

## **639-653 Yonge Street – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval**

Date: April 19, 2024

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

**Planning Application Number:** 22 204279 STE 13 OZ

### **SUMMARY**

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This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 76-storey mixed-use building (280 metres including mechanical penthouse) containing residential and commercial uses at 639-653 Yonge Street. The proposal includes 789 dwelling units and 1,442 square metres of non-residential space including 790 square metres of retail space at grade. A publicly-accessible retail gallery is proposed as part of the base building. The Official Plan Amendment to Site and Area Specific Policy 382 is required to permit the proposed building on site, varying performance standards relating to height, massing, and tower setbacks.

The proposal includes provision of 69.1 square metres of parkland with approximately three metres of frontage on Isabella Street to be located on the southeast portion the property at 14 Isabella Street. The parkland dedication allows for the expansion of the Isabella Street frontage of George Hislop Park, located to the east of the site.

The site contains properties designated under Part IV of the Ontario Heritage Act located at 639, 641, 645, 649, and 651 Yonge Street. The development proposal involves the in-situ retention of the facades of all of the significant heritage buildings fronting onto Yonge Street and Isabella Street.

The site contains four rental dwelling units which are proposed to be demolished. As the number of units to be demolished is fewer than six, a Rental Housing Demolition and Conversion Application is not required. A Tenant Relocation and Assistance Plan is required to be provided for the eligible tenants of the existing 4 rental dwelling units.

## RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands at 639-653 Yonge Street 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 639-653 Yonge Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to this report.
3. City Council authorizes 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 require the owner to provide and implement an acceptable Tenant Relocation and Assistance Plan, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, for Eligible Tenants of the existing 4 rental dwelling units proposed to be demolished.
5. City Council direct the Chief Planner and Executive Director, City Planning, in consultation with the local Ward Councillor and the City Solicitor, to continue to work with the applicant to explore the feasibility of providing an in-kind community benefit pursuant to section 37(6) of the Planning Act in the development and to report back to City Council for further instruction if the applicant offers such an in-kind community benefit.
6. City Council approve that in accordance with Section 42 of the Planning Act, prior the first Above Grade Building Permit, the owner shall convey to the City, an off-site parkland dedication, having a minimum size of 69.1 square metres, comprised of a portion of the property municipally known in the year 2023 as 13 Isabella Street, with the remaining parkland dedication to be provided as a cash-in-lieu payment, prior to the first above grade building permit, all to the satisfaction of the General Manager Parks, Forestry, and Recreation, and the City Solicitor.
7. City Council approve the acceptance of an off-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition.
8. Before introducing the necessary Bills to City Council for enactment, require the owner to:
  - a. provides a legal undertaking to the City, to the satisfaction of the City Solicitor and Chief Planner and Executive Director, City Planning, securing the implementation of the Tenant Relocation and Assistance Plan required by Recommendation No. 4 above;

b. enter into a Heritage Easement Agreement with the City for the properties at 639, 641, 645, 649 and 651 Yonge Street substantially in accordance with the plans and drawings dated January 25, 2024, prepared by AS + GG Canada Partnership and the Heritage Impact Assessment dated September 29, 2023, prepared by ERA Architects Inc., subject to and in accordance with the Conservation Plan required in Recommendation 7.c. below, to the satisfaction of the Senior Manager, Heritage Planning, including execution of such agreement to the satisfaction of the City Solicitor;

c. 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 September 29, 2023, prepared by ERA Architects Inc., to the satisfaction of the Senior Manager, Heritage Planning;

d. withdraw their appeal(s) of the Historic Yonge Street Heritage Conservation District Plan as it relates to 639, 641, 645, 649 and 651 Yonge Street, 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 639-653 Yonge Street and 12A Isabella Street Avenue, the owner of 663 Yonge Street, and the City, to be registered on title to 663 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;

f. submit a Functional Servicing Report for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services. The report will determine whether the municipal water, sanitary and storm sewer systems can support the proposed development and whether upgrades or improvements of the existing municipal infrastructure are required; and,

g. enter into a financially secured agreement for the construction of any improvements to the municipal infrastructure, should it be determined that upgrades and road improvements are required to support the development, according to the functional servicing report accepted by the Chief Engineer and Executive Director of Engineering & Construction Services.

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

## **FINANCIAL IMPACT**

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## DECISION HISTORY

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On July 19 and 20, 2023 Council adopted recommendations to issue Notice of Intention to Designate the properties located at 639, 641, 645, 649 and 651 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act. City Council's decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.PH5.13>

There were no objections filed to these Notices of Intention to Designate and City Council enacted Designation by-laws for the above properties on September 6, 2023.

## THE SITE

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**Description:** The site is located at the northeast corner of Yonge Street and Isabella Street. It is generally flat and L-shaped with an area of approximately 1,670 square metres and frontages of 50 metres on Yonge Street and 26 metres on Isabella Street.

**Existing Use:** The site is currently occupied by five low-rise commercial and mixed-use buildings ranging between 2 and 4 storeys in height. The property at 647-649 Yonge Street is currently occupied by a commercial theatre known as the CAA Theatre.

**Rental Dwelling Units:** The site contains four rental dwelling units including one, 2-bedroom and one, 1-bedroom unit located at 639 Yonge Street, one, 3-bedroom unit located at 647-649 Yonge Street, and one, 3-bedroom unit located at 12A Isabella Street. Two of the dwelling units are currently vacant.

## THE APPLICATION

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**Description:** A 76-storey (280 metres in height including mechanical penthouse) mixed-use building including 54,671 square metres of residential gross floor area and 1,442 square metres of non-residential gross floor area, including a minimum of 790 square metres of retail space located at grade including a publicly accessible retail gallery accessed through the existing entrances of the retained heritage facades.

The base building incorporates and retains in situ the heritage facades located at 639, 641, 645, 649, and 651 Yonge Street, which are designated under Part IV of the Ontario Heritage Act.

**Parkland:** The proposal includes provision of 69.1 square metres of on-site parkland located on the southern portion of 14 Isabella Street with approximately 3 metres of frontage on Isabella Street.

**Density:** 34 times the area of the lot.

**Dwelling Units:** A total of 789 dwelling units are proposed including 210 studio (27%), 379 one-bedroom (48%), 119 two-bedroom (15%) and 81 three-bedroom (10%) units.

**Tenant Relocation and Assistance Plan:** All tenants who reside in the rental dwelling units at 639 Yonge, 647-649 Yonge, and 12A Isabella at the time of application are entitled to the benefits of a Tenant Relocation and Assistance Plan.

