

1212-1220 Yonge Street – Zoning By-law Amendment Application – Decision Report – Approval

Date: February 3, 2025

To: Toronto and East York Community Council

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

Ward: 12 - Toronto - St. Paul's

Planning Application Number: 22 198121 STE 12 OZ

SUMMARY

This report recommends approval of the application to amend the Zoning By-law to permit a 126.85-metre (35-storeys, excluding mechanical penthouse) mixed-use building. The proposed building contains 273 residential units, with a total gross floor area of 20,873 square metres, including 320 square metres of gross floor area for non-residential uses.

RECOMMENDATIONS

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

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 1212-1220 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 for enactment, City Council require:
 - a. the owner submit revised Functional Servicing and Stormwater Management Reports ("Engineering Reports") to demonstrate that the existing sanitary sewer system and watermain, and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - b. if the accepted and satisfactory Engineering Reports, from Recommendation 3.a. above, require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:

- i. the owner has secured the design, construction and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, in a financial secured agreement, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; or
 - ii. the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted Engineering Reports, in Recommendation 3.a. above, are constructed and operational, all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services; and
- c. all necessary approvals or permits arising from Recommendation 3.b.i. or 3.b.ii. above are obtained, where required all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services; and
- d. the owner submit revised letters from the owner, structural engineer and mechanical engineer to support a watertight foundation as per Schedules D, E and F in the Servicing Report Groundwater Summary Form and a letter from the architect to support the type of construction for the required fire flow rate calculations, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

FINANCIAL IMPACT

The Development Review 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 AND SURROUNDING LANDS

The site is located at the southwest corner of Yonge Street and Alcorn Avenue. See Attachment 2 for the Location Map. The site is 'L'-shaped, with 30.83 metres frontage on Yonge Street, 45.63 metres frontage on Alcorn Avenue and a total area of 1,365 square metres. The rear of the site abuts a north-south public laneway accessed from Alcorn Avenue.

The site is located approximately 75 metres from the entrance of the Summerhill Subway Station on the Yonge-University Line and 60 metres north of the Canadian Pacific Railway. The site is currently occupied by two commercial buildings, 3- and 4-storeys in height. The buildings are built to the lot lines on Yonge Street and Alcorn Avenue, with an area at the rear containing 9 surface parking spaces.

Buildings fronting Yonge Street in the vicinity of the site include a mix of low- and mid-rise buildings. The buildings are predominantly mixed-use, including a mix of retail, office and residential uses. To the east and west of Yonge Street there are low-rise residential neighbourhoods. On Alcorn Avenue there are 4-storey townhouses and a 3-storey commercial building close to Yonge Street.

Immediately south of the site at 1196-1210 Yonge Street & 2-8 Birch Avenue, the Ontario Land Tribunal approved a 31-storey mixed use building (OLT-23-000155). The development will incorporate the heritage buildings at 1206-1210 Yonge Street and the demolition and reconstruction of the heritage buildings at 1196-1204 Yonge as part of the base building. 1196, 1202, 1204, 1206, 1208 and 1210 Yonge Street are designated under Part IV of the Heritage Act.

Other recent development activity includes the approval of a mixed-use building with a height of 88.21 metres (23 storeys) at 5 Scrivener Square, approximately 160 metres south of the subject site and rezoning applications for a proposed mixed-use building with a height of 172.40 metres (53 storeys) at 1233 Yonge Street and a proposed mixed-use building with a height of 154.93 metres (47 storeys) at 1303 Yonge Street, both north of the subject site.

THE APPLICATION

Description

A 126.85-metre (35 storeys, excluding mechanical penthouse) mixed-use building with ground level retail.

Density

The proposal has a maximum gross floor area of 20,873 square metres, for a Floor Space Index of 14.7 times the area of the lot.

Dwelling Units

270 dwelling units, 63 one-bedroom (23.3%), 178 two-bedroom (66.0%), and 29 three-bedroom units (10.7%).

Non-Residential Component

320 square metres of non-residential space in three ground level units.

Amenity Space

The proposal includes 1,080 square metres of amenity space, with a total of 817 square metres located indoors. An additional 281 square metres of outdoor amenity space is located on levels 2 and 7, connected to the indoor amenity areas.

Access, Parking and Loading

Pedestrian access for the residential lobby and non-residential units is from Alcorn Avenue and Yonge Street, respectively.

The three-level underground parking garage would be accessed from the public laneway at the rear of the site and contain a total of 52 vehicular parking spaces (47 residential, 5 visitor) and one Type G loading space. The proposal also includes a total of 274 bike parking spaces (246 long-term, 28 short-term), located in the underground and mezzanine levels.

Revisions to the Application

The original application was submitted in August 2022 and revised in August 2024. Changes to the proposed building included increased building height from 22 to 35 storeys, revised base building massing and tower setbacks resulting in improved separation distances. Increased ground floor setbacks along Alcorn Avenue and Yonge Street provide an enhanced streetscape design with landscaping and pedestrian clearways. Between August 2024 and January 2025, the applicant continued to refine the proposal to address outstanding comments from City staff. The table below compares the original application and the current proposal.

