

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

Date: May 6, 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**

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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 is also proposed along the west side of the property.

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**

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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

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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.

## THE SITE

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**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

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**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
<b>Total</b>	<b>57</b>	<b>45</b>	<b>102</b>

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.

A new public lane, a minimum of 6.0 metres in width, is also proposed at the rear of the site and will be conveyed to the City as part of the development.

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

## Revisions to the Application

The current proposal incorporates revisions from the original application as summarized below:

- The building footprint has been reduced to provide for a new 8.0 metre public laneway conveyance along the western property line.
- An enlarged open space of 204 square metres, open to the sky, is now proposed at the southeast corner of the site. The ground floor of the base building is now set back a minimum of 6.0 metres to the property line and 13.0 metres to the curb line.
- The base building now steps down to the neighbouring property to the north and the newly secured public laneway to the west.
- The base building along Yonge Street steps back at the second, sixth and ninth storey.
- A new four storey streetwall has been introduced along Chaplin Crescent, with setbacks at grade of 3.1 metres from the lot line and 9.3 metres from curb to the proposed building face.
- The towers have increased in height to 48 storeys 53 storeys.

## **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**

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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.

### **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**

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### **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**

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### **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 a cash-in-lieu payment. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment would be required prior to the issuance of the first above grade building permit.

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 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**

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Oren Tamir  
Director, Community Planning  
Toronto and East York District

## **ATTACHMENTS**

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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

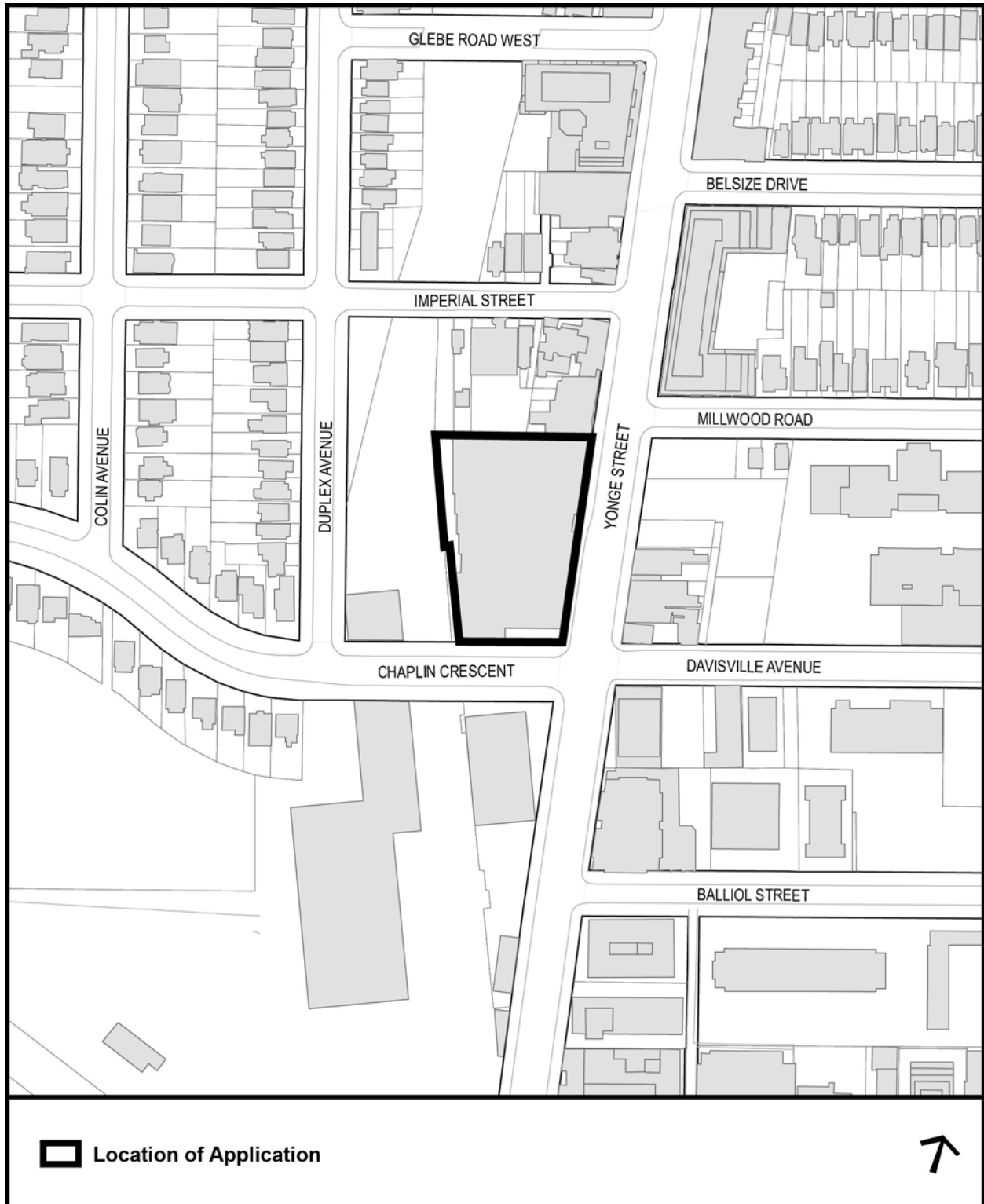
#### Parking and Loading

Parking Spaces:	178	Bicycle Parking Spaces:	1,119	Loading Docks:	5
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#### 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 02