The plan would assist Eligible Tenants in finding and securing alternative accommodation and would require the following:

- a. at least six months' notice before having to vacate their existing dwelling unit;
- b. financial compensation equal to one month's rent or an alternative unit acceptable to the tenant, as required under the Residential Tenancies Act, 2006 when a tenant receives a notice of termination to terminate their tenancy for the purposes of demolition;
- c. 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;
- d. a moving allowance to cover expenses for moving into alternative accommodation;
- e. special needs compensation for applicable tenants; and,
- f. upon request, make a rental leasing agent available to provide tenants with a list of rental vacancies in the neighbourhood, co-ordinate referrals and references from the current landlord, and provide similar assistance commensurate with tenant needs.

Tenants who moved in after the application was submitted on July 10, 2022 would receive the same amount of notice before having to vacate their existing dwelling unit as Eligible Tenants and financial compensation as required under the Residential Tenancies Act, 2006.

**Non-Residential Space:** The proposal includes a minimum of 1,442 square metres of non-residential gross floor area, including 790 square metres of retail space located on the ground floor and a retail gallery, which is proposed to be located behind the retained heritage facades.

**Amenity Space:** The proposal includes 1,792 square metres indoor amenity space (2.27 square metres per unit) and 418 square metres of outdoor amenity space (0.53 square metres per unit) for a combined ratio of 2.8 square metres per unit.

**Heritage:** The properties located at 639, 641, 645, 649, and 651 Yonge Street are designated under Part IV of the Ontario Heritage Act. The facades of all five buildings will be incorporated into the base building design.

**Access, Bicycle Parking, Vehicle Parking and Loading:** Vehicular access is provided from Biscuit Lane. The proposal includes a total of 888 bicycle parking spaces including 712 long-term bicycle parking spaces and 176 short-term bicycle parking spaces. One type-G and one type-C loading space are provided within the ground floor and accessed from Biscuit Lane. A minimum of two accessible parking spaces and one pickup-drop-off space are proposed and will be accessed from Biscuit Lane.

A 1.02 metre-wide portion of the site will be conveyed to the City through a stratified easement through the Site Plan Control process to widen Biscuit Lane at the northeast portion of the site.

**Additional Information:** See the attachment 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/639YongeSt](http://www.toronto.ca/639YongeSt).

### **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 Official Plan Amendment is required to vary standards relating to building height, angular plane, and the tower setback from Yonge Street.

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.

## **POLICY & REGULATION CONSIDERATIONS**

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### **Provincial Land-Use Policies**

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (PPS) and shall conform to provincial plans.

### **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 area designated under Part V of the Ontario Heritage Act as the Historic Yonge Street Heritage Conservation District (HCD) Plan. The HCD Plan is under appeal at the Ontario Land Tribunal and is 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 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 buildings, with height, scale and massing, dependent on the site characteristics. Yonge Street is identified as a Priority Retail Street, Great Street, and Cultural Corridor.

### **Site and Area Specific Policy 517 - Downtown Tall Buildings**

SASP 517 applies to the site and provides criteria for tall building development proposals within the downtown. In addition to considerations for tall buildings, SASP 517 notes that the proposal shall have regard for providing a comfortable pedestrian realm; having consideration for development proposals of other sites within the block; access to sunlight; views between towers; and consideration of wind conditions on and around the subject site.

### **Site and Area Specific Policy 382 - North Downtown Yonge**

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 and are not in force.

### **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 18 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 Bylaw Map.

### **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;

- Growing Up: Planning for Children in New Vertical Communities;
- Toronto Accessibility Design Guidelines; and,
- Pet Friendly Design Guidelines for High Density Communities.

The City's Design Guidelines may be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-planguidelines/design-guidelines/>.

### **Parks Canada Standards and Guidelines**

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada is the official document guiding planning, stewardship, and conservation approaches for all listed and designated heritage resources within the City of Toronto.

The Standards and Guidelines can be found here:

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>.

### **Toronto Green Standard**

The Toronto Green Standard (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 TGS.

## **COMMUNITY CONSULTATION**

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A virtual Community Consultation Meeting was hosted by City staff on February 1, 2023. Approximately 17 people participated, as well as representatives 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:

- whether the public would have access to the proposed amenity space and viewing platform on floor 75;
- support for the proposed public retail gallery space;
- concern about loss of theatre space;
- concern about potential negative wind impacts;
- concern about potential shadow impacts;
- potential increase in traffic on Isabella Street;
- construction noise and dust;
- whether the proposed building would include purpose-built rental; and
- whether any affordable housing would be provided.



## **Statutory Public Meeting Comments**

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

## **COMMENTS**

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### **Provincial Policy Statement and Provincial Plans**

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

### **Tenant Relocation and Assistance Plan**

The proposed development requires the demolition of four existing rental dwelling units. The tenant relocation and assistance plan is consistent with the City's current practices and will support tenants to access alternative accommodation within the neighbourhood. The tenant assistance obligations will be secured through a legal undertaking prior to the Bills being enacted.

### **Land Use**

The proposed residential and commercial land uses conform to the Official Plan and Downtown Secondary Plan and results in an appropriate mix of uses on the site.

### **Built Form**

The proposal meets the intent of the Official Plan, the Downtown Secondary Plan, and applicable Urban Design Guidelines with respect to built form and massing.

#### *Base Building Design*

The design of the proposed base building is acceptable. The base building is proposed to retain and restore in situ the existing two and three storey heritage façades located at 639, 641, 645, 649, and 651 Yonge Street. A 310 square metre publicly accessible interior retail gallery is proposed behind the retained heritage facades, with multiple access points provided from the existing retail entrances fronting onto Yonge Street and Isabella Street. The base building is proposed to be built to the property lines to the north, east, south, and west, which is consistent with the setbacks of the existing heritage structures on the site. Three small-scale retail units, comprising a minimum of 323 square metres, are proposed to be accessed from the publicly accessible interior courtyard.

The proposed tower has been set back 10 metres from the Yonge Street frontage to a height of 54 metres (approximately 17 storeys), allowing for the low-scale base building to retain prominence and legibility.

The base building, which is composed of retained two and three storey heritage facades, reinforces the low-scale Main Street context in which the site is located. The setback of the tower at 10 metres until a height of 54 metres allows the low-rise commercial main street character of this portion of Yonge Street to remain prominent. The small-scale retail uses provided at grade conform to Official Plan policies relating to priority retail streets.

### *Tower Design*

The proposed tower height of 76 storeys (280 metres including mechanical penthouse) is consistent with recent approvals within this context and is acceptable.

