Station
 - D4 Bayview Focus Area
- Special Places
 - E1 Eglinton Green Line
 - E2 Montgomery Square
 - E3 Henning
 - E4 Davisville Community Street
 - E5 Merton Street

50-64 Merton Street

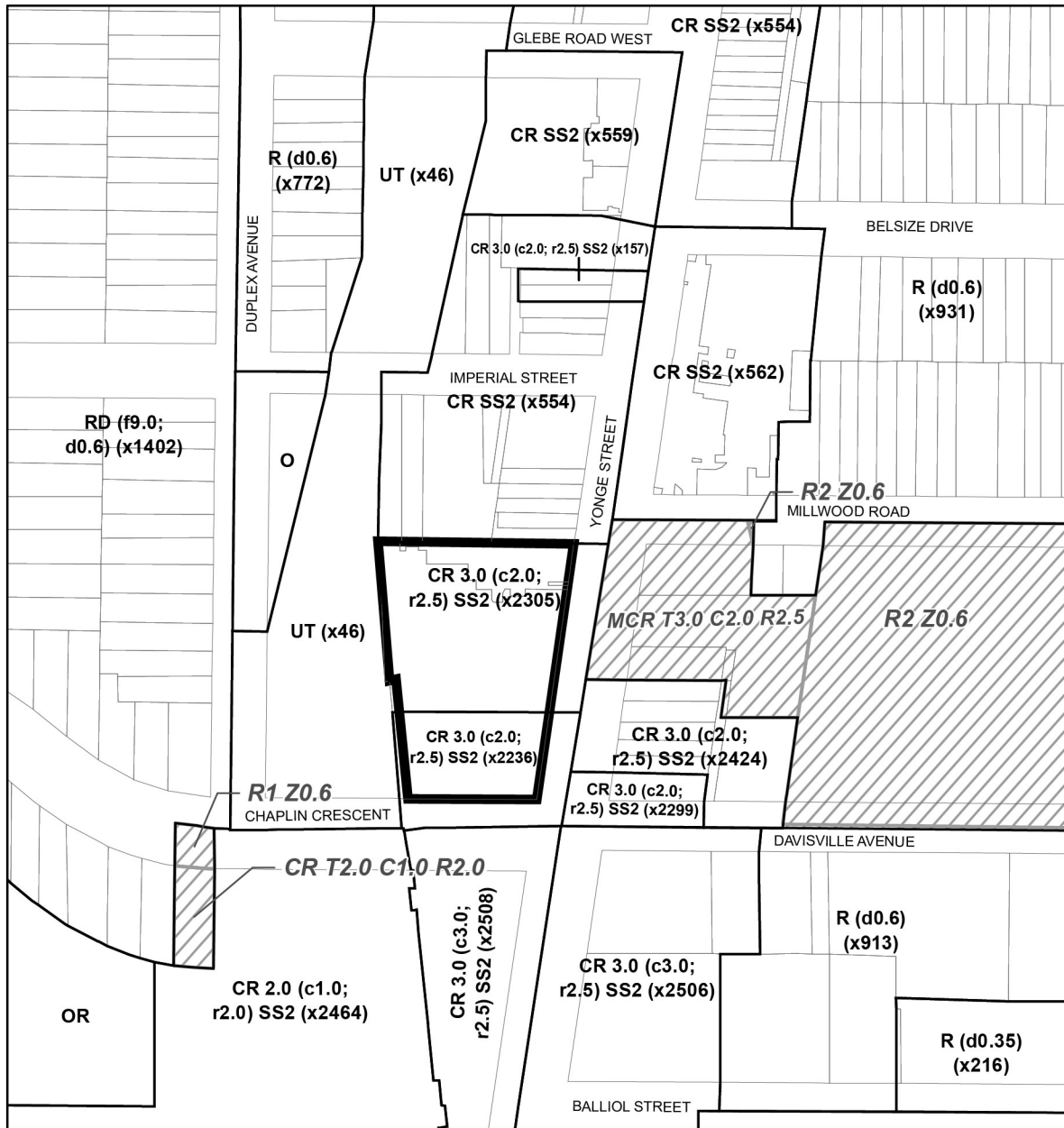
File # 21 233897 STE 12 0Z



Subject Site -
50-64 Merton Street

Not to Scale
01/14/2022

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

1910, 1920, 1944 Yonge Street

File # 21 234923 STE 12 0Z

Location of Application

- R** Residential
- RD** Residential Detached
- CR** Commercial Residential
- O** Open Space
- OR** Open Space Recreation
- UT** Utility and Transportation