Location of Application



Neighbourhoods



Apartment Neighbourhoods



Mixed Use Areas



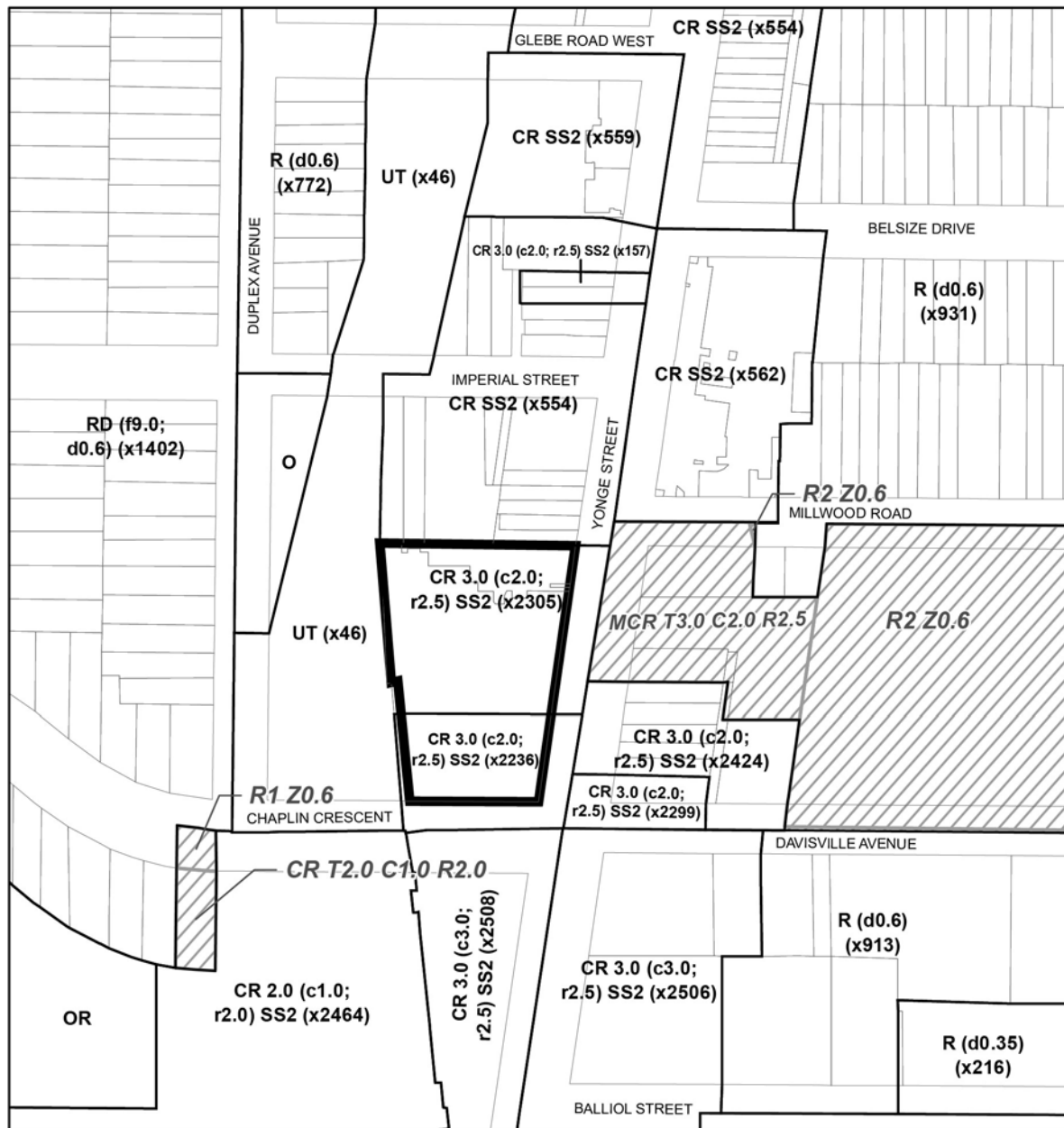
Parks



Not to Scale  
Extracted: 03/25/2024



## 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  
RD  
CR

Residential  
Residential Detached  
Commercial Residential

O  
OR  
UT

Open Space  
Open Space Recreation  
Utility and Transportation



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

R1  
R2  
CR  
MCR

Residential District  
Residential District  
Mixed-Use District  
Mixed-Use District



Not to Scale  
Extracted: 03/25/2024

## Attachment 6: Draft Zoning By-law Amendment

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

### CITY OF TORONTO

#### BY-LAW [Clerks to insert By-law number]

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 1910, 1920 and 1944 Yonge Street.**

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of 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, as amended; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law.

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of CR 3.0 (c2.0; r2.5) SS2 (x2236) and CR 3.0 (c2.0; r2.5) SS2 (x2305) to a zone label of CR 3.0 (c2.0; r2.5) SS2 (x999) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 999 so that it reads:

(999) Exception CR (999)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On lands municipally known as 1910, 1920 and 1944 Yonge Street, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (P) below;

(B) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 155.46 metres and the elevation of the highest point of the **building** or **structure**;

(C) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [Clerks to insert By-law number];

(D) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** is the number following the letters "ST" as shown on Diagram 3 of By-law [Clerks to insert By-law number];

(E) Despite Regulations 40.5.40.10(3) to (8) and (C) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law number]:

(i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 9.0 metres;

(ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 9.5 metres;

(iii) architectural features, parapets, and elements and structures associated with a **green roof**, by a maximum of 3.0 metres;

(iv) a ladder for maintenance purposes may project to a maximum of 1.2 metres;

(v) **building** maintenance units and window washing equipment, by a maximum of 11.0 metres;

(vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres; and

(vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;

(F) The provision of **dwelling units** is subject to the following:

(i) a minimum of 20 percent of **dwelling units** must contain two bedrooms;



(ii) a minimum of 10 percent of **dwelling units** must contain three bedrooms or more; and

(iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;

(G) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 87,000 square metres, of which:

(i) the permitted maximum **gross floor area** for residential uses is 71,000 square metres;

(ii) the permitted maximum **gross floor area** for non-residential uses is 16,000 square metres;

(iii) the required minimum **gross floor area** for non-residential uses is 15,000 square metres;

(H) Despite regulation 40.10.40.50(1) and (2), **amenity space** must be provided at the following rate:

(i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;

(ii) at least 2.0 square metres of for each **dwelling unit** as outdoor **amenity space**; and

(iii) no more than 25% of the outdoor component may be a **green roof**;

(I) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number];

(J) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number];

(K) Despite Clause 40.10.40.60 and (I) and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:

(i) decks, porches, and balconies, by a maximum of 2.2 metres;

(ii) canopies and awnings, by a maximum of 2.5 metres;

(iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.5 metres;

(iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;

(v) window projections, including bay windows and box windows, by a maximum of 2.2 metres;

(vi) eaves, by a maximum of 2.5 metres;

(vii) **structures** used for outside or open air recreation, safety, noise mitigation, and wind mitigation, to a maximum of 2.4 metres;

(L) Despite Regulation 40.5.40.60(1) and (K) above, a canopy or, awning with or without structural support may encroach into a required minimum **building** setback that abuts a street;