The Tall Building Guidelines establish standards for tall buildings and indicate that the tower portion of the building be set back a minimum of 12.5 metres from a lot line that does not abut a street or public lane, 12.5 metres from a the centre line of an adjacent public lane, and 3 metres from a lot line adjacent to a street.

The west elevation, fronting onto Yonge Street, is set back 10 metres from Yonge Street up to a height of 54 metres (level 16). The tower widens between levels 17 and 30 with the Yonge Street setback being gradually reduced from 10 metres to 6.5 metres at the tower's widest point. The tower then tapers back from Yonge Street between levels 69 and 76. The proposed Yonge Street tower setback is consistent with the Downtown Tall Building Guidelines is also generally consistent with the Yonge Street Character Areas Policies in Site and Area Specific Policy 382, which directs towers to be set back 10 metres from the Yonge Street frontage. The proposed penetration into the 10-metre setback is acceptable to staff. The proposed development achieves the intent of SASP 382 to significantly set back the tower from Yonge Street, maintain the low-rise heritage character of the street, and maintain sky views along the Yonge Street corridor.

The tower setback to the south of 5.5 to 8 metres is consistent with the Downtown Tall Building Guidelines, being set back more than three metres from the property line abutting Isabella Street.

The tower is proposed be set back between 0 and 3.86 metres from the east lot line. The tower setback to the east is acceptable, given the intervening lots between the subject site and the linear park system to the east are too narrow to accommodate a tall building. This results in an acceptable tower separation between the subject site and any existing or future tall buildings to the east.

The setback of 5.5 to 8 metres to the north property line is acceptable. The applicant has agreed to enter into an agreement to be registered on title to prevent a tall building to be constructed on the property located at 661-663 Yonge Street to the north. The intervening lands between 661-663 Yonge Street and the subject site would be too narrow to accommodate a tall building, resulting in appropriate tower separation between the subject site and any existing or future tall building to the north.

## **Heritage Conservation**

The base building will incorporate the conserved facades of the buildings on the designated heritage properties at 639, 641, 645, 649, and 651 Yonge Street. Demising walls between the retained building facades will also be retained, which will ensure that they appear as distinct, three-dimensional buildings when viewed from Yonge Street.

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 low-rise heritage buildings 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 commercial 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 3.4 metres.

## **Amenity Space**

Amenity space for building residents is proposed at levels 2, 3, 74, 75, and 76 with outdoor amenity space located on levels 3 and 75. A minimum of 1,792 square metres of indoor amenity space (2.27 square metres per unit) and a minimum of 418 square metres of outdoor amenity space (0.53 square metres per unit) for a combined ratio of 2.8 square metres per unit is provided. Outdoor amenity space is proposed to be located on level 3 and level 75. The proposed amenity space is acceptable to staff.

## **Sun and Shadow**

The shadows cast by the proposed tall building conform to the policies of the Downtown Secondary Plan and SASP 382, adequately limiting shadows on the linear park system to the east and on the public realm.

## **Wind**

A Pedestrian Level Wind Study for the proposed building indicates that all areas at grade will be suitable for their intended uses throughout the year. Pedestrian areas surrounding the subject site will generally experience comfortable wind conditions. Wind mitigation recommended for the Isabella Street frontage and the outdoor amenity spaces on levels 3 and 75 will be secured through the Site Plan Control application to further improve wind conditions on and adjacent to the site. 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 Downtown plan requires a unit mix of 10% three-bedroom units, 15% two-bedroom units and an additional 15% of units to be a combination of 2-bedroom and 3-bedroom units, or units that can be converted to 2 and 3-bedroom units using accessible or adaptable design measures. The proposed unit mix conforms to the 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. The application provides a minimum of two accessible parking spaces and one pick Up drop-off space. One Type G Loading Space and One Type C Loading Space. Parking and loading spaces are proposed to be accessed from Biscuit Lane. The proposed parking spaces are consistent with recent approvals in the context of the subject site.

## **Lane Widening**

A 1.02-metre widening of Biscuit Lane is required to be conveyed through a stratified easement to the City at the northeast portion of the site. This will be identified in the Zoning By-law Map and conveyed to the City as a requirement of Site Plan approval.

## **Servicing**

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review. The owner will be required to 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.

## **Parkland**

The application proposes to convey an off site parkland dedication located at 14 Isabella Street as per the Toronto Municipal Code Chapter 415-26.C. Parks, Forestry, and Recreation staff determined that an off-site parkland dedication of 69.1 square metres limited to the street-facing, southern portion of 14 Isabella Street, with approximately three metres of frontage on Isabella Street is acceptable.

The proposed parkland dedication is positioned immediately adjacent to new parkland which has been secured on the adjacent property at 16 Isabella Street as part of the Zoning By-law Amendment approval for 15 Charles Street and 16 Isabella Street (2021 251414 STE 13 OZ). The combined new parkland between the two development applications will allow for the expansion of the linear park system to the east, with the Isabella Street frontage of George Hislop Park to be expanded from its current western boundary by approximately 9 metres to a depth of approximately 23 metres.

The off-site parkland dedication must be conveyed prior to the first above grade building permit and is subject to terms and conditions to the satisfaction of the General Manager, Parks, Forestry and Recreation, including environmental assessment conditions.

It is estimated that the value of the proposed off-site parkland dedication is less than the value of full on-site dedication. The remaining value must be provided as a cash-in-lieu of parkland payment to the City prior to the issuance of the First Above Grade Building Permit. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu of parkland payment will be determined under the direction of the Executive Director, Corporate Real Estate Management. The appraisal will be conducted upon the submission of an application for the first above grade building permit and is valid for six months.

**Toronto Green Standard**

The applicant is required to meet Tier 1 of the TGS. The site specific Zoning By-law will secure performance measures for various development features, including, but not limited to, 888 bicycle parking spaces.