Table 1: Comparison between previous approval and the current proposal

	Original Application	Current Proposal
Building Height	80.3 metres (22 storeys excluding mechanical penthouse)	126.8 metres (35 storeys excluding mechanical penthouse)
Gross Floor Area	13,862 square metres	20,837 square metres
Floor Space	9.9	14.7
Total Dwelling Units	185	270
One Bedroom	35.1% (65)	23.3% (63)
Two Bedroom	53.5% (99)	66.0% (178)
Three Bedroom	11.4% (21)	10.7% (29)
Total Amenity Space	3.53 sq m per unit (653 sq m)	4.02 sq m per unit (1098 sq m)
Indoor Amenity	1.63 sq m per unit (302 sq m)	2.99 sq m per unit (817 sq m)
Outdoor Amenity	1.90 sq m per unit (351 sq m)	1.03 sq m per unit (281 sq m)
Total Vehicular Parking Spaces	66 spaces	52 spaces

	Original Application	Current Proposal
Resident Parking Spaces	58 spaces	47 spaces
Visitor and Non-Residential Parking Spaces	8 spaces	5 spaces, 1 car share space
Total Bicycle Parking Spaces	193 spaces	294 spaces

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views 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/1212YongeSt

Reasons for Application

The proposed development requires an amendment to Zoning By-law 569-2013 to increase the permitted height and density and revise other performance standards.

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law amendment, including associated conditions of approval.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as being on an Avenue and designates the site as Mixed Use. See Attachment 3 of this Report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Secondary Plan

The Yonge-St. Clair Secondary Plan identifies the site as Mixed Use Areas 'C'. See Attachment 4 of this report for the Secondary Plan Land Use Map.

Site and Area Specific Policy 720

Site and Area Specific Policy (SASP) 720, adopted by Council but awaiting Ministerial approval, delineates the Summerhill Protected Major Transit Station Area, and determines the minimum population and employment target per hectare and minimum densities.

Zoning

The subject site is zoned CR 3.0 (c1.5; r3.0) SS2 (x2228) under Zoning By-law 569-2013. The CR zoning category permits a mix of commercial and residential uses, with a maximum floor space index (FSI) of 3.0. See Attachment 5 of this Report for the existing Zoning By-law Map.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Tall Building Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities

Toronto Green Standard

The Toronto Green Standard (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 TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

A virtual community consultation meeting was hosted by city staff on December 5, 2022. Approximately 38 people attended, as well as a representative from the local Councillor's office. Following a presentation by city staff and the applicant, the following comments were raised by the community:

- The need for housing and the proximity of the site to a subway station;

- The proposed building height and density and potential impact on neighbouring buildings;
- The provision of affordable housing and requests for the provision of affordable housing on-site;
- Parking, traffic congestion, and vehicular maneuvering on Alcorn Avenue; and
- Infrastructure capacity and impact and community services and facilities.

Following the community consultation meeting, on October 5, 2023, staff met with community members who expressed interest in a follow up, in-person meeting on site. Discussion included traffic congestion, loss of small-scale local businesses and cumulative development impacts on the neighbourhood.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

Statutory Public Meeting Comments

In making their decision, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning 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 find the proposal consistent with the PPS (2024).

Built Form

Staff finds that the proposed development conforms with the Yonge-St. Clair Secondary Plan and applicable Official Plan policies with respect to built form and massing, and the Tall Building Guidelines.

Height

The proposed overall building height of 126.85 metres (35 storeys) is acceptable. The site is located within Mixed Use Areas C in the Yonge-St. Clair Secondary Plan, is approximately 75 metres from the Summerhill subway station, and is within the City delineated Summerhill PMTSA.

Mixed Use Area C is intended to step down in height from Mixed Use Area A. Mixed Use Areas A and B includes the following recently approved buildings:

- a 155-metre (50-storey) mixed use building at 1406-1428 Yonge Street,
- a 164.8-metre (50-storey) mixed use building at 1365-1375 Yonge Street, and

- a 162.3-metre (50-storey) residential building at 29 Pleasant Boulevard.

The proposed building appropriately steps down from the Mixed Use Area A area. The site to the south, on the same block, was recently approved at a height of 114 metres (31 storeys).

Massing

The proposed base building and tower setbacks and separation distances are appropriate for the site context. The proposed base building consists of four levels, set back 0.3 to 3.5 metres on Yonge Street and 1.5 metres on Alcorn Street, cantilevering over the ground floor. At the ground floor, a 6.0-metre setback is provided from curb to building face on Yonge Street and Alcorn Avenue, increasing to 9.5 metres on Yonge Street at the intersection. At the rear of the building, the base building steps back at the second level to provide an outdoor amenity area.