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

- R1** Residential District
- R2** Residential District
- CR** Mixed-Use District
- MCR** Mixed-Use District

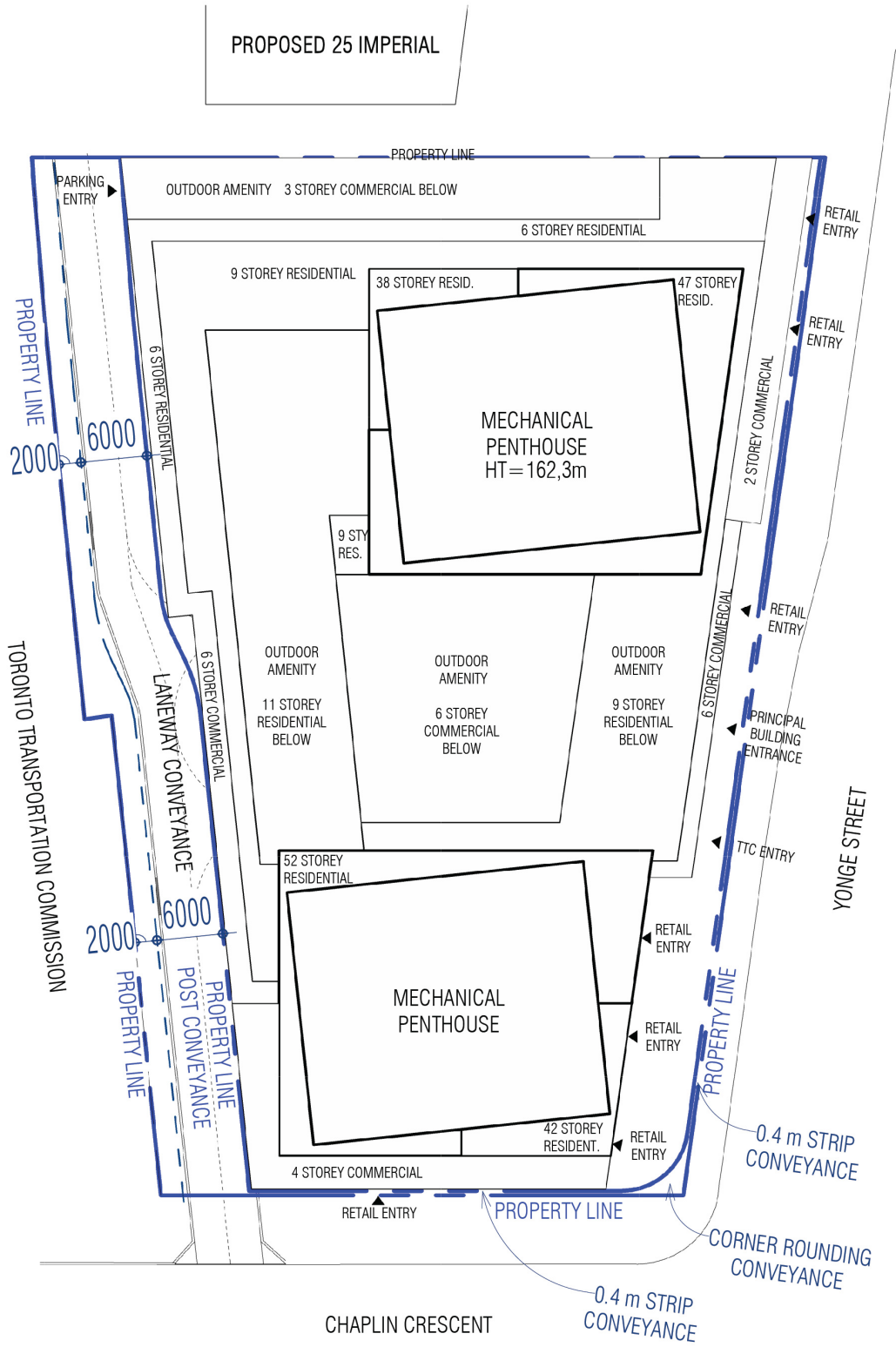


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Attachment 6: Draft Zoning By-law Amendment

Draft Zoning By-law Amendment will be available on or before May 6, 2024.