The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

**Community Services and Facilities**

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, livable, 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**

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Abraham Plunkett-Latimer, Planner  
Tel. No. 416-397-1942  
E-mail: Abraham.Plunkett-Latimer@toronto.ca

**SIGNATURE**

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Oren Tamir  
Director, Community Planning  
Toronto and East York District

## **ATTACHMENTS**

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### **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:** 639-653 Yonge Street and 12A Isabella Street **Date Received:** September 16, 2022

**Application Number:** 22 204279 STE 13 OZ

**Application Type:** OPA, Rezoning

**Project Description:** 76-storey mixed-use building. The existing heritage facades at 639-653 Yonge Street are proposed to be retained.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
2581811 Ontario Inc.	McCarthy Tetrault LLP	AS + GG Canada	HOL Holdings Inc., Steveson 641 Holdings Inc., 2581811 Ontario Inc., 2652807 Ontario Inc., 2485301 Ontario 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 (2546)	Heritage Designation:	Y
Height Limit (m):	18	Site Plan Control Area:	Y

**PROJECT INFORMATION**

Site Area (sq m): 1,670      Frontage (m): 50      Depth (m): 38.73

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):			1,434	1,434
Residential GFA (sq m):			54,671	54,671
Non-Residential GFA (sq m):			1442	1442
Total GFA (sq m):			56,113	56,113
Height - Storeys:			76	76
Height - Metres:			280	280

<b>Lot Coverage Ratio</b> (%): 85.9	<b>Floor Space Index:</b>	34
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<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	54,671	
Retail GFA:	790	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	652	

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	4	0	0	4
Freehold:				
Condominium:			789	789
Other:				
<b>Total Units:</b>	<b>4</b>		<b>789</b>	<b>789</b>

**Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		210	379	119	81
<b>Total Units:</b>		<b>210</b>	<b>379</b>	<b>119</b>	<b>81</b>

**Parking and Loading**

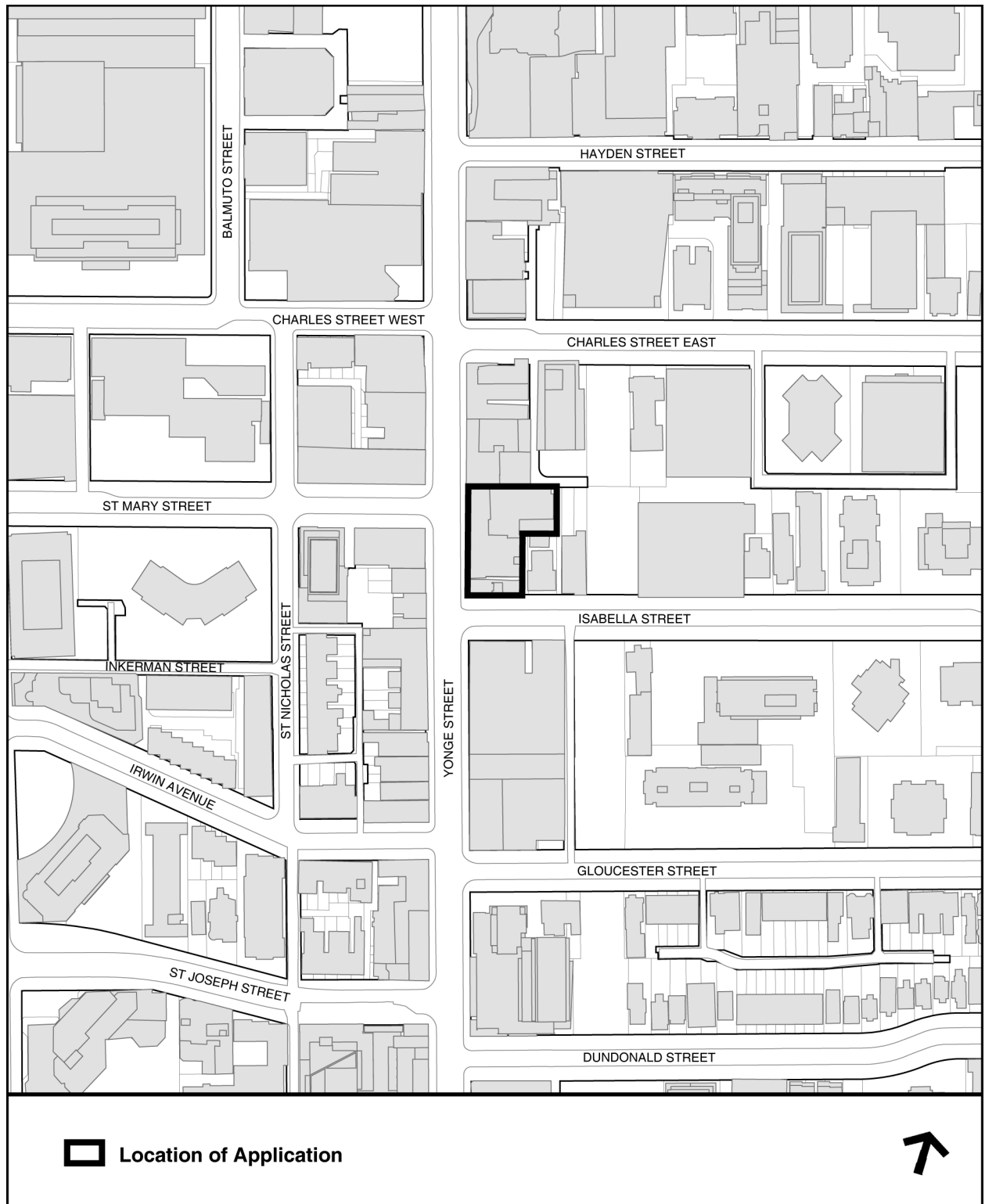
Parking Spaces: 0      Bicycle Parking Spaces: 888      Loading Docks: 2