(M) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:

(i) a minimum of 0.09 residential occupant **parking spaces** for each **dwelling unit**, but not exceeding the permitted maximum in Table 200.5.10.1 for **dwelling units** in a Mixed Use Building in Parking Zone A;

(ii) a minimum of 0.02 residential visitor **parking spaces** for each **dwelling unit**;

(iii) a minimum of 0.3 **parking spaces** for every 100 square metres of **gross floor area** devoted to non-residential uses, but not exceeding the permitted maximum in Table 200.5.10.1 for Tier 4 for a **Retail Service** or **Retail Store** use in Parking Zone A;

(iv) a minimum of 0.3 **parking spaces** for every 100 square metres of **gross floor area** devoted to retail non-residential uses, but not exceeding the permitted maximum in Table 200.5.10.1 for Tier 2 for an Office use in Parking Zone A;

(v) Residential visitor and commercial parking may be shared;

(vi) a maximum of 3 “Car-share parking spaces”; and for the purpose of this exception:

(a) “Car-share” means the practice where a number of people share the use of one or more **vehicles** that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of **vehicles** to be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and

(b) “Car-share parking space” means a **parking space** that is reserved and actively used for car-sharing.

(N) Despite Regulation 200.15.1 (5) accessible **parking spaces** may be provided in an underground **parking garage** on the **lot**, provided they are located closest to an elevator providing access to the lobby.

(O) Despite Clause 220.5.10.1, **loading spaces** are to be provided and maintained on the **lot** in accordance with the following:

- (i) 2 "Type B" **loading spaces**;
- (ii) 2 "Type C" **loading spaces**; and
- (iii) 1 "Type G" **loading space**

(P) Despite regulations 230.5.10.1(1), (3) and (5) and Table 230.5.10.1(1), bicycle parking spaces must be provided in accordance with the following minimum rates:

- (i) 0.9 "long-term" **bicycle parking spaces** for each **dwelling unit**;
- (ii) 0.1 "short-term" **bicycle parking spaces** for each **dwelling unit**;
- (iii) 0.4 "long term" bicycle parking spaces for each 100 square metres of **interior floor area** for all non-residential uses; and
- (iv) 6 "short-term" **bicycle parking spaces** plus 0.5 "short-term" **bicycle parking spaces** for each 100 square metres of interior floor area for all non-residential uses.

Prevailing By-laws and Prevailing Sections (None Apply)

**5.** Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

## **6. Temporary Uses:**

None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a temporary sales centre and **construction management office** on the lands to which this By-law applies for a period of 5 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

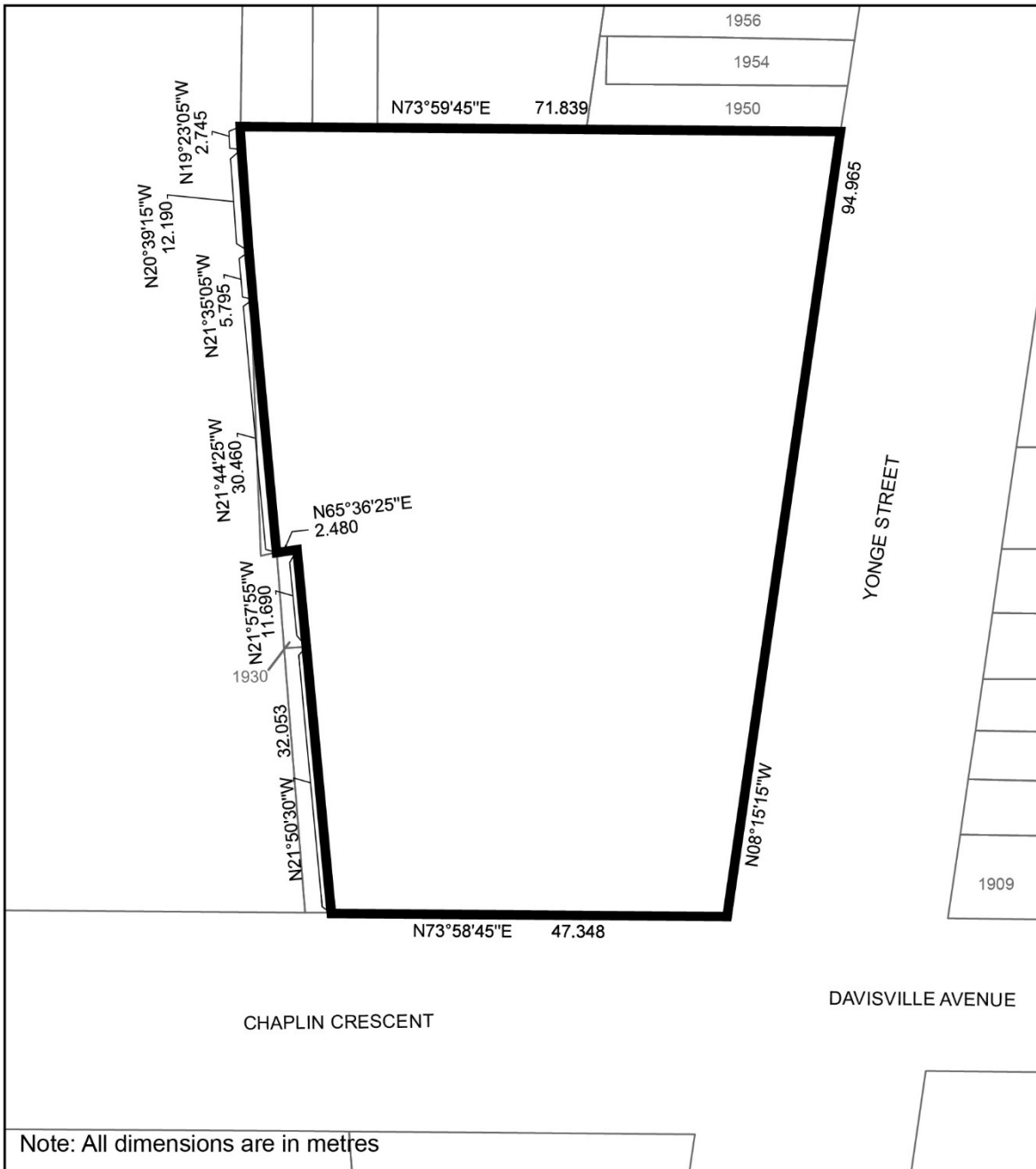
## **7. Development Phasing:**

Nothing in this By-law shall prevent the phased construction of development on the lands, provided the requirements of this By-law are complied with for each phase of development. In addition, nothing in this By-law shall prevent the continued use, construction, addition, expansion or alteration of any **building or structure** on the land in accordance with the Toronto Zoning By-law as it applied to the site immediately prior to enactment of this By-law.