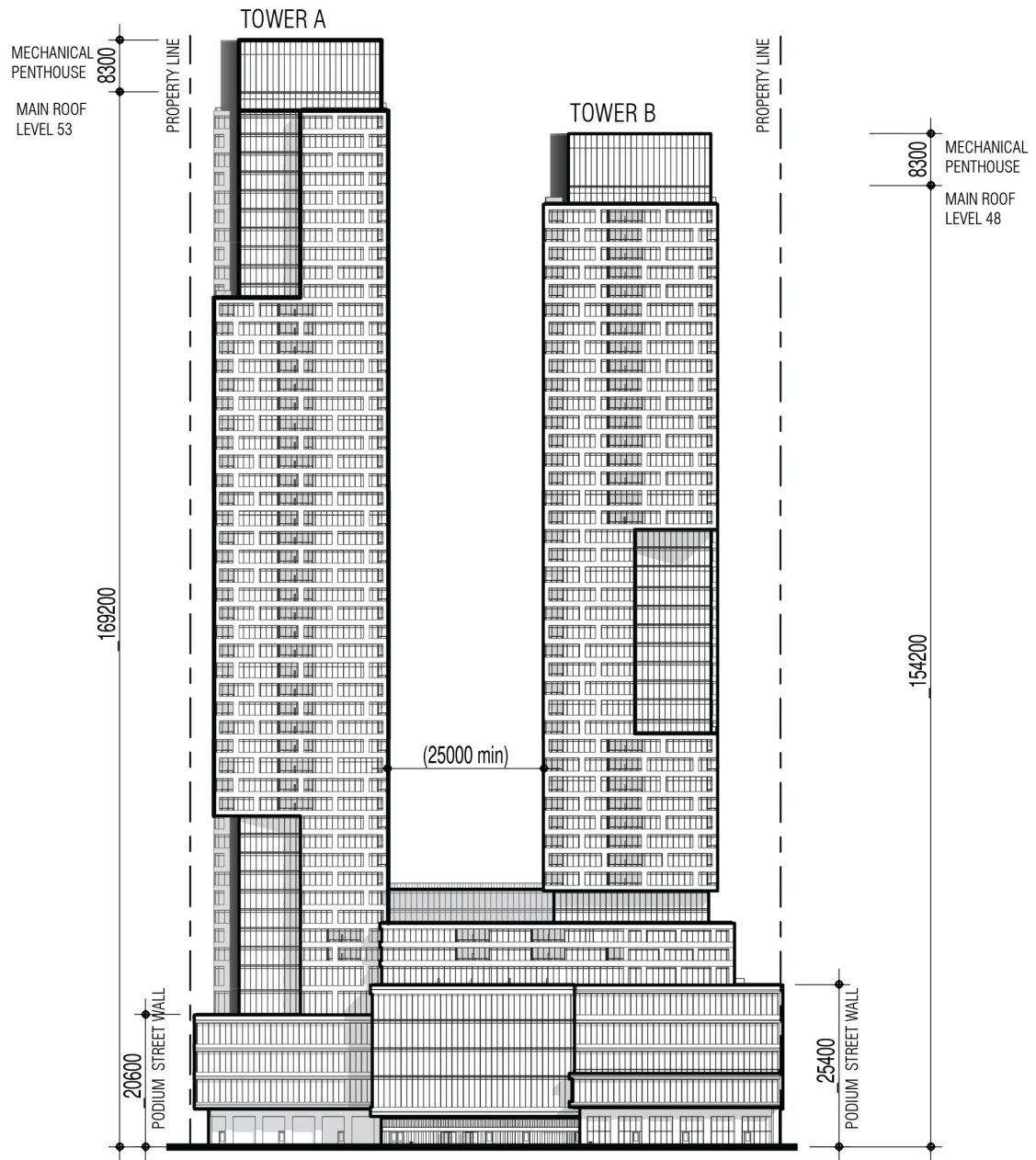
Attachment 7: Site Plan



Site Plan

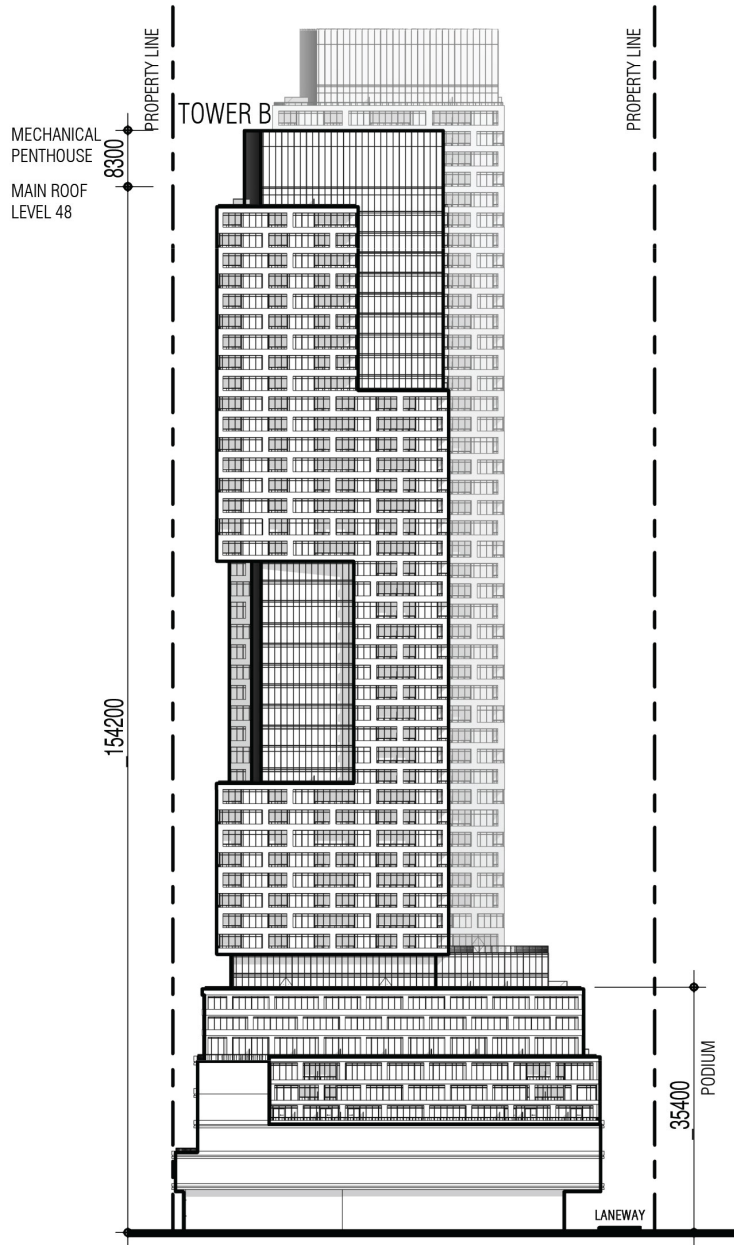