**CONTACT:**

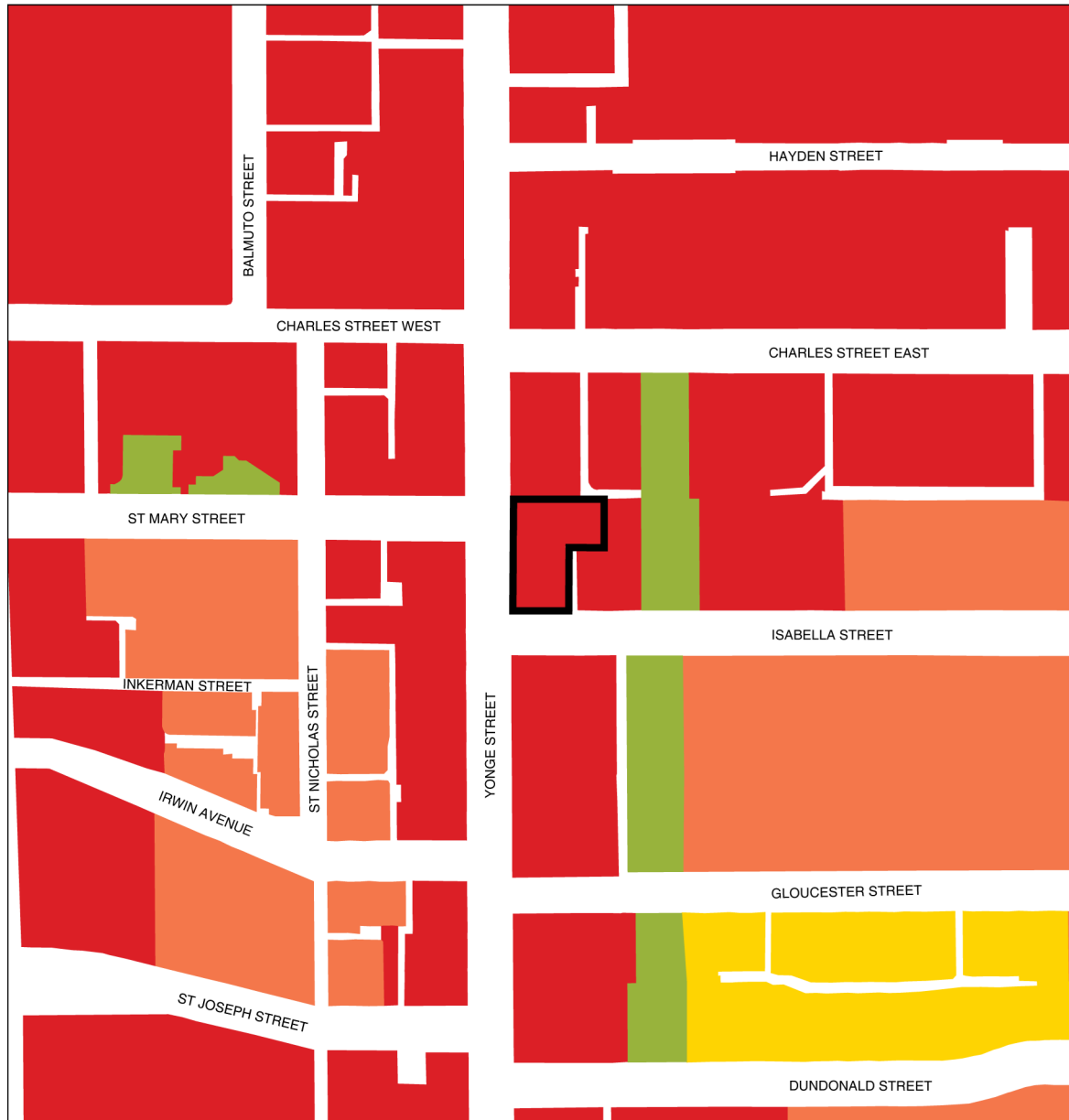
Abraham Plunkett-Latimer, Planner  
416-397-4648  
Abraham.plunkett-latimer@toronto.ca



# Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map #18

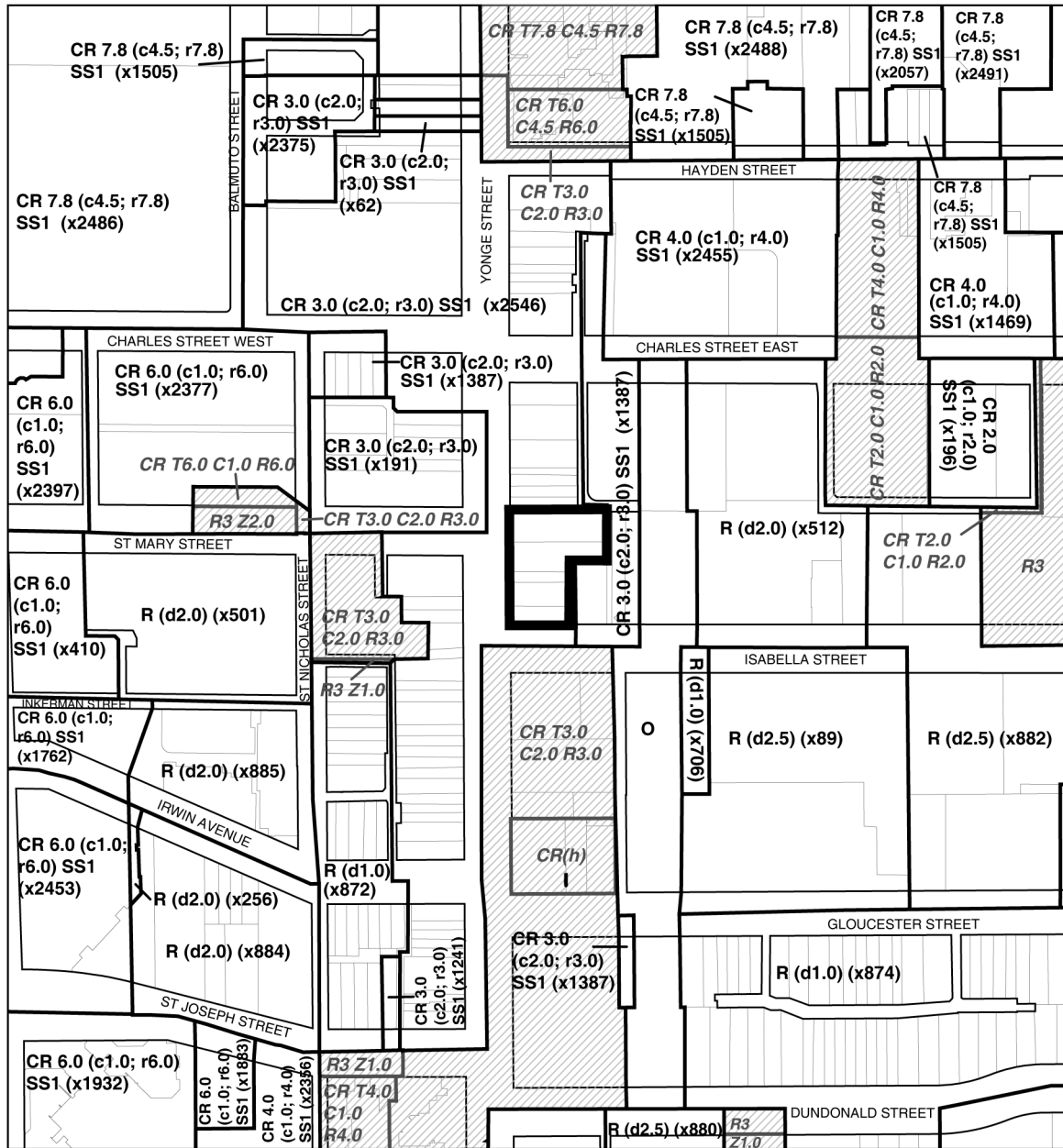
639-653 Yonge Street

File # 22 204279 STE 13 0Z

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

  
 Not to Scale  
 Extracted: 09/19/2022

# Attachment 4: Existing Zoning By-law Map



## Zoning By-law 569-2013

639-653 Yonge Street

File # 22 204279 STE 13 OZ

-  Location of Application
- R** Residential
- CR** Commercial Residential
- O** Open Space

-  See Former City of Toronto By-law No. 438-86
- R3** Residential District
- CR** Mixed-Use District



Not to Scale  
Extracted: 09/19/2022

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 2024 as 639 Yonge Street, 641-643 Yonge Street, 645 Yonge Street, 647-649 Yonge Street, and 651-653 Yonge Street

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 733 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on .

