

1417, 1421-1425, 1427 & 1429 Yonge Street - Official Plan Amendment and Zoning Amendment Applications - Preliminary Report

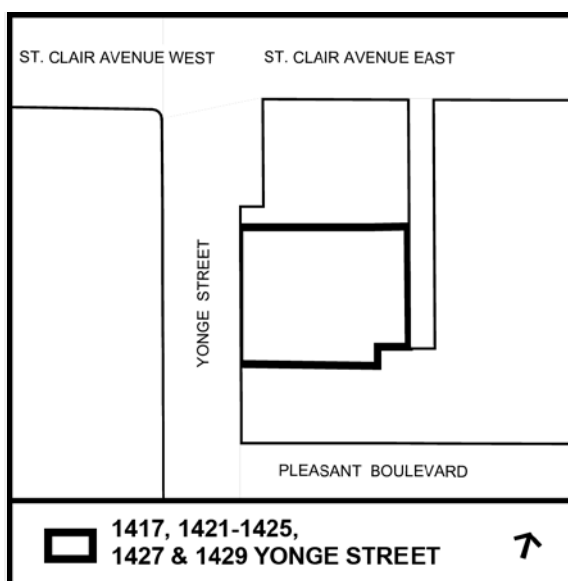
Date:	March 24, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	14 268423 STE 22 OZ

SUMMARY

This application proposes a 42-storey mixed-use building with 420 residential units, 2 levels of grade-related retail space and 136 parking spaces on 4 levels of underground parking at 1417, 1421-1425, 1427 and 1429 Yonge Street. The proposed building would have 27,147.5m² of residential space, 2,045.8m² of retail space, an average floor plate of 695.3m² and an overall density of 18.44 times the lot area.

This report provides preliminary information on the application and seeks Community Council's directions on further processing of the application and on the community consultation process.

It is intended that a community consultation meeting be scheduled in consultation with the Ward Councillor. A Final Report and Public Meeting under the *Planning Act* to consider the application is targeted for the fourth quarter of 2015 provided all required information is submitted by the applicant in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1417, 1421-1425, 1427 and 1429 Yonge Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant on September 17, 2013, June 17, 2014 and November 19, 2014 to discuss complete application submission requirements. Staff also identified issues related to height, density, tower separation, parking supply and outdoor amenity space.

ISSUE BACKGROUND

Proposal

The applicant proposes a 42-storey mixed-use building with 420 residential units, grade-related retail and a 4-level underground garage. Four existing two and three-storey mixed use buildings on the site would be demolished. Details of the building are outlined below:

Category	First Submission December 30, 2014
Site Area	1,583 m ²
Proposed Tower Setbacks	
Yonge Street	3.0 m to 9.0 m
Tamblyn Lane	2.45 m
North Property Line	7.82 m
South Property Line	6.820 m
Proposed Base Building Setback	
Yonge Street	1.5m
Tamblyn Lane	2.45 m
North Property Line	0 m
South Property Line	0 m
Tower Floorplate	695.3 m ²

Category	First Submission December 30, 2014
Gross Floor Area	
Total Residential	27,147.5 m ²
Non-Residential	2,045.8 m ²
Total	29,193 m ²
Floor Space Index	18.44
Number of Units	
1 Bed Units	272 (65%)
2 Bed Units	148 (35%)
Total	420
Ground Floor Height	7 m (2 storey retail)
Proposed Vehicular Parking (residential:visitor:non-residential)	136 (111:25:0)
Proposed Bicycle Parking (residential:visitor: retail)	420 (378:42:0)
Loading Spaces	
Description	1 Type G
Amenity Space	
Indoor Residential	983 m ²
Outdoor Residential	995 m ²
Total Amenity Space Provided	1,978 m ²
Building Height	128.45 m (134.45 with mechanical)

Site and Surrounding Area

The rectangular-shaped site is located mid-block south of St. Clair Avenue East on the east side of Yonge Street. The site is 1,583m² in size, has a frontage of 35.6m on Yonge Street and is approximately 43m in depth. Land uses surrounding the site include:

North: Immediately north is a 2-storey mixed-use building. Farther north on the southeast corner of Yonge Street and St. Clair Avenue is a 10-storey office building. On the north side of St. Clair Avenue are office buildings of 14 and 21 storeys. Farther north are 2, 3 and 4-storey mixed use buildings. A development consisting of a 16-storey mixed use building, 37-storey residential building, a series of townhouses and an open space north of St. Clair Avenue on the east side of Yonge Street was approved in 2008, but has not been constructed.

East: Across Tambllyn Lane, a semi-private laneway, is the St. Clair subway station. Farther east are residential and office buildings of 10 storeys to 32 storeys. Also to the east are 3-storey townhouses and 4-storey walk-up apartments.

South: Directly south is a 5-storey mixed-use building on Pleasant Avenue. Farther south are 2-storey mixed-use buildings on Yonge Street and a 5-storey above-grade parking garage on Pleasant Avenue.