Enacted and passed on [Clerks to insert date].

Frances Nunziata,  
Speaker  
(Seal of the City)

John. D. Elvidge,  
City Clerk

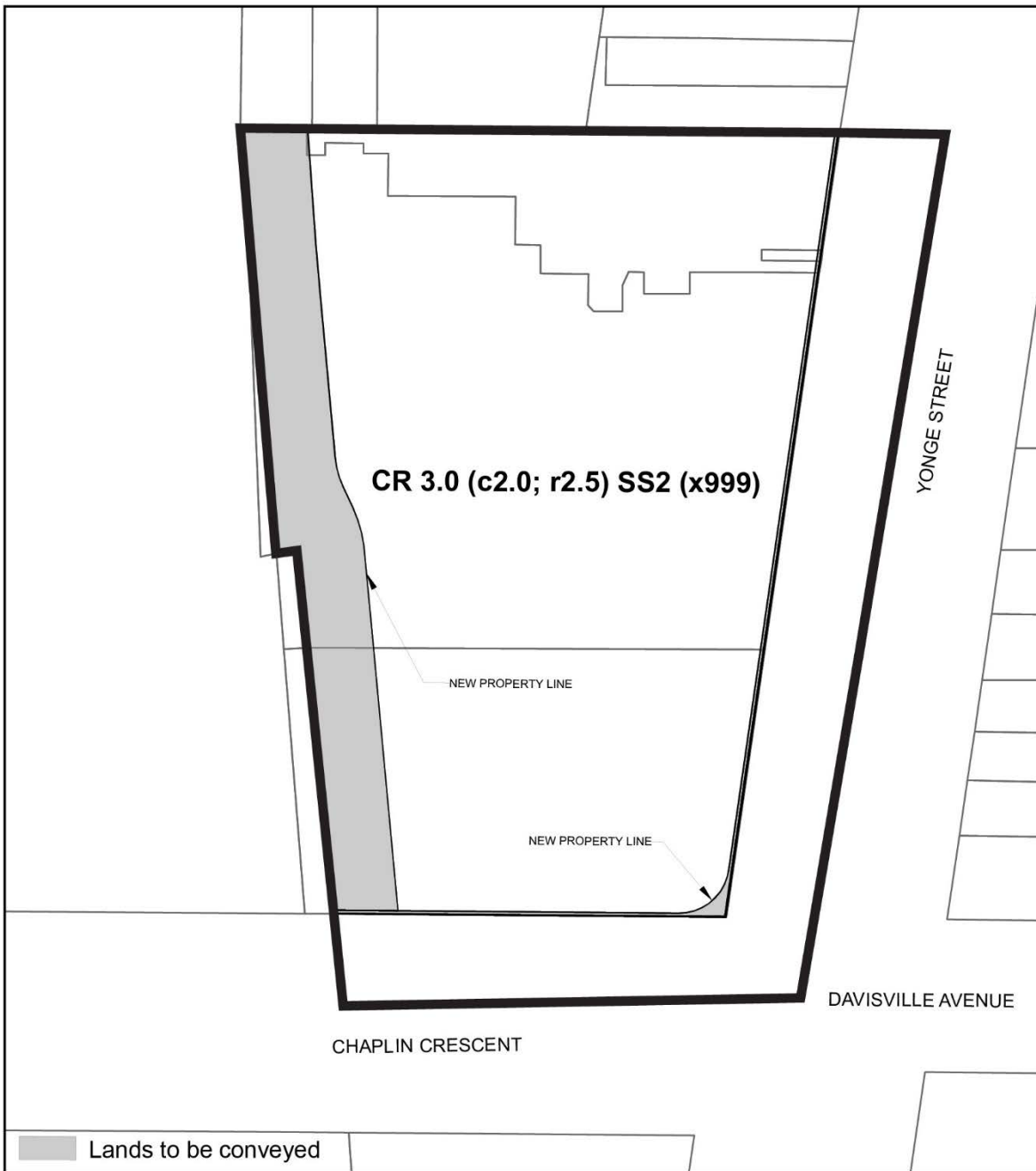


**Toronto**  
Diagram 1

1910, 1920, 1944 Yonge Street

File # 21 234923 STE 12 0Z

City of Toronto By-law 569-2013  
Not to Scale  