Frances Nunziata, John Elvidge  
Speaker City Clerk

(Seal of the City)  
City of Toronto By-law No. XXXX-2023

AMENDMENT NO. 733 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS 639 YONGE STREET, 641-643 YONGE STREET, 645 YONGE STREET, 647-649 YONGE STREET, and 651-653 YONGE STREET

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

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

Adding a new Policy 5.3.13, as follows:

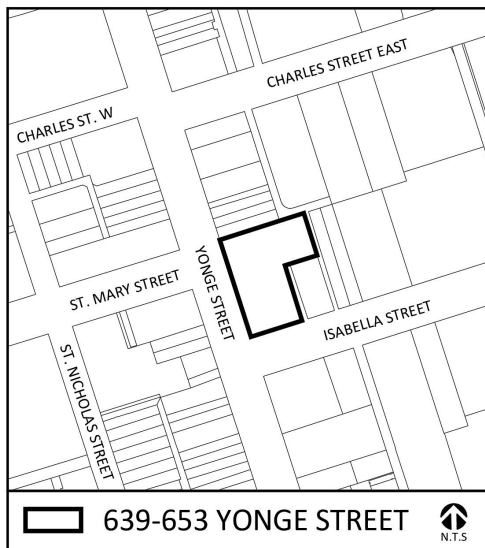
5.3.11 On the lands known municipally as 639 Yonge Street, 641-643 Yonge Street, 645 Yonge Street, 647-649 Yonge Street, and 651-653 Yonge Street, a mixed-use building with a maximum building height of 280.5 metres (inclusive of mechanical penthouse) is permitted, provided:

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 54 metres above the ground level;

a minimum setback of 6.5 metres is provided from the Yonge Street frontage property line to the tower portion of the building above an elevation of 96 metres above ground level; and,

the minimum setback from the Yonge Street frontage property line to the tower portion of the building above an elevation of 54 metres and below an elevation of 96 metres follows a gradual sloped transition between these two points.

### KEY MAP



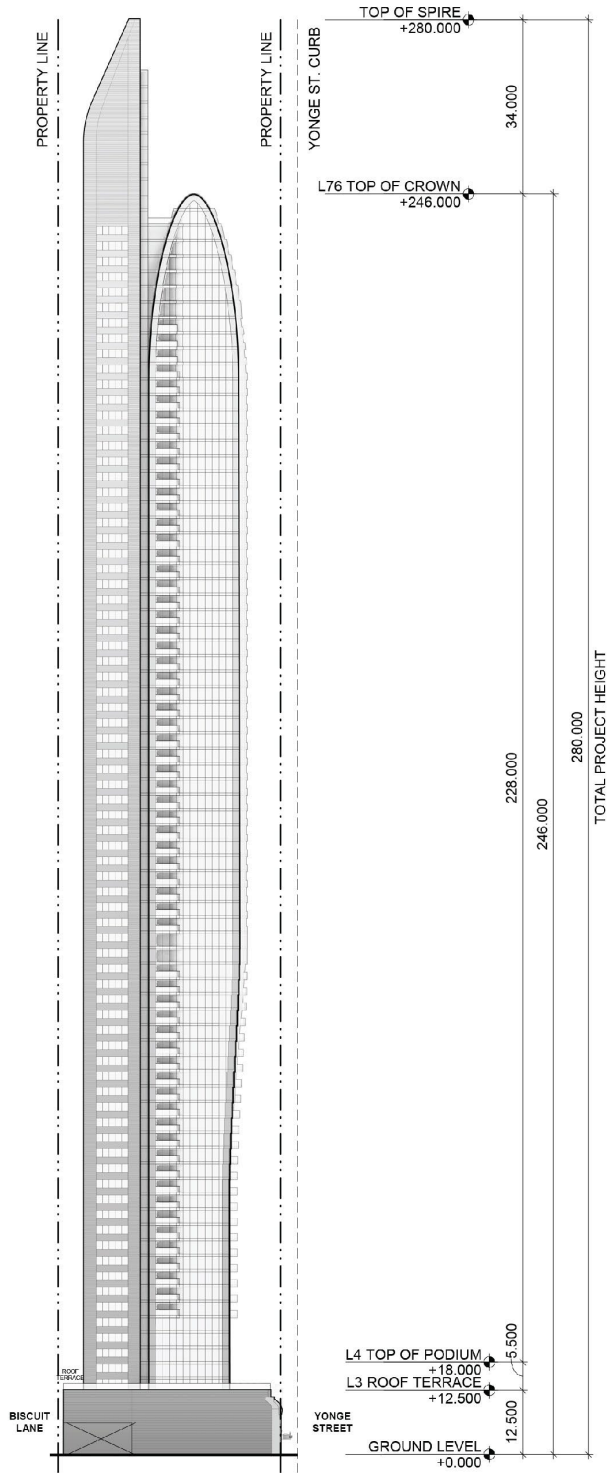
## Attachment 6: Draft Zoning By-law Amendment

The draft zoning by-law amendment will be made available before the May 7, 2024 Toronto and East York Community Council meeting.