The tower portion of the building begins at level 5, with additional stepbacks on the south side at level 8 and on the south and west sides at level 15. The proposal mirrors the setbacks provided on the approved 31-storey building to the south to achieve a 19.0-metre tower separation distance. At the rear, a 10.0-metre setback is provided from the tower to the centreline of the laneway. The tower floor plate begins at 718 square metres, narrowing to 598 square metres from levels 15 to 35. The setbacks and reduced tower floor plate mitigate the potential impacts of the proposed tall building and provide adequate separation distances to neighbouring properties, including those with future development potential.

The site is adjacent to designated heritage buildings retained as part of the approval for 1196-1210 Yonge Street. The ground floor of the proposed building is set back approximately 1.5 metres from the property line and the cantilever above begins at a height above the neighbouring heritage buildings. The setback of the ground floor gives visual prominence to the heritage buildings as they extend further into the public realm.

Given the planned and evolving context, the proposed height, density and massing are appropriate for a site located on Yonge Street and within 75 metres of a subway station, within the Summerhill PMTSA, and fits with the surrounding context.

Public Realm

City staff are satisfied that the proposed development conforms with the applicable public realm policies of the Yonge-St. Clair Secondary Plan and the Official Plan.

The proposal contributes to an enhanced public realm by providing a 6.0-metre pedestrian clearway along Yonge Street and Alcorn Avenue, widening to 9.5 metres on Yonge Street close to the intersection. Landscaping improvements, including street trees, planters and benches, support a high-quality streetscape design and pedestrian experience. There are currently no street trees on either frontage of the site. The proposal will introduce four street trees along Alcorn Avenue and three street trees along Yonge Street.

The enhanced public realm achieves the intent of the Yonge-St. Clair Secondary Plan by creating a visual impression of Yonge Street as comfortable and spacious. The inclusion of three retail units contribute to the Secondary Plan's objective to encourage and support healthy retail businesses on Yonge Street.

Unit Mix

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in 270 dwelling units, with a unit mix that includes 66% two-bedroom units and 10.7% three-bedroom units, meeting the Growing Up Guidelines.

Shadow Impact

The shadow impacts resulting from the proposal are acceptable. The proposal adequately limits shadow impacts on shadow sensitive areas, including local parks, particularly during the spring and fall equinoxes.

The applicant-submitted shadow study shows the extent of the shadow from the proposed building on the spring and fall equinox (March 21 and September 21) and the summer and winter solstice (June 21 and December 21). There is no shadow impact on David A. Balfour Park, Pricefield Road Playground or St. Michael's Cemetery during the spring or fall equinox.

Wind Impact

The Pedestrian Level Wind Study indicates that all areas at grade will be suitable for their intended uses throughout the year and that there are no unsafe conditions created by the proposed building.

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

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items requiring revision, resubmission and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

The owner will be responsible for paying for and constructing any improvements to the municipal infrastructure in connection with the site servicing report, should it be determined that upgrades to such infrastructure are required to support this development.

Traffic Impact, Access, Parking

A Transportation Impact Study was submitted to assess the traffic impact, access, parking and loading arrangements for this development. The study concludes that the surrounding road network can accommodate the additional trips generated by the

proposal, with minor increases in peak-hour vehicle trips. The public laneway to the rear of the site will mitigate the impact of the proposed development by bringing vehicle traffic off Alcorn Avenue, including pick up and drop off activity. Transportation Services staff have reviewed the Transportation Impact Study and accepted its conclusions.

Parkland

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

Tree Preservation

An arborist report was submitted indicating that three private trees will be impacted by the proposal, requiring a permit to injure or remove under the City of Toronto Municipal Code, Chapter 813, the Tree protection By-law. The proposal will introduce four street trees along Alcorn Avenue and three street trees along Yonge Street.

Noise and Vibration

Noise and Vibration studies were required based on the proximity of the site to the TTC Line 1 Yonge-University subway line and Canadian Pacific Railway. With the incorporation of the recommended noise mitigation measures, the applicable Ministry of the Environment, Conservation and Parks (MECP) noise guidelines can be met, and a suitable acoustical environment provided for the occupants. The measured vibration levels met the applicable vibration guideline limits at all locations. Therefore, vibration mitigation is not required for the development.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. 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, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

CONTACT

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SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Yonge-St. Clair Secondary Plan Map
Attachment 5: Existing Zoning By-law Map
Attachment 6: Draft Zoning By-law Amendment
Attachment 7: Site Plan
Attachment 8: Elevations
Attachment 9: Ground Floor Plan
Attachment 10: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 1212-2020 Yonge St. Date Received: August 2022

Application Number: 2022 198121 STE 12 OZ

Application Type: Zoning By-law Amendment

Project Description: A 35-storey mixed use-building.