West: On the west side of Yonge Street are 2-storey mixed-use buildings and a 14-storey residential building. On the southwest corner of Yonge and St. Clair is a 12-storey office building. Farther west on St. Clair Avenue West are 1, 2 and 3 storey mixed-use buildings and 13-storey office buildings.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. The Plan directs the majority of growth to Urban Growth Centres. Growth can also occur in Major Transit Station Areas such as Yonge/St. Clair. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is designated as *Mixed Use Areas* in the Official Plan. The objective of this designation is to allow residents to live, work and shop in the same area and to reduce dependency on automobiles. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses in single use or mixed-use buildings. The Official Plan includes development criteria for *Mixed Use Areas* with the general intent that development will:

- create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- provide for new jobs and homes for Toronto's growing population on underutilized lands;
- locate and mass buildings to provide a transition between areas of different development intensity and scale through means such as providing appropriate setbacks;
- locate and mass buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide an attractive, comfortable and safe pedestrian environment;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The Plan also outlines Built Form and Public Realm policies. New development is to:

- be massed and its exterior façade designed to fit harmoniously into its existing and/or planned context and limit its impact on neighbouring streets, parks, open spaces and properties;
- provide space for public utilities and services, trees and landscaping, building access, amenities such as view corridors, sky view and sunlight, and public gathering places;
- create appropriate transition in scale to neighbouring existing and/or planned buildings;
- provide for adequate light and privacy;
- limit any resulting shadow and uncomfortable wind conditions;
- locate taller buildings to ensure adequate access to sky view for the proposed and future use of these areas; and
- provide for the base buildings of tall buildings to give definition and support at an appropriate scale for adjacent streets, parks and open spaces, integrate with adjacent buildings, and minimize the impact of parking and servicing uses.

This portion of Yonge Street is identified as an *Avenue* on the Urban Structure map (Map 2) of the Official Plan. Generally, mid-rise development is anticipated on *Avenues*.

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

Yonge – St. Clair Secondary Plan

The site is within the Yonge-St. Clair Secondary Plan area generally bounded by Avenue Road to the west, Mount Pleasant Cemetery/Kay Gardiner Beltline to the north, the Moore Park Ravine/Beltline Trail to the east and the CP rail line to the south.

The purpose of the Secondary Plan is to:

- require that redevelopment in *Mixed Use Areas* on Yonge Street and St. Clair Avenue is compatible with the maintenance of adjacent *Neighbourhoods* and *Apartment Neighbourhoods* and improves Yonge Street and St. Clair Avenue as public spaces;
- retain, protect and enhance the special physical character and public spaces of the Yonge-St. Clair Secondary Plan area; and
- ensure that new development meets high urban design standards which contribute to achieving public areas which are attractive, inviting, comfortable and safe.

Urban Design and Built Form principles of the Secondary Plan include that:

"buildings will achieve a harmonious relationship to their built form context through building height, massing, setback, stepbacks, roof line and profile, architectural expression and vehicle access and loading."

The site is located primarily within the *Mixed Use Areas* 'B' designation in the Secondary Plan, which is south of the *Mixed Use Areas* 'A' designation adjacent to the Yonge/St. Clair intersection. The *Mixed Use Areas* 'B' designation has performance criteria including: a lower density than *Mixed Use Areas* 'A'; 5 hours of sunlight on the opposite sidewalk during the period

from March 21 to September 21; avoidance of continuous building walls above the base building; specific setbacks and stepping of heights; and, architectural quality on all building facades.

For the site's location, the Secondary Plan requires a minimum front yard setback of 3 metres to allow for sufficient pedestrian realm, and sets a maximum building height of 30 metres.

Policy 5.7 of the Secondary Plan recognizes the potential for the height and/or density to exceed the limits of the Zoning By-law subject to the following criteria: encouraging an active, comfortable and safe public environment on all streets; avoiding a continuous building wall above the base building; providing a minimum setback from Yonge Street; stepping of building massing; meeting the sunlight objectives; providing architectural quality and detail on exposed facades, and locating entrances on Yonge Street.

The Yonge-St. Clair Secondary Plan is available on the City's website at:
http://www.toronto.ca/planning/official_plan/pdf_secondary/35_secondary_map_dec2010.pdf.

Zoning

The site is zoned CR 4.25 in Zoning By-law 569-2013. This zone permits a variety of residential and commercial uses, a maximum density of 4.25 times the lot area, and a maximum height of 30m. The site is subject to parking policy area 3.

The site is also subject to former City of Toronto Zoning By-law 438-86. It is zoned CR which permits residential and commercial uses, has a maximum density of 4.25 times the lot area and a maximum height of 30m. Zoning By-law 438-86 also contains exception 12(2)262 that limits the use of the site, requires an angular plane, and sets the base height for calculating the angular plane.

Site Plan Control

The proposal is subject to Site Plan Control. An application has not been submitted.

Tall Building Design Guidelines

In 2013, Toronto City Council adopted city-wide Tall Building Design Guidelines and directed Planning staff to use them to evaluate tall buildings. The Guidelines establish a unified set of performance measures to ensure that proposed tall buildings fit their context and minimize local impacts. The Guidelines implement the Official Plan regarding fit and transition in scale; sunlight and sky view; the pedestrian realm; base building height and scale and separation distances between buildings. Among other things, the Guidelines ask that base buildings be aligned with the existing street wall and have a minimum 25 metre separation between buildings, with each adjacent site responsible for providing 12.5m setback.

The Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Reasons for the Application

An Official Plan Amendment is required because the proposal does not comply with policies of the Yonge-St. Clair Secondary Plan regarding height, setbacks and public realm enhancements on Yonge Street.