## Attachment 7: Site Plan

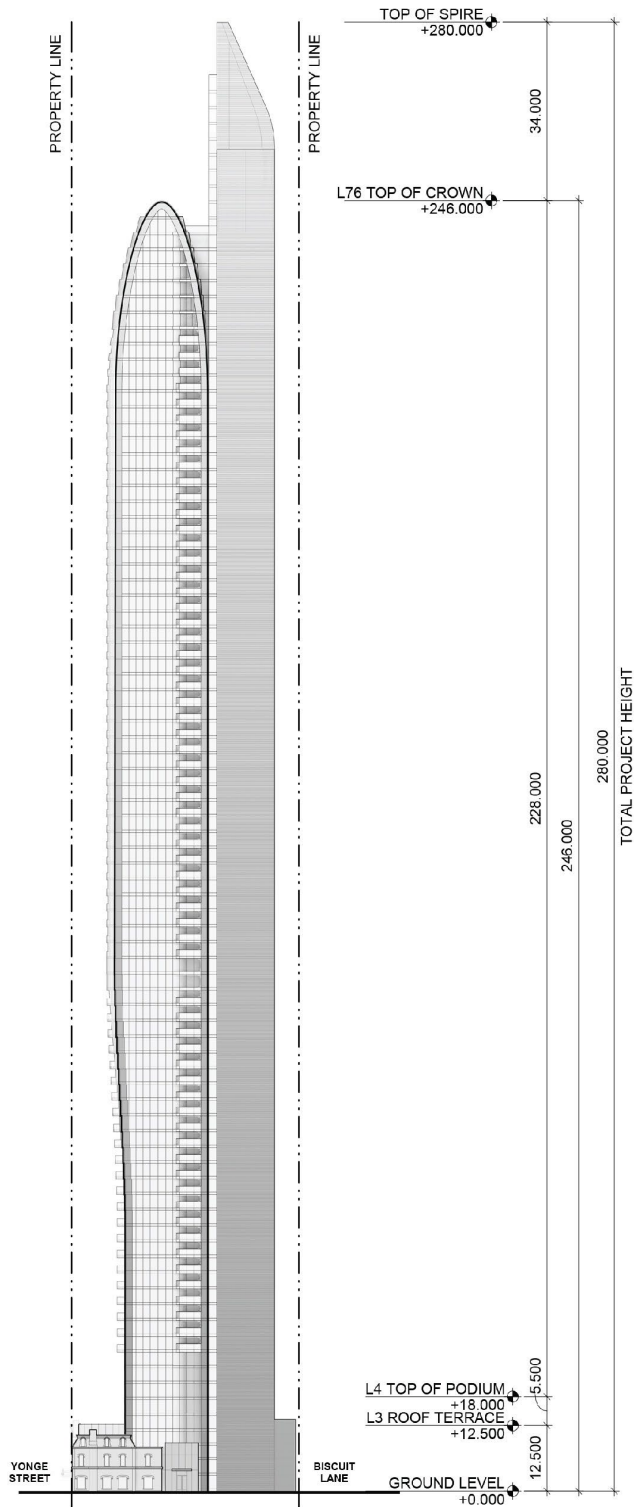
The site plan drawing will be made available before the May 7, 2024 Toronto and East York Community Council Meeting.