03/26/2024

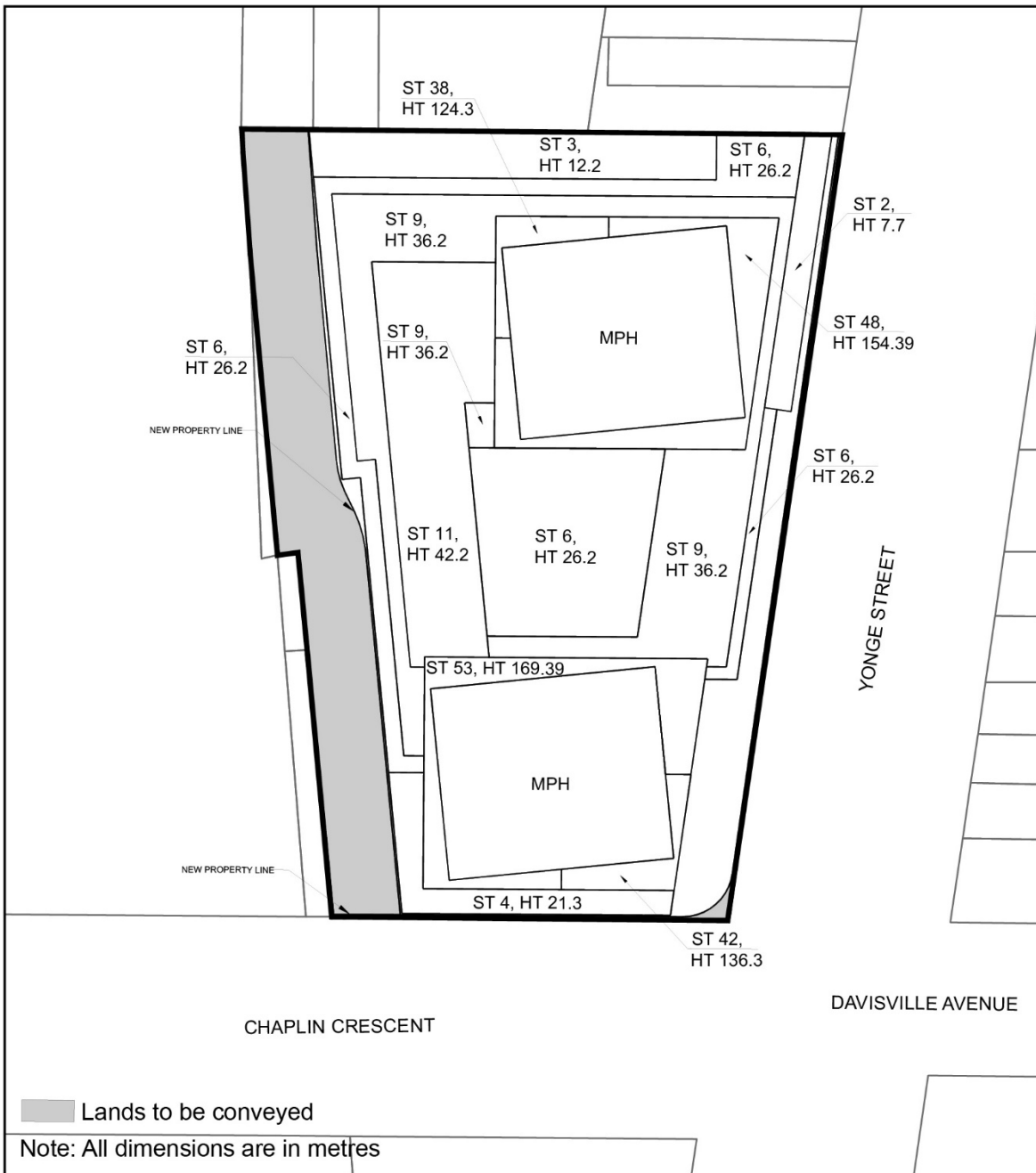


**Toronto**  
Diagram 2

1910, 1920, 1944 Yonge Street

File # 21 234923 STE 12 0Z

City of Toronto By-law 569-2013  
Not to Scale  
04/18/2024

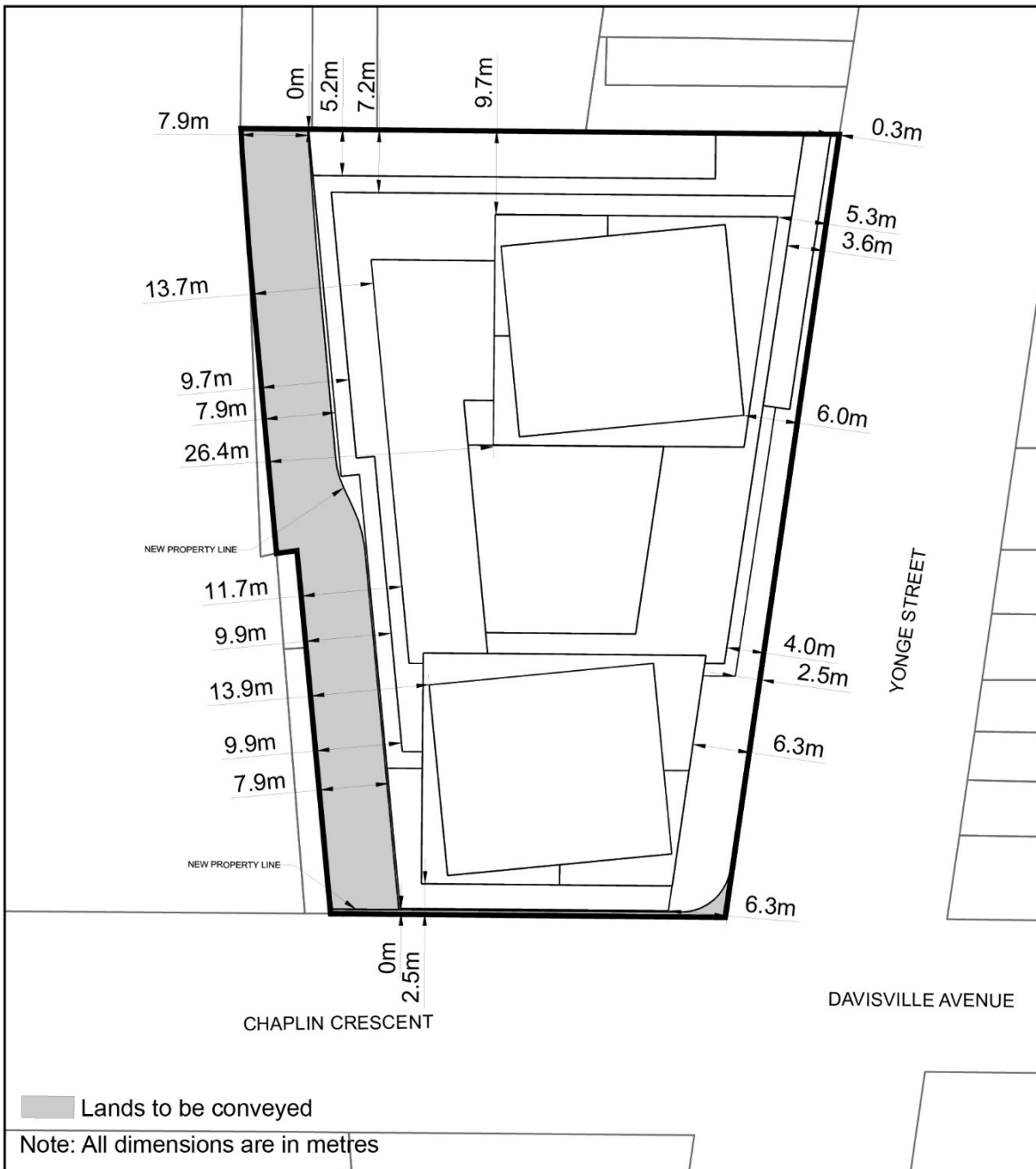


**Toronto**  
Diagram 3

1910, 1920, 1944 Yonge Street