A Zoning By-law Amendment is required because the proposal does not comply with certain standards, including height and density. The proposed density of 18.44 exceeds the maximum total density of 4.25 times permitted by both Zoning By-laws. At 42 storeys and 128.45m in height, the proposed building exceeds the maximum 30m height limit contained in both Zoning By-laws.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale;
- Shadow Study;
- Preliminary Pedestrian Level Wind Study;
- Transportation Impact Study;
- Functional Servicing & Stormwater Management Report;
- Noise and Vibration Feasibility Study;
- Community Services and Facilities Report;
- Arborist Report;
- Avenue Segment Study.

A Notification of Incomplete Application was issued on February 10, 2015. The outstanding item is the Rental Housing Demolition and Conversion Declaration of Use and Screening Form.

Issues to be Resolved

Planning staff have identified a number of preliminary issues and determined that the application is not acceptable in its current form. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

Height, Massing, Density and Transition

The *Mixed Use* (Section 4.5) and Built Form and Tall Building Built Form policies (Sections 3.1.2 and 3.1.3) of the Official Plan require that new development be massed to fit harmoniously into the existing and planned context. These policies also require new development to provide transition in scale to neighbouring buildings, and between areas of different development intensity, as well as adequate light and privacy.

The existing context of this proposal is comprised of buildings in the *Mixed Use Area* along Yonge Street and St. Clair Avenue as well as the *Apartment Neighbourhood* to the rear of the site, that are generally less than half the height of the proposed building.

With regard to planned context, the Official Plan states that new development will be assessed on the basis of the Plan's policies, including Secondary Plans, and height and density limits from the Plan or area zoning.

The Yonge-St. Clair Secondary Plan states that new buildings will achieve a harmonious relationship to their built form context through building height, massing, setbacks, step backs, roof line and profile, and architectural expression. The Secondary Plan also contains specific policies regarding built form, that along with provisions of the Zoning By-law and the Tall Building Design Guidelines, clarify the intent of the Official Plan.

Based on a preliminary review, the height and massing, including setbacks and step backs, of the proposed building does not fit the existing or planned context. It does not provide appropriate transition in scale to neighbouring buildings or transition between areas of different development intensity and scale. The height of both the proposed tower and base building should be reduced and the massing revised to fit the existing and planned context, including the low scale retail character of Yonge Street. Additionally, setbacks and step backs need to be increased to enhance the pedestrian realm and to reduce the massing and visual impact.

The proposed building has implications for development on the rest of its block. Further review of potential development of the block and vicinity is required.

Privacy, Views, Wind and Shadow Impacts

The Public Realm and Built Form policies of the Official Plan seek to ensure that new development does not negatively impact sky views, sunlight, privacy and wind conditions. The Tall Building Guidelines provide specific performance measures such as a 12.5 metre setback of towers from side and rear lot lines to achieve the intent of the Official Plan. The proposed building has smaller setbacks from Yonge Street and its side and rear lot lines which will affect views, sunlight, privacy and wind and shadow impacts. It also has strong potential to negatively impact the quality of the public realm.

Site and Vehicular Access, Parking and Servicing and Traffic Impact

The proposed access to the building is a semi-private laneway (Tamblyn Lane) off St. Clair Avenue East. Staff has concerns about potential conflicts with TTC streetcars that enter and exit St. Clair Avenue near the laneway, traffic impacts of a shared laneway, adequacy of the lane for servicing and impacts from retail traffic. An additional concern is the adequacy of the amount of parking proposed. Staff will continue to review all associated studies to assess the overall impact of these issues.

Section 37

Details of a Section 37 Agreement between the applicant and the City will be worked out, in consultation with the Ward Councillor, if a proposal is ultimately considered to be good planning and recommended for approval.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