Attachment 8: Elevations

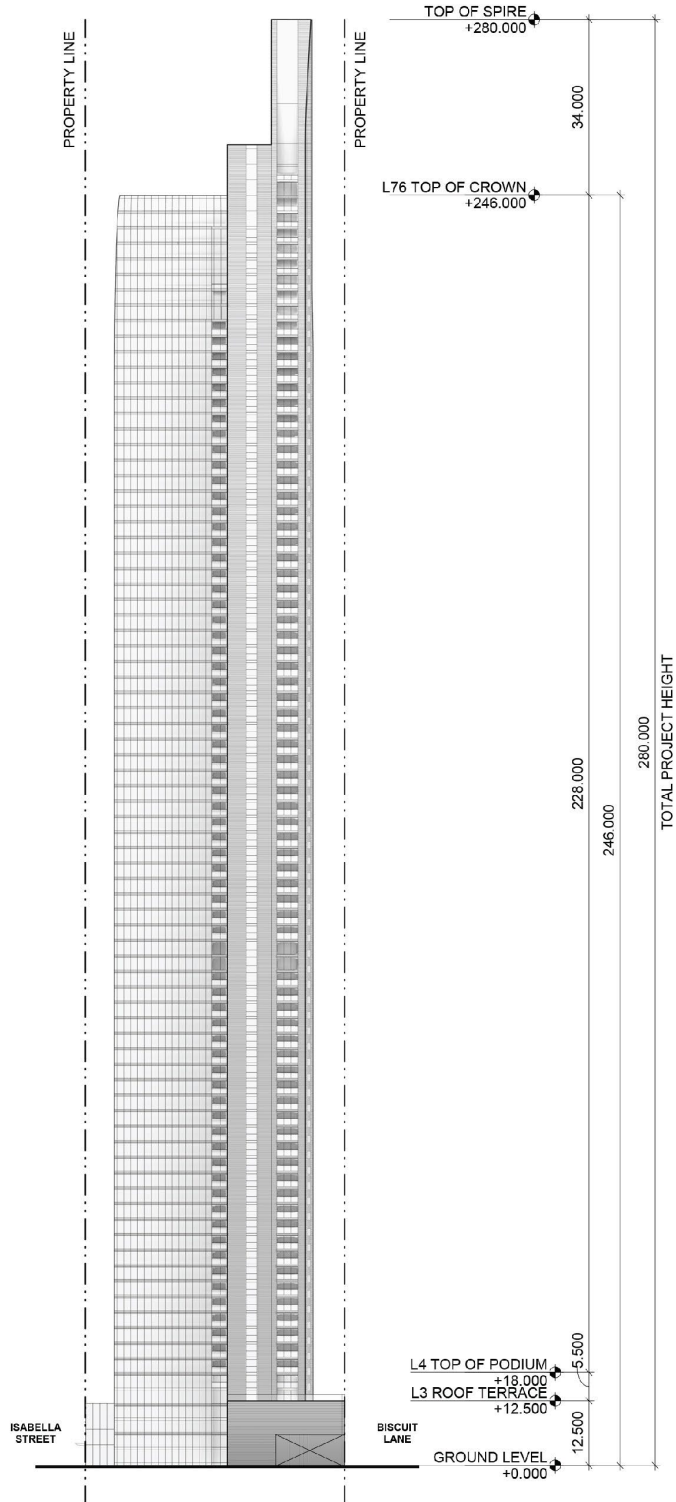


North Elevation

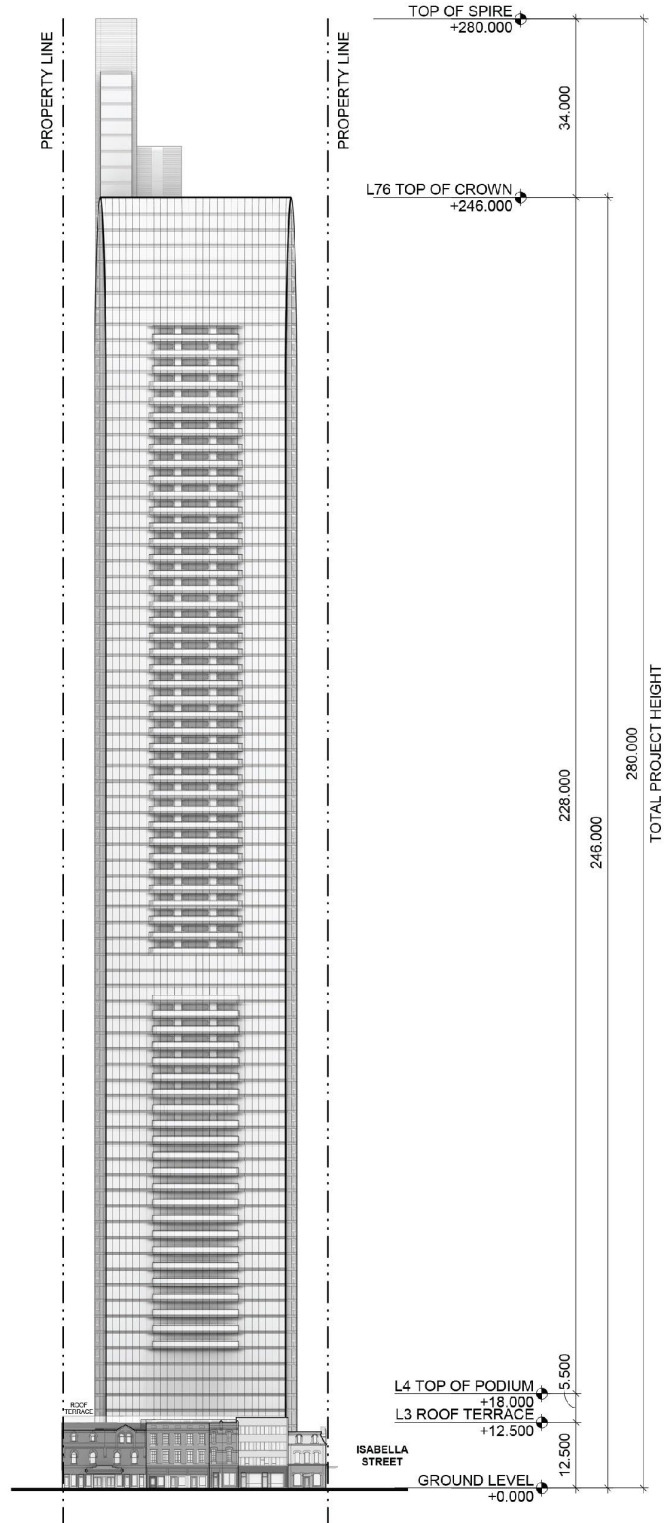




### South Elevation

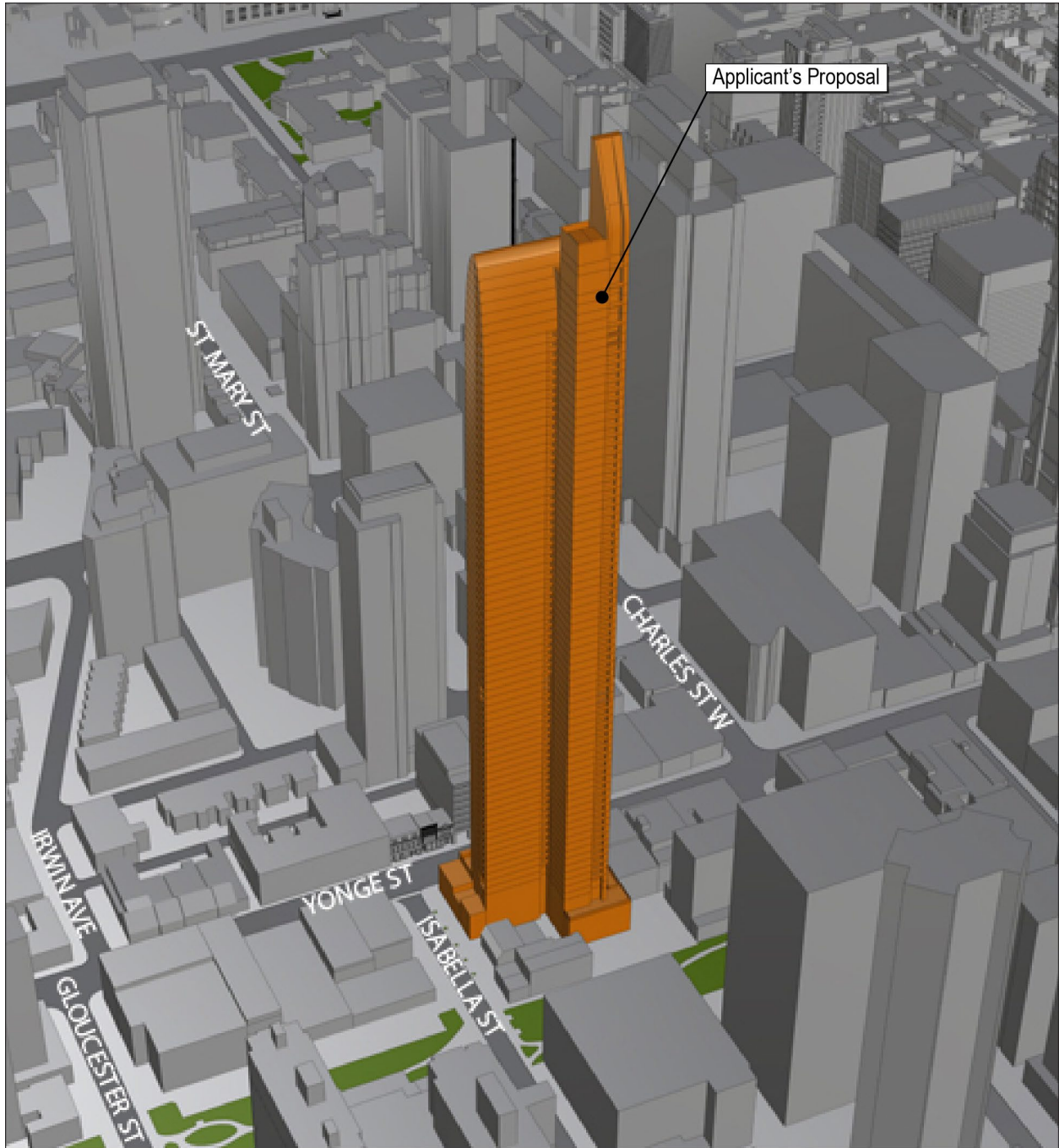


## East Elevation



West Elevation

Attachment 9: 3D Massing Model



View of Applicant's Proposal Looking Northwest



03/14/2024



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

↙  
03/14/2024