Applicant	Agent	Architect	Owner
Goldberg Group	Valentina Chu	Brisbin Brook Beynon Architects	Vicanova Pointe Estates Inc. & Connine Tower Buildings Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Uses Areas Site Specific Provision:

Zoning: CR 3.0 (c2.0;r2.5) SS2 (x2524) Heritage Designation: N

Height Limit (m): 16.0 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,365.00 Frontage (m): 30.83 Depth (m): 45.63

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):				
Residential GFA (sq m):			20,517.00	20,517.00
Non-Residential GFA (sq m):			320.00	320.00
Total GFA (sq m):			20,837.00	20,837.00
Height - Storeys:	4		35	35
Height - Metres:			127.00	127.00

Lot Coverage Ratio (%): 73% Floor Space Index: 14.7

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	20,517.00	110.00
Retail GFA:	320.00	

Residential Units by Tenure	Proposed	Total
Condominium:	270	270
Total Units:	270	270

	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:			
Proposed:	63	178	29
Total Units:	63	178	29

Parking and Loading

Parking Spaces:	52	Bicycle Parking Spaces: 294	Loading Docks: 1
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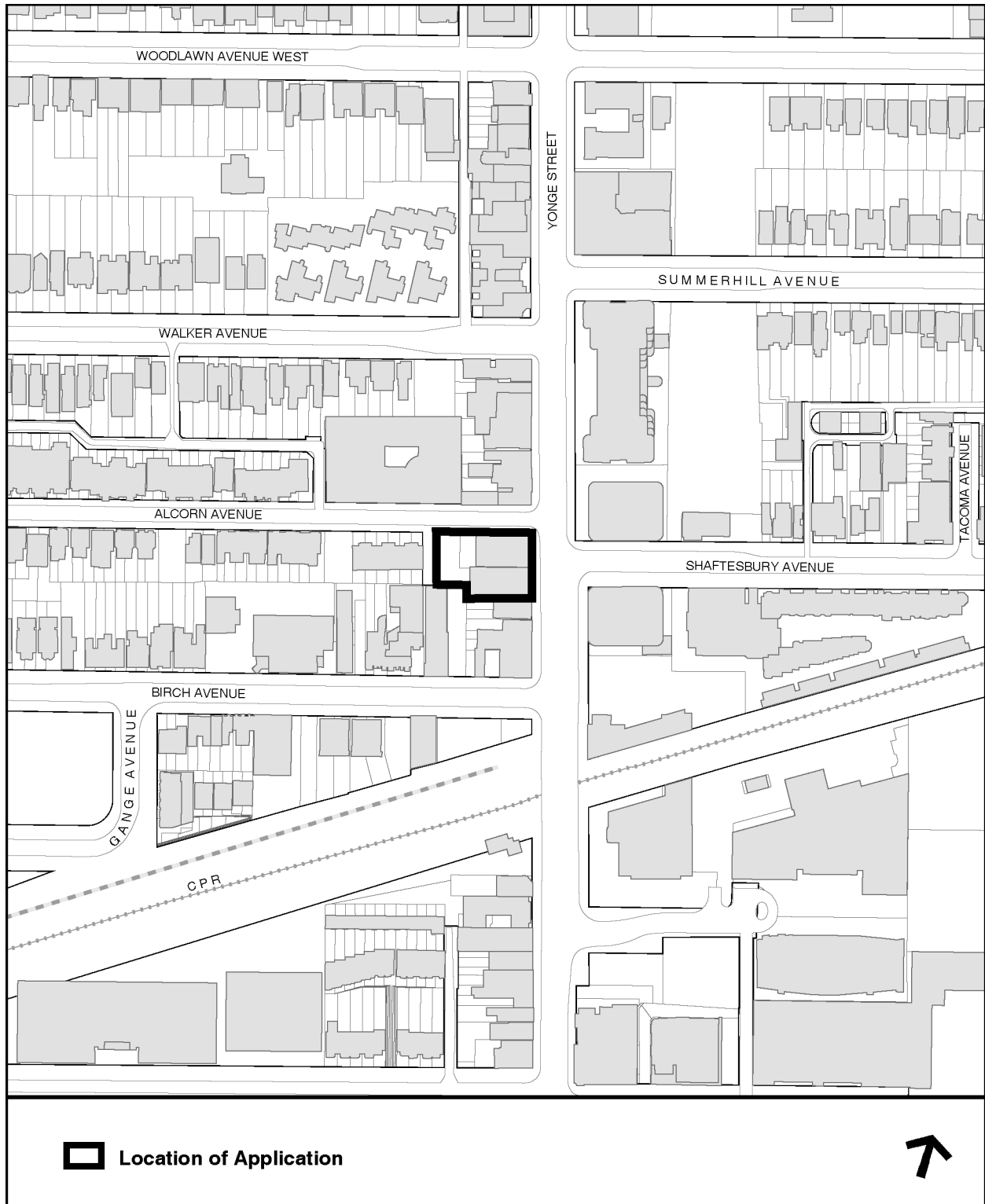
CONTACT:

Dylan Dewsbury, Senior Planner

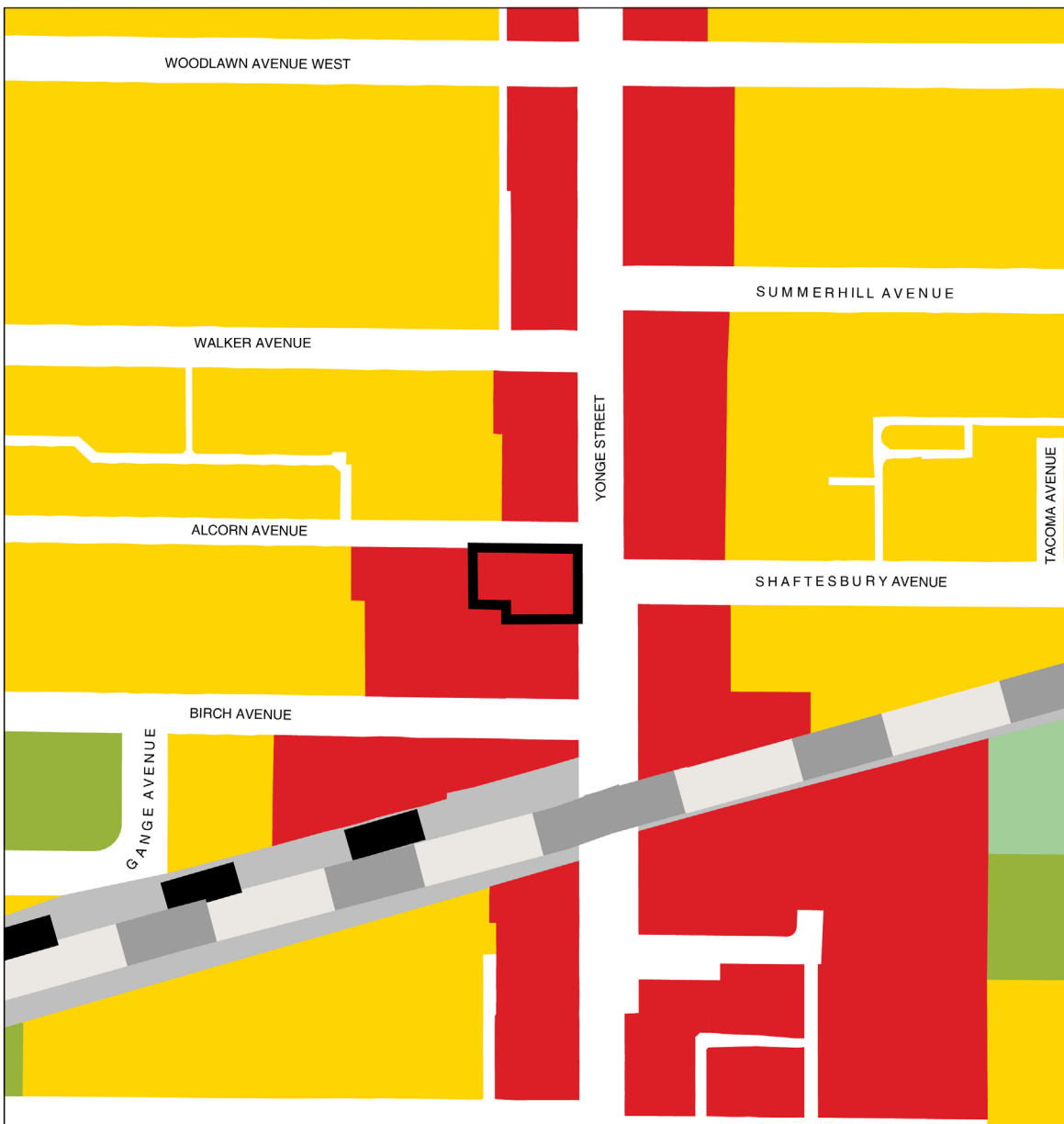
Tel. No. 416-392-6072

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

1212-1220 Yonge Street

File # 22 198121 STE 12 0Z



Location of Application

Neighbourhoods

Mixed Use Areas

Parks

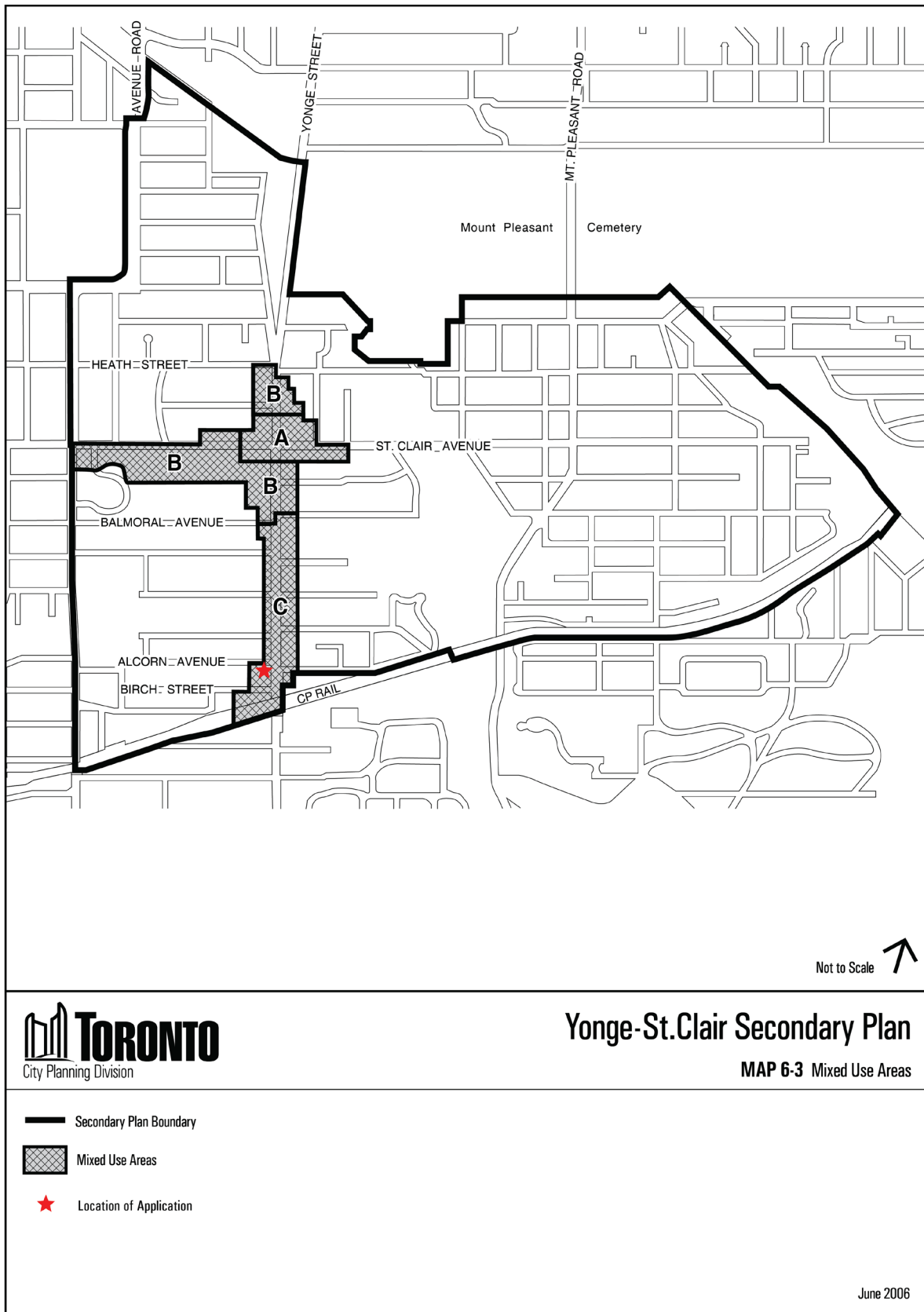
Other Open Space Areas