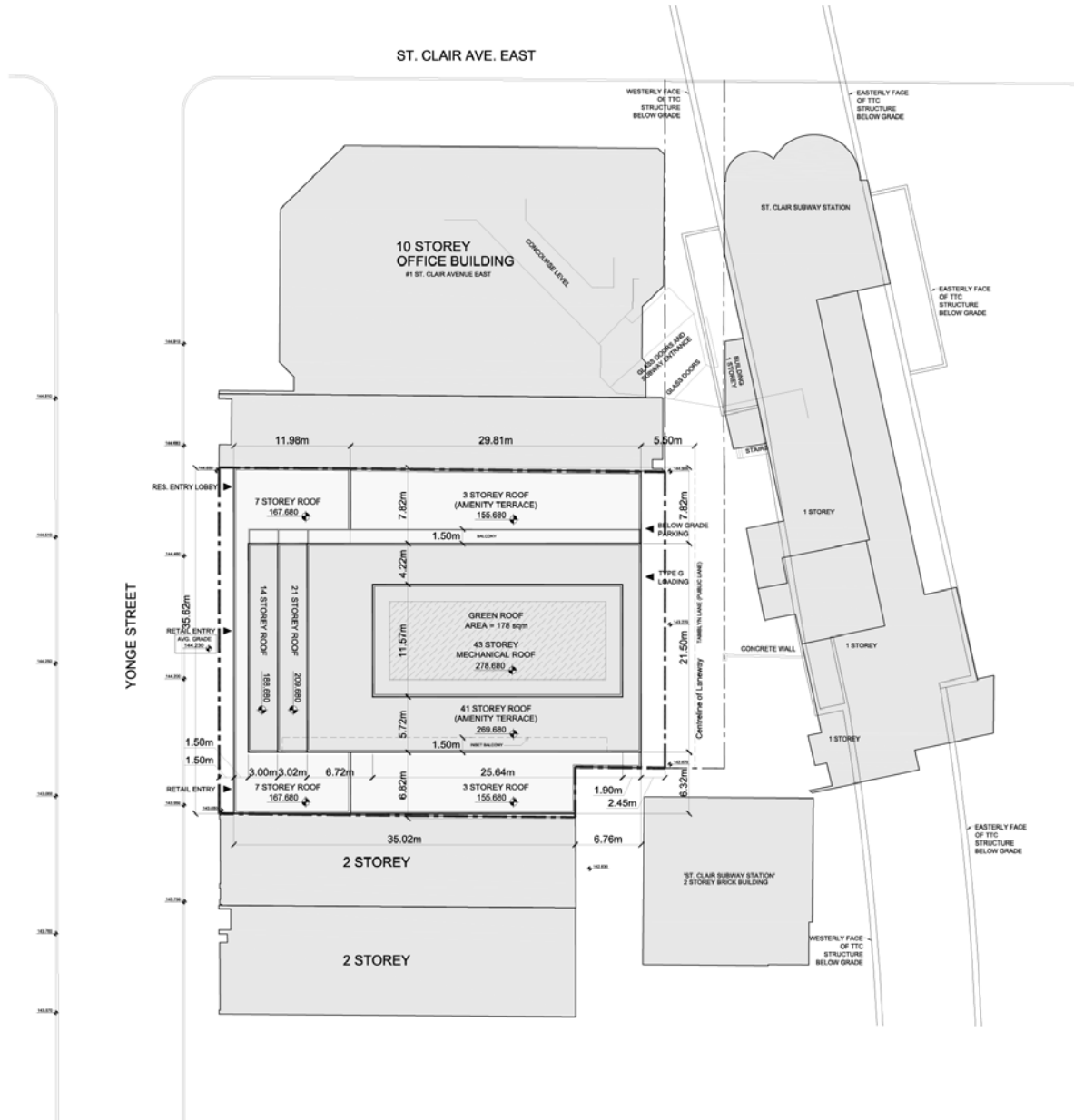
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

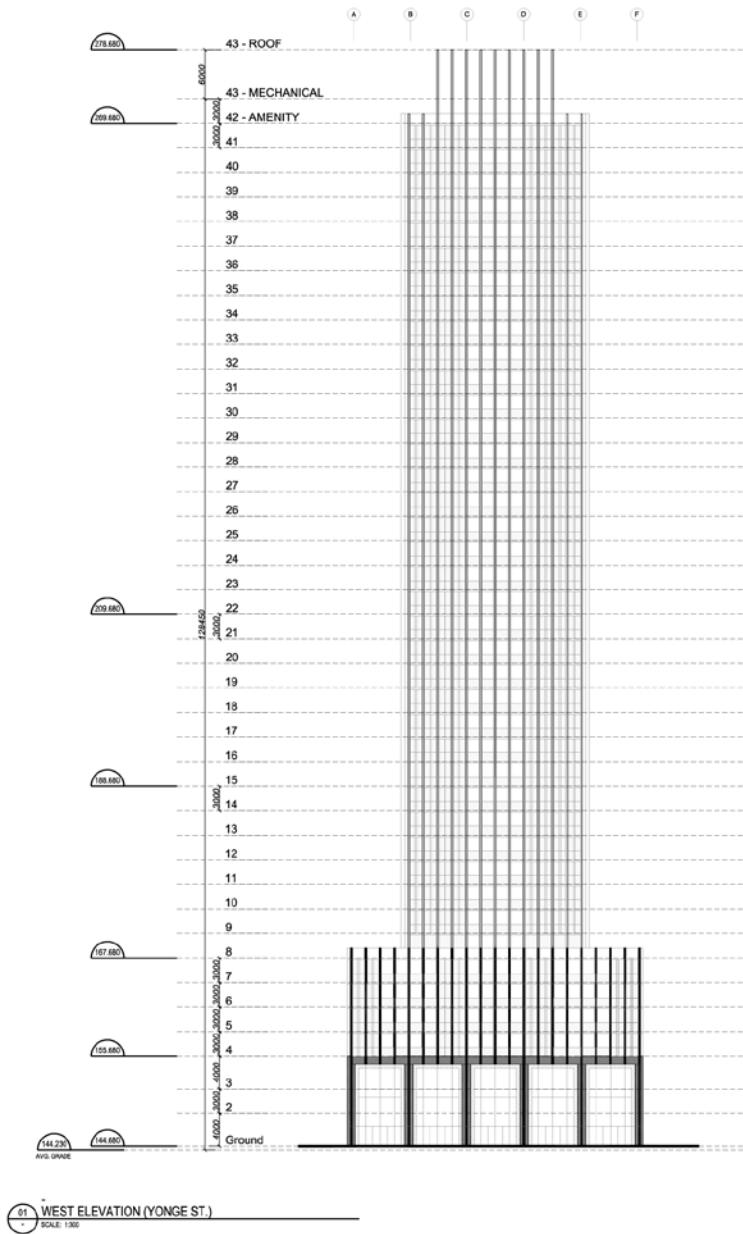
1417, 1421-1425, 1427 & 1429 Yonge Street