File # 21 234923 STE 12 0Z

City of Toronto By-law 569-2013  
Not to Scale  
04/18/2024



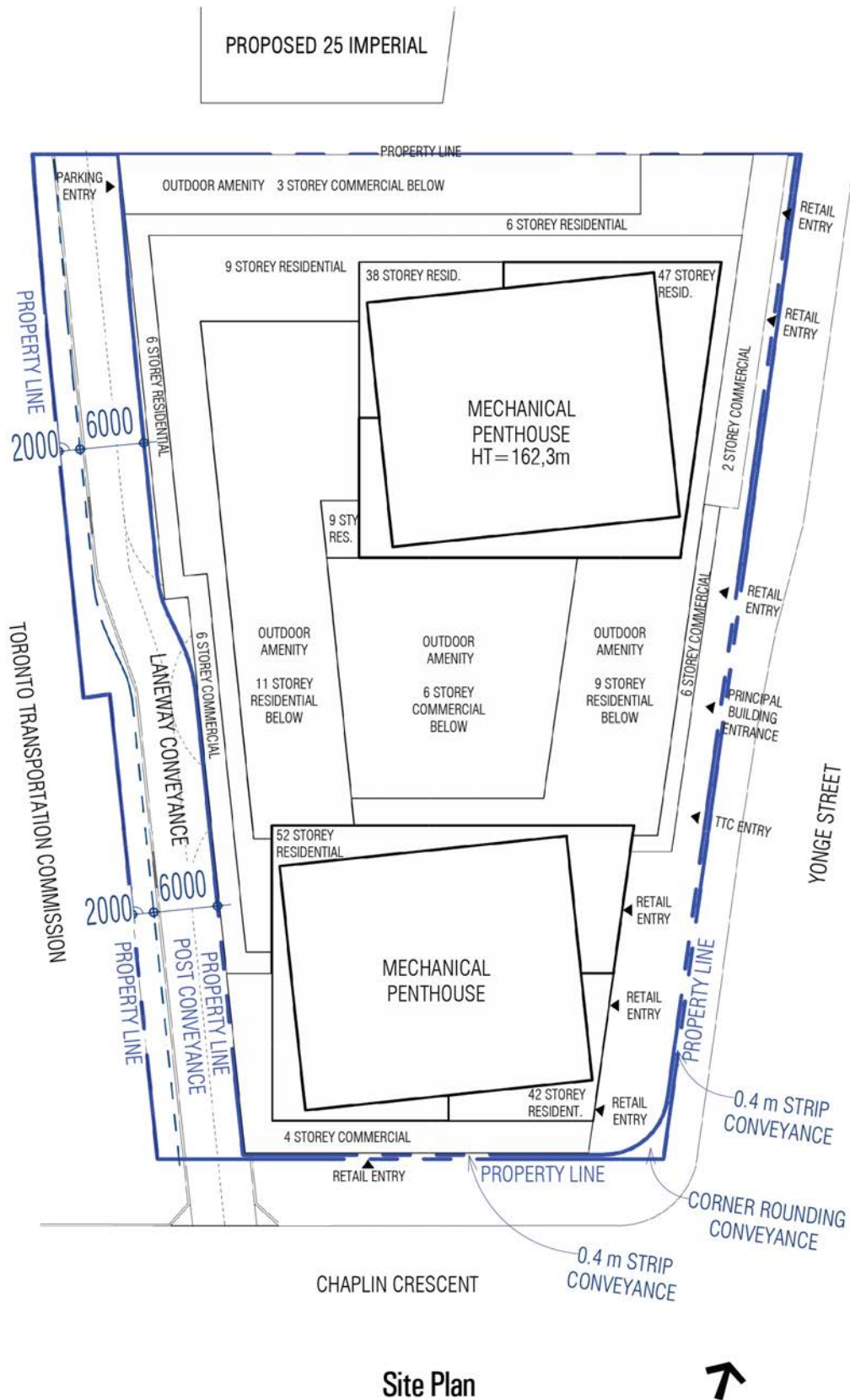
**Toronto**  
Diagram 4

1910, 1920, 1944 Yonge Street

File # 21 234923 STE 12 0Z

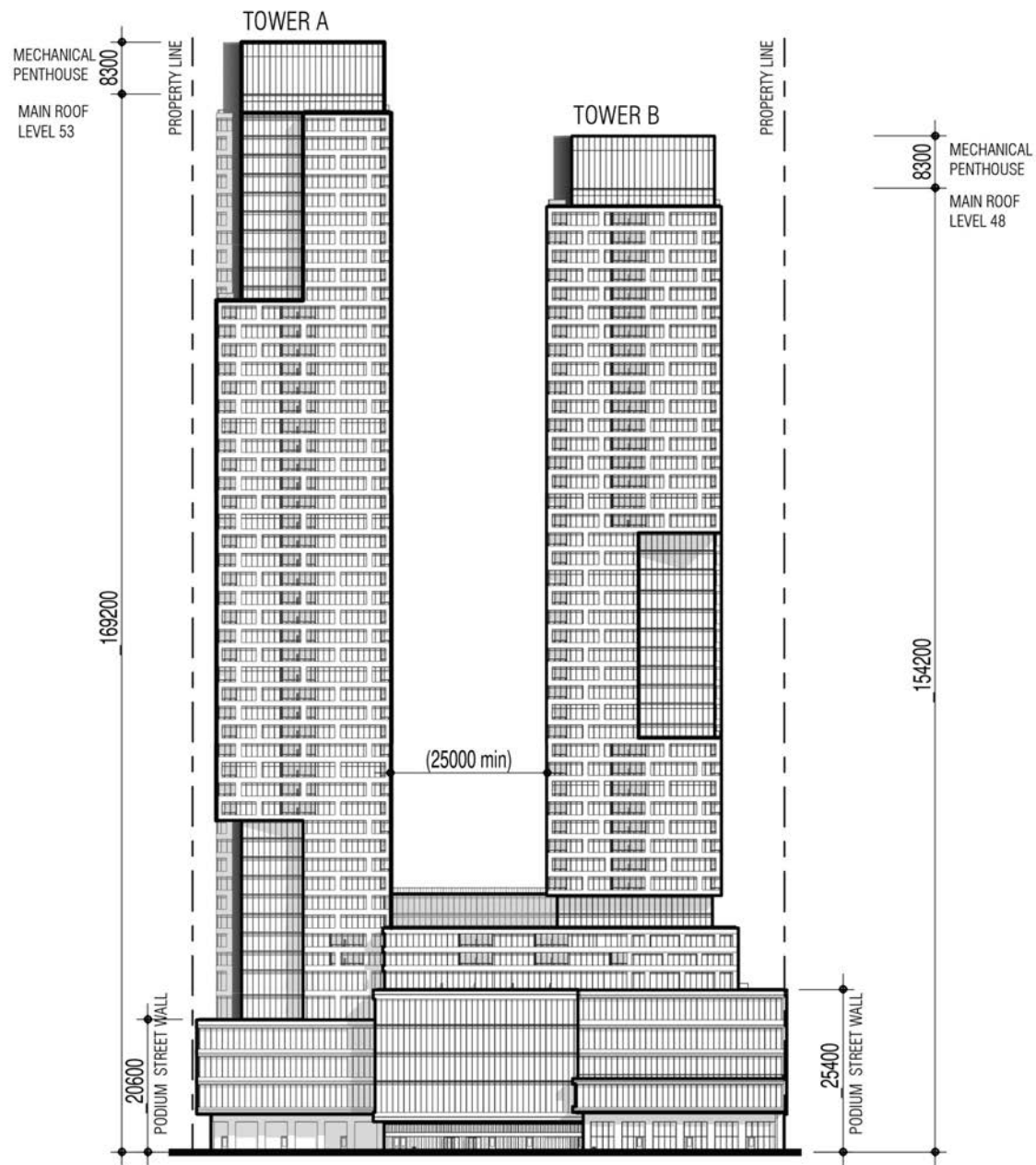
City of Toronto By-law 569-2013  
Not to Scale  
04/18/2024