Utility Corridors

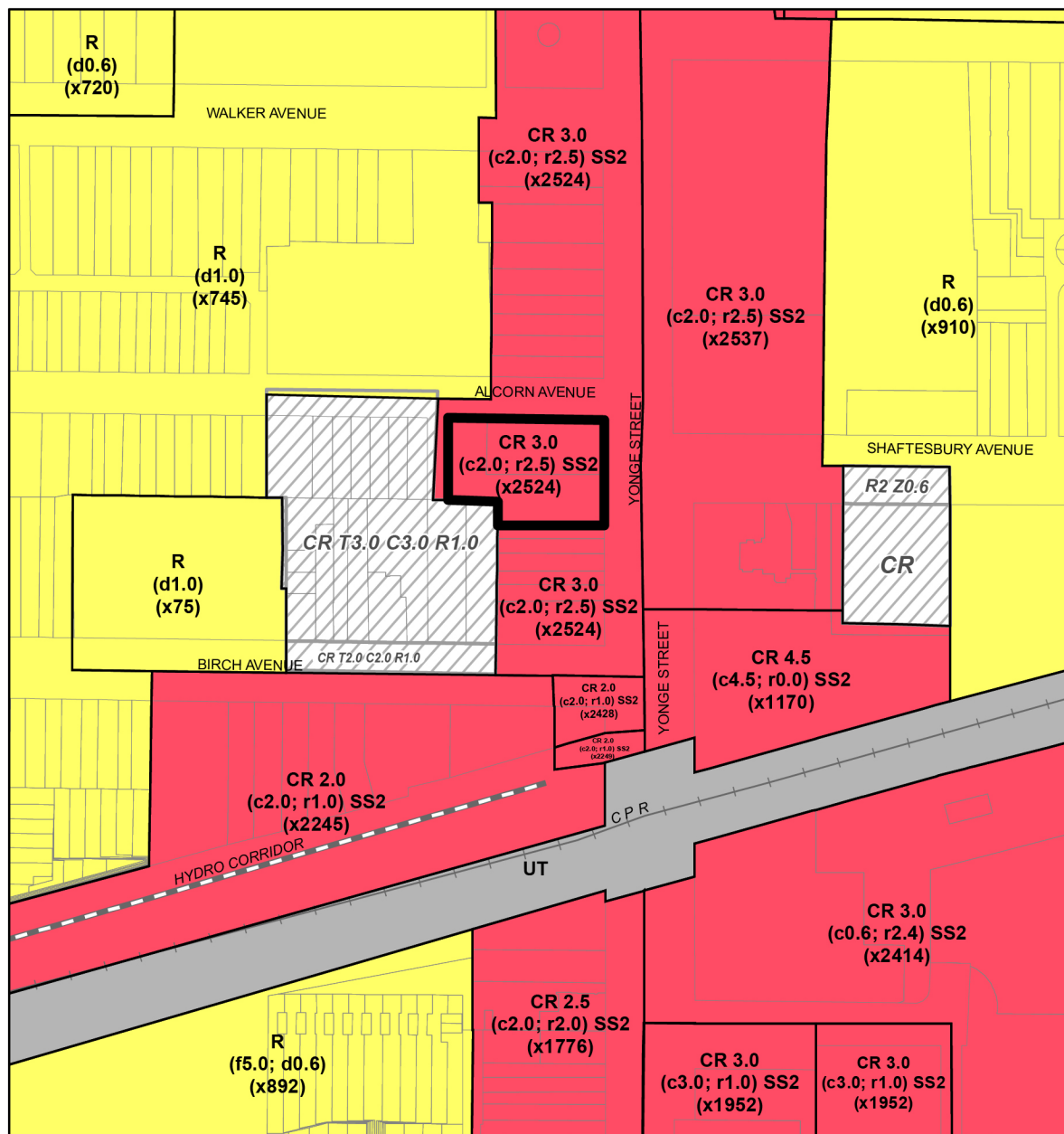


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Attachment 4: Yonge-St. Clair Secondary Plan



Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

1212-1220 Yonge Street

File # 22 198121 STE 12 0Z

Location of Application

R Residential