Attachment 8: Elevations - East



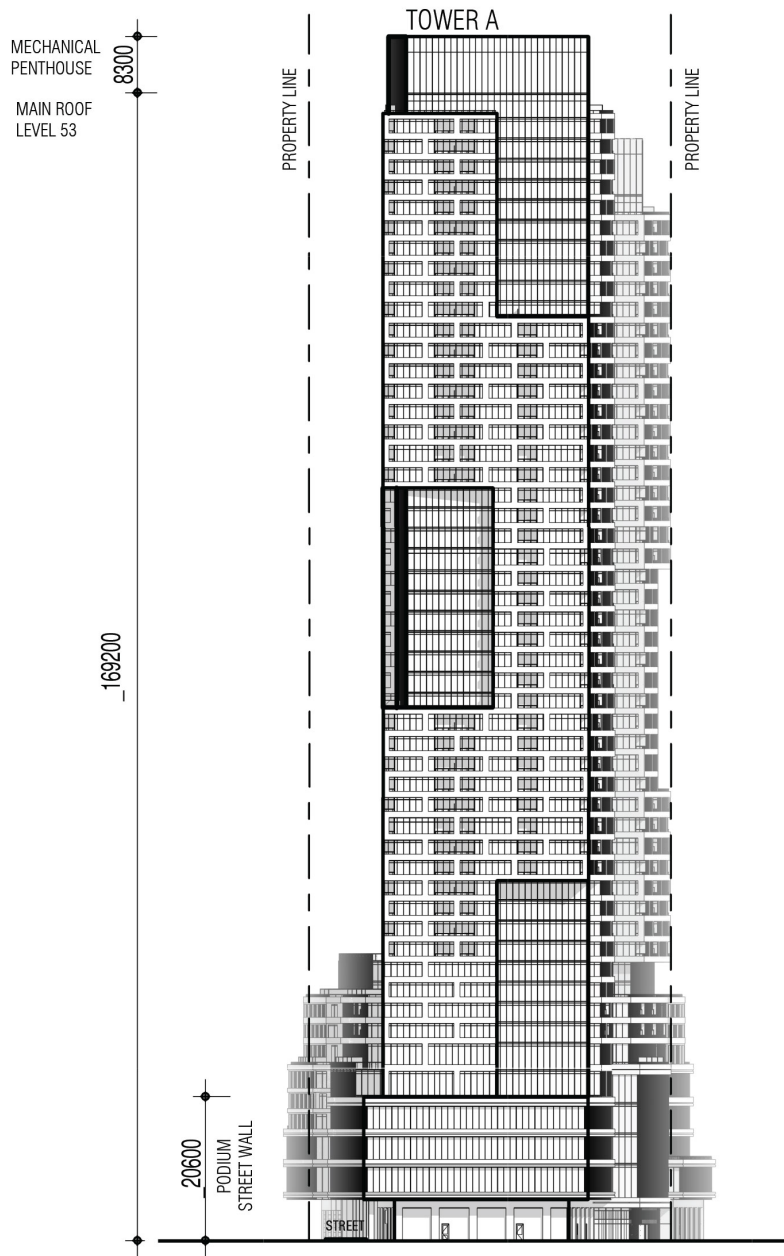
East Elevation

Attachment 9: Elevations - North



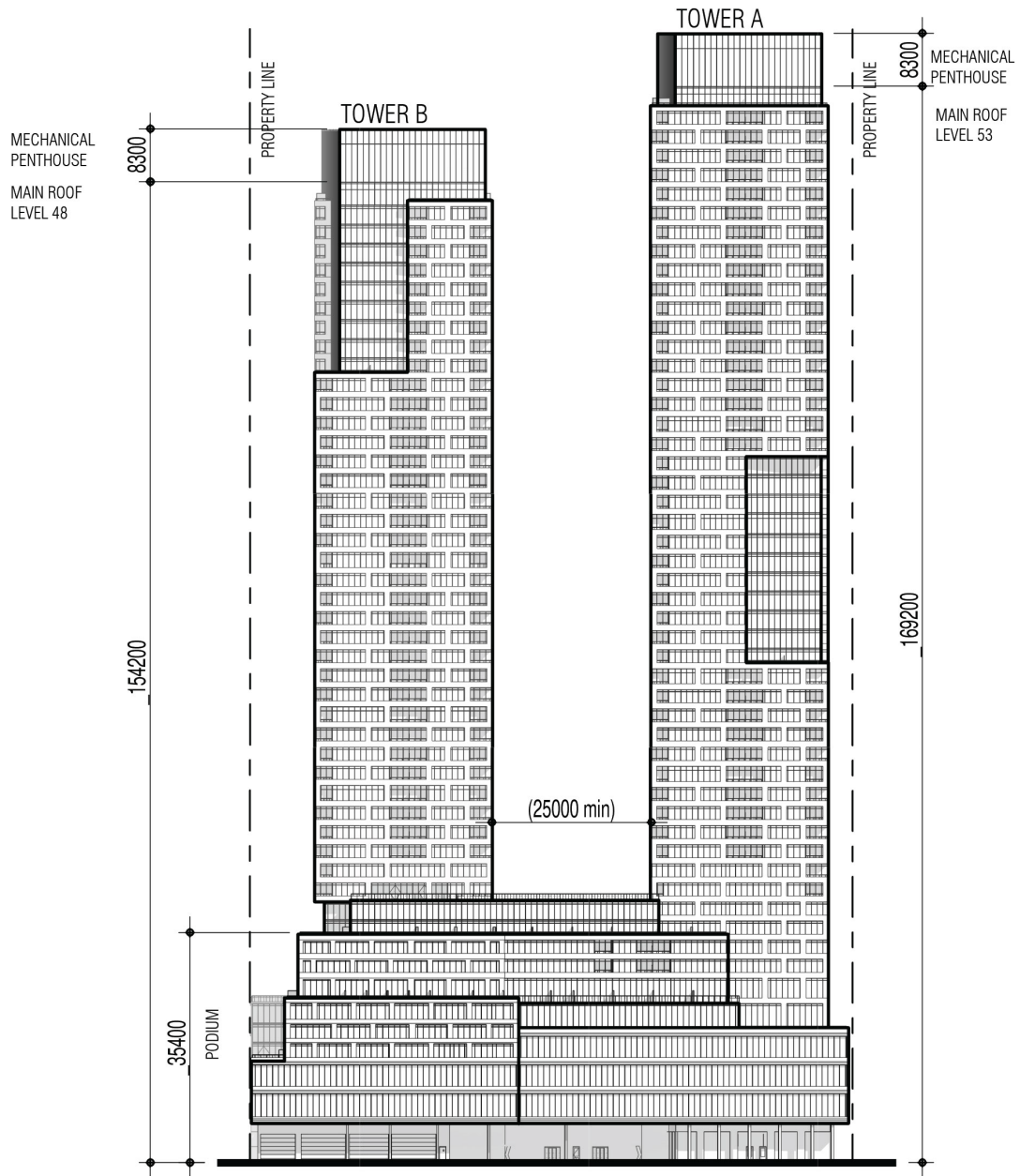
North Elevation

Attachment 10: Elevations - South



South Elevation

Attachment 11: Elevations - West



West Elevation