## Attachment 7: Site Plan



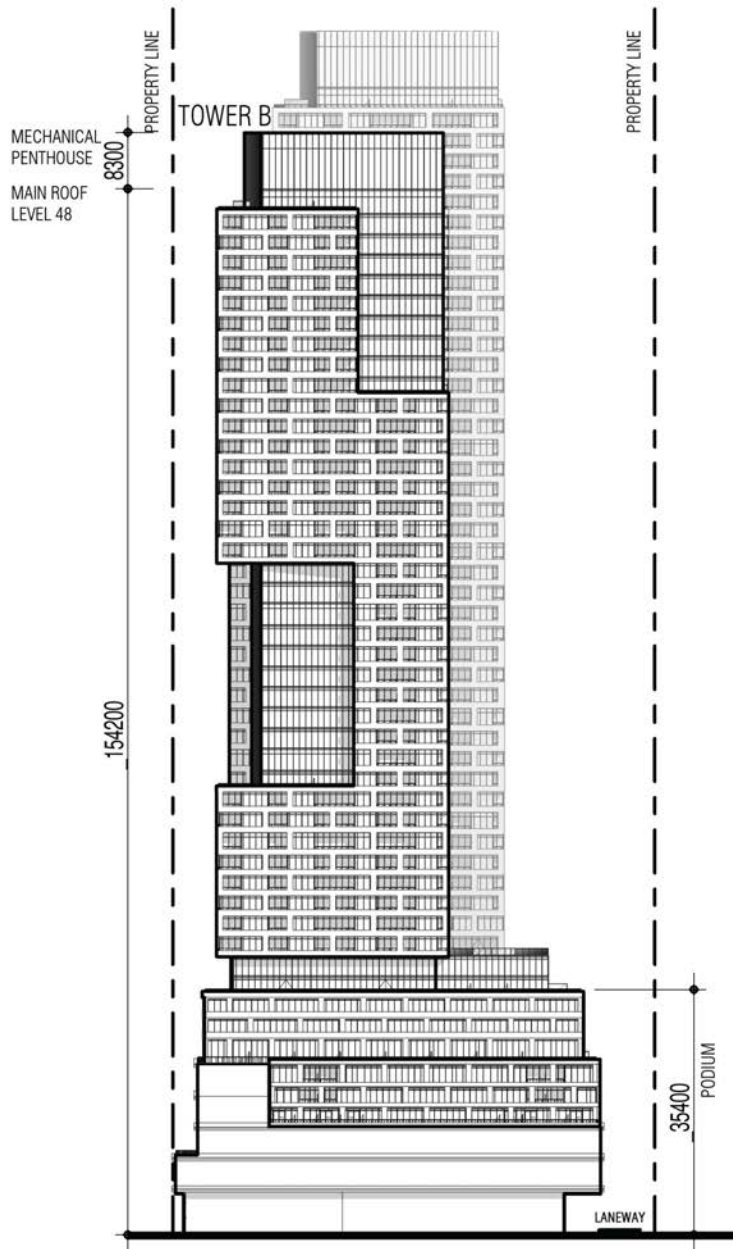


## Attachment 8: Elevations - East



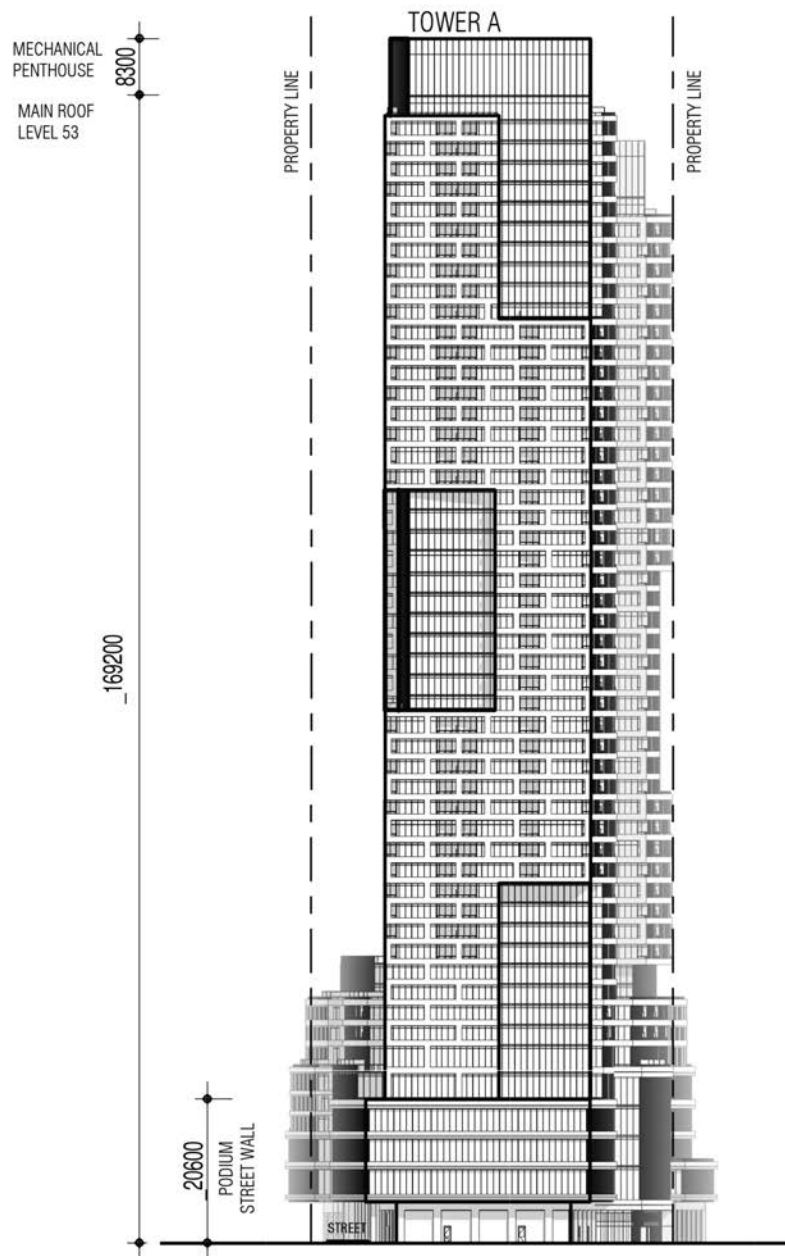
East Elevation