CR Commercial Residential
UT Utility and Transportation

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

R2 Residential District
CR Mixed-Use District

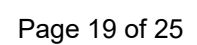


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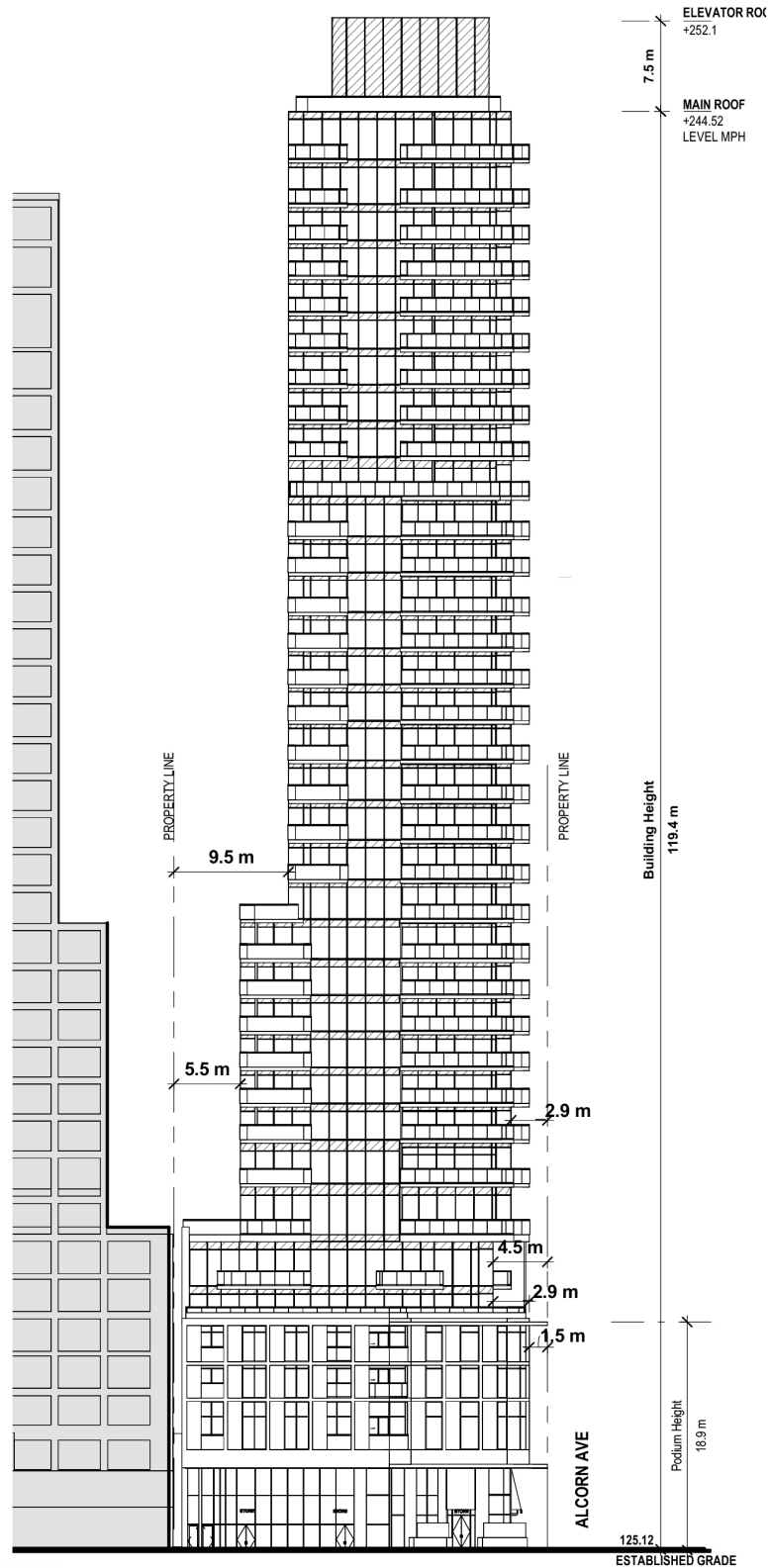
Attachment 6: Draft Zoning By-law Amendment