Applicant's Submitted Drawing

Not to Scale 
02/04/2015

File # 14_268423_STE 22 0Z

Attachment 2: Elevations



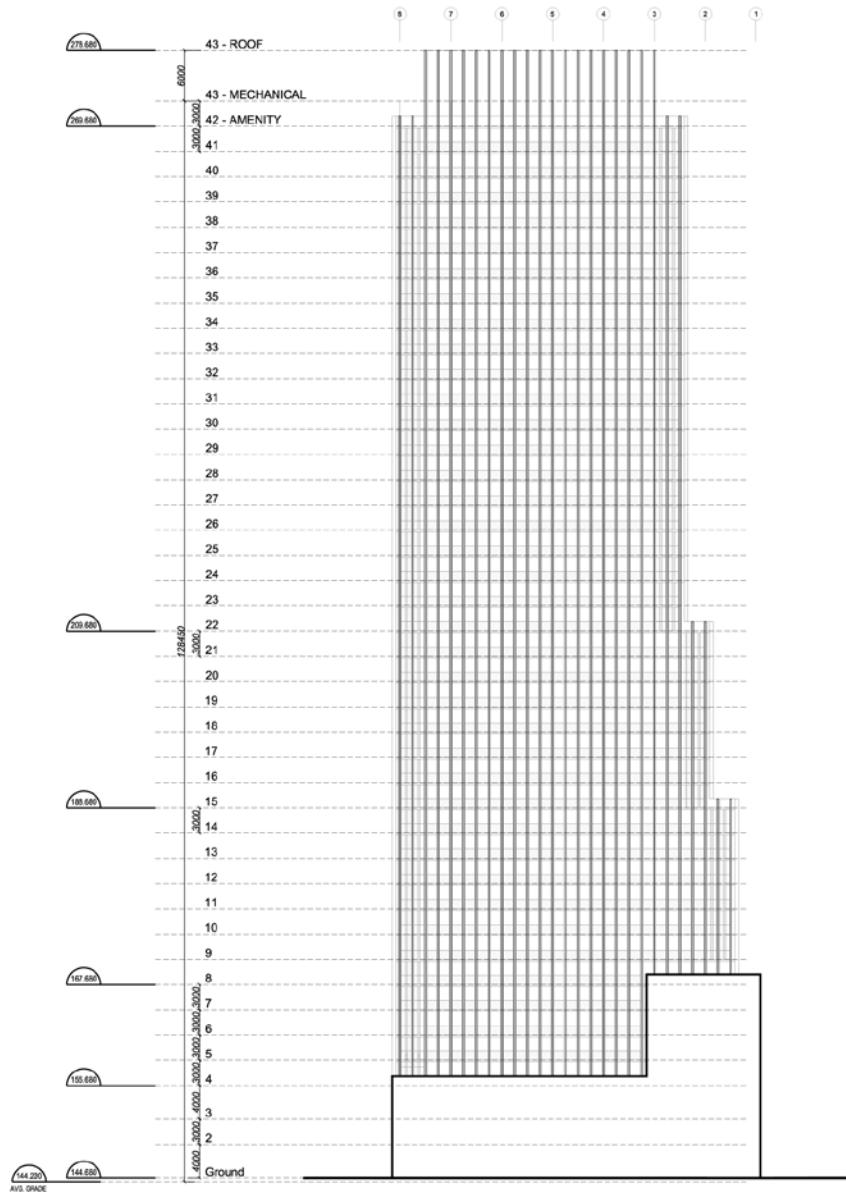
West Elevation

1417, 1421-1425, 1427 & 1429 Yonge Street

Applicant's Submitted Drawing

Not to Scale
02/04/2015