## Attachment 9: Elevations - North



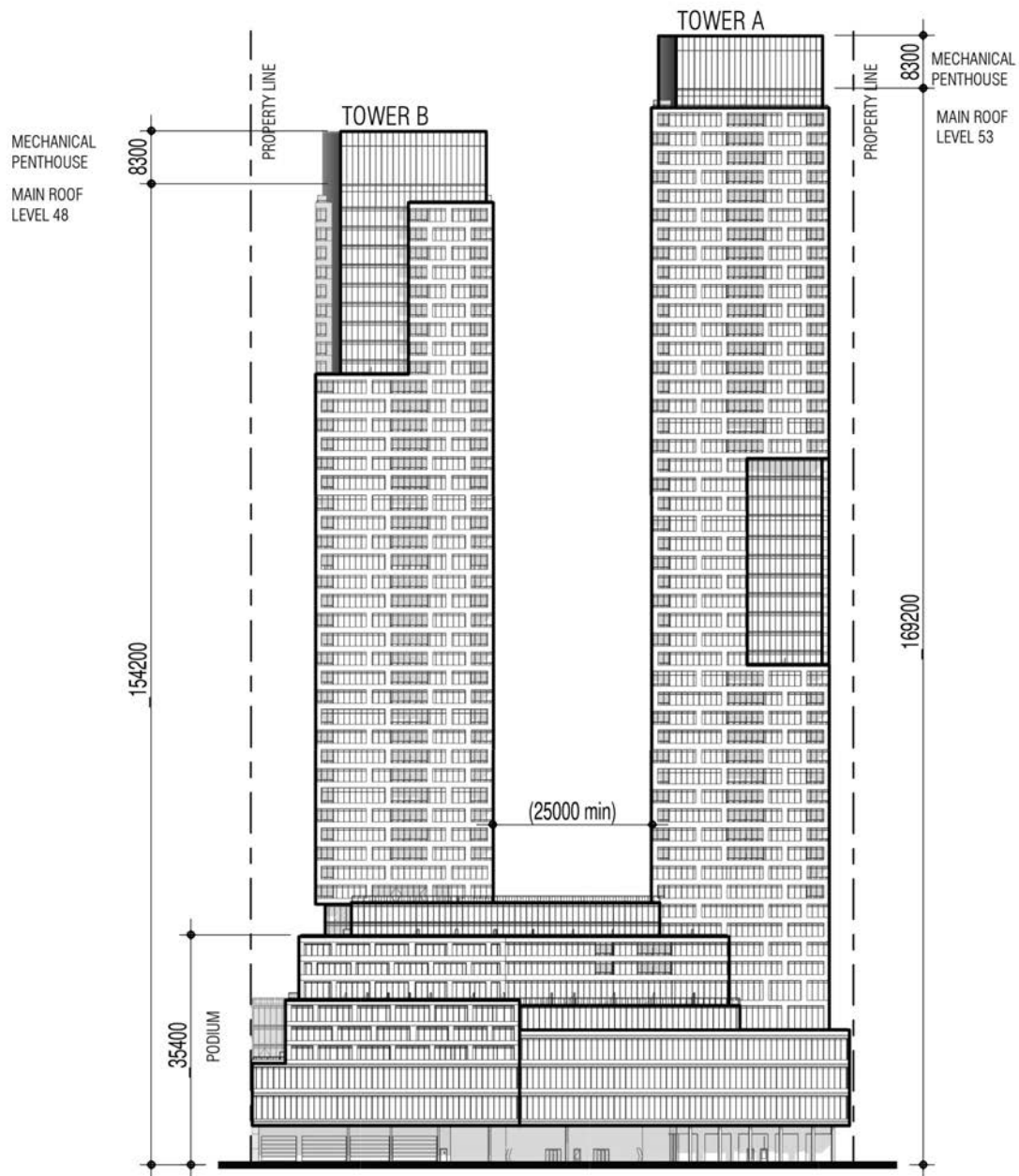
North Elevation

## Attachment 10: Elevations - South



South Elevation

## Attachment 11: Elevations - West



West Elevation