To be available prior to February 20, 2025, Toronto and East York Community Council Meeting.

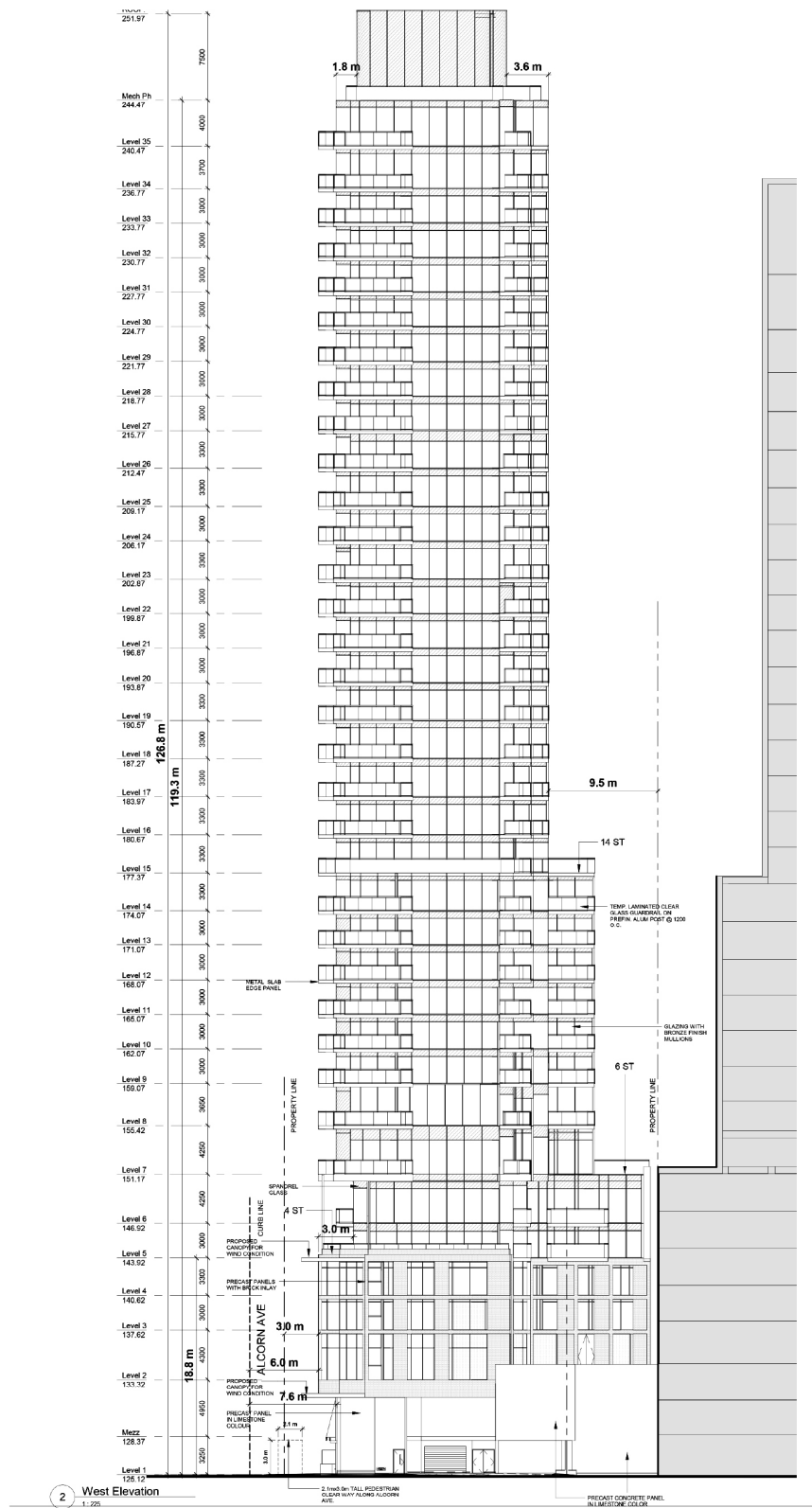
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Attachment 8: Elevations



East Elevation



West Elevation

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Attachment 10: 3D Massing Model