File # 14_268423_STE 22 OZ



01 NORTH ELEVATION
SCALE: 1/32"

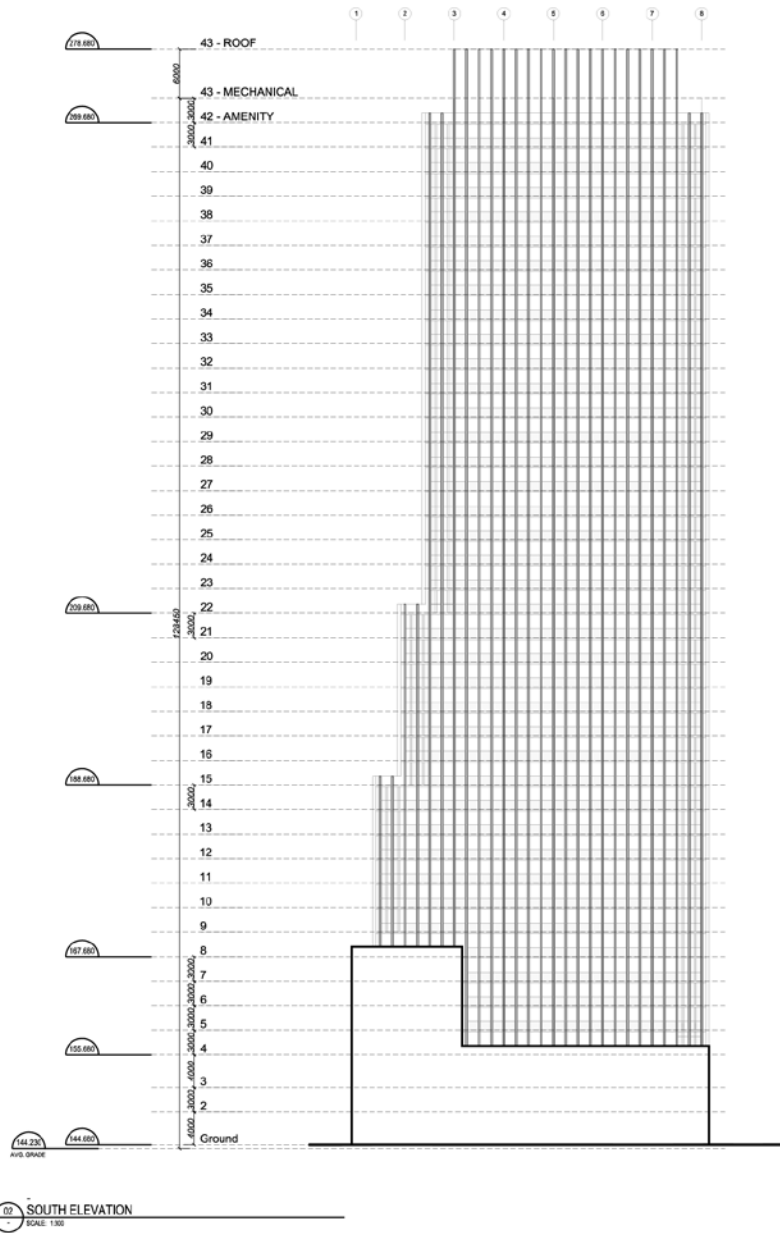
North Elevation

1417, 1421-1425, 1427 & 1429 Yonge Street

Applicant's Submitted Drawing

Not to Scale
02/04/2015

File # 14_268423_STE 22 0Z



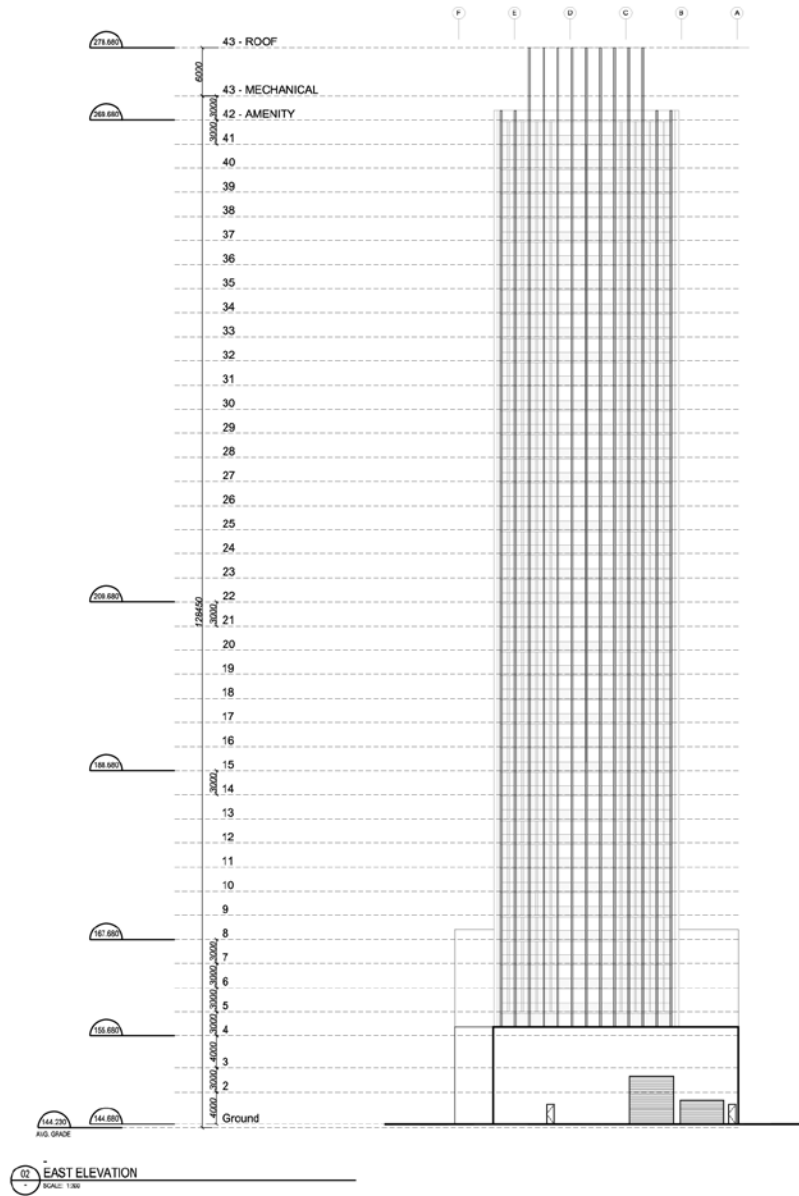
South Elevation

1417, 1421-1425, 1427 & 1429 Yonge Street

Applicant's Submitted Drawing

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02/04/2015

File # 14_268423_STE 22 0Z



East Elevation

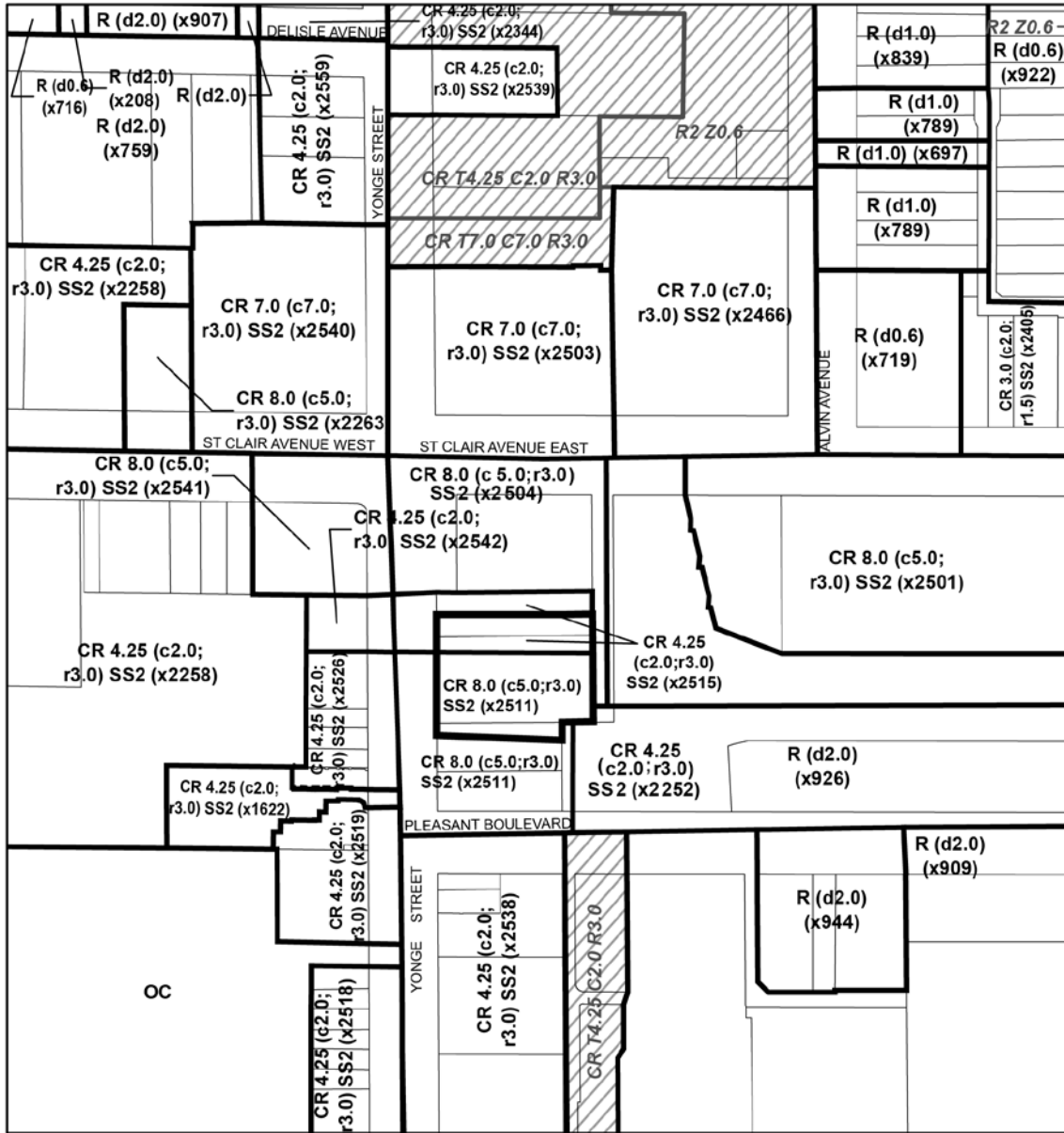
1417, 1421-1425, 1427 & 1429 Yonge Street

Applicant's Submitted Drawing

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02/04/2015

File # 14_268423_STE 22 OZ

Attachment 3: Zoning



Zoning By-Law No. 569-2013

1417, 1421-1425, 1427 & 1429 Yonge Street

File # 14 268423 STE 22 0Z

Location of Application

R Residential
CR Commercial Residential
OC Open Space Cemetery

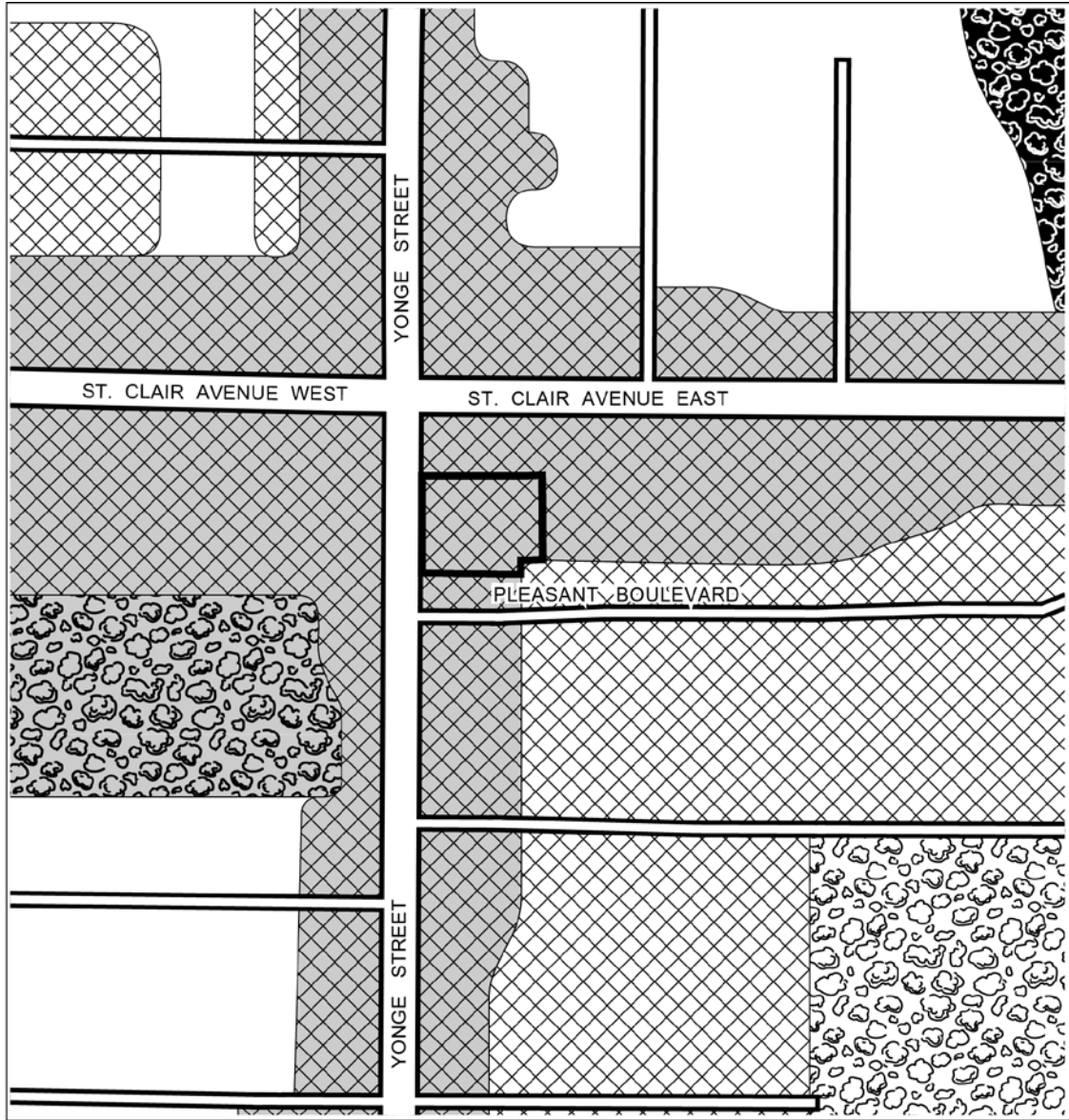
See Former City of Toronto By-Law No. 438-86

R2 Residential District
CR Mixed-Use District



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Attachment 4: Official Plan



TORONTO City Planning
Official Plan

1417, 1421-1425, 1427 & 1429 Yonge Street

File # 14_268423 STE 22 02

Site Location	Parks & Open Space Areas	Institutional Areas	Utility Corridors
Neighbourhoods	Parks	Regeneration Areas	
Apartment Neighbourhoods	Other Open Space Areas	Employment Areas	
Mixed Use Areas			

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Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	14 268423 STE 22 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 30, 2014
Municipal Address:	1421 YONGE ST		
Location Description:	**GRID S2211		
Project Description:	42-storey mixed-use building with 420 residential units and commercial space on the 1st and 2nd floors and 4 levels of underground parking with 136 parking spaces.		
Applicant:	Agent:	Architect:	Owner:
Calvin Lantz, Stikeman Elliott LLP. 5300 Commerce Court West, 199 Bay Street, Toronto, ON, M5L 1B9	Calvin Lantz, Stikeman Elliott LLP. 5300 Commerce Court West, 199 Bay Street, Toronto, ON, M5L 1B9	Wallman Architects. 30 Duncan St, Toronto, ON M5V 2C3	Terracap Management Inc. 100 Sheppard Ave E. North York, M2N 6N5

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision: Y	– 438-86 (12(2)262)
Zoning:	CR 4.25	Historical Status: N	
Height Limit (m):	30	Site Plan Control Area: Y	

PROJECT INFORMATION

Site Area (sq. m):	1583	Height:	Storeys:	42	
Frontage (m):	35.62		Metres:	134	
Depth (m):	45.73				
Total Ground Floor Area (sq. m):	937.6				Total
Total Residential GFA (sq. m):	26436.6		Parking Spaces:	136	
Total Non-Residential GFA (sq. m):	2008.3		Loading Docks	1 – Type 'G'	
Total GFA (sq. m):	28444.9				
Lot Coverage Ratio (%):	59.2				
Floor Space Index:	17.97				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Condo		Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	26436.6	0
Bachelor:	0	Retail GFA (sq. m):	2008.3	0
1 Bedroom:	272	Office GFA (sq. m):	0	0
2 Bedroom:	148	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	420			

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