

**1994-2008 Yonge Street  
Zoning Application 06 186968  
Preliminary Report**

<b>Date:</b>	January 15, 2007
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward No.22- St Paul's
<b>Reference Number:</b>	File No. 06 186968 STE 22 OZ

**SUMMARY**

An application has been submitted to permit the construction of an 11 storey apartment building containing 93 residential units and commercial uses at grade. The applicant is proposing to provide 73 parking spaces below grade.

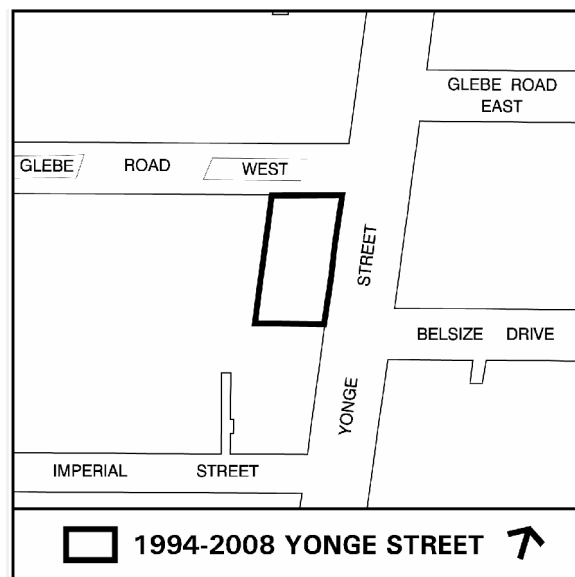
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A statutory public meeting is targeted for summer 2007. This target date assumes that applicant will provide all required information in a timely manner.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor;
2. notice for the community



- consultation meeting be given to landowners and residents within 120 metres of the site; and
3. notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

## **ISSUE BACKGROUND**

### **Proposal**

On October 27, 2006 Templeton Holdings Inc. applied for a Zoning By-law amendment for 1994-2008 Yonge Street to permit the construction of an 11 storey residential apartment building with commercial uses at grade.

The proposed total gross floor area is 9,787 square metres or 7.1 times the area of the lot and the proposed height is 36.5 metres. A total of 73 parking spaces located below grade and accessed from Glebe Road West will serve the project. See Attachment 6: Application Data Sheet.

### **Site and Surrounding Area**

The 1,377 square metre site is situated on the south-west corner of Yonge Street and Glebe Road West. The site is currently occupied by a single storey building and two-2 storey buildings which will be demolished as part of the proposed development. Uses in the vicinity can be described as follows:

- North: 3 storey commercial buildings
- South: 2 to 3 storey commercial and residential buildings
- East: 2 to 3 storey mixed use buildings
- West: 3 storey seniors home

### **Official Plan**

The site is located on an Avenue as indicated on Map 2: Urban Structure of the Official Plan. Policy 2.2.3.1 states that reurbanization of the Avenues will be achieved through the preparation of *Avenue* studies. An *Avenue* study has not been completed for this section of Yonge Street, however policy 2.2.3.3a & b allows development to be considered prior to the completion of an *Avenue* study on the condition that a review be undertaken by the applicant. The review is intended for development that has the potential to set a precedent for the form and scale of reurbanization along the *Avenue* and will consider the larger context and implications for the *Avenue* segment in which the development is located. As per 2.2.3.3b the review will:

- i) include an assessment of the impacts of the incremental development
- ii) of the entire Avenue segment at a similar form, scale and intensity, appropriately allowing for distinguishing circumstances;

- iii) consider whether incremental development of the entire Avenue segment as identified in the above assessment would adversely impact any adjacent Neighbourhoods or Apartment Neighbourhoods;
- iv) consider whether the proposed development is supportable by available infrastructure; and
- v) be considered together with any amendment to the Official Plan or Zoning By-law at the statutory public meeting for the proposed development.

Policy 2.2.3.3b continues to state that:

Development requiring a rezoning will not be allowed to proceed prior to completion of an Avenue Study unless the review demonstrates to Council's satisfaction that subsequent development of the entire Avenue segment will have no adverse impacts within the context and parameters of the review.

As the applicant's proposal exceeds the density and height limits established in the current Zoning by-law and has the potential to establish a new development and built form context for this *Avenue* segment, a context review by the applicant as per 2.2.3.3 a & b is required.

The Official Plan designates the site *Mixed Use Area*, made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

The Plan provides a list of development criteria that include:

- locate and mass new buildings to provide a transition between areas of different development intensity and scale;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent *neighbourhoods* particularly during the spring and fall equinoxes;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- provide an attractive, comfortable and safe pedestrian environment;
- 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 site is also regulated by the Yonge-Eglinton Secondary Plan, whose policies and principles pertaining to built form have largely been carried forward from the former City of Toronto Yonge-Eglinton Part II Plan. Development objectives in *Mixed Use Areas* include minimizing conflicts among uses in *Mixed Use Areas* in terms of scale.

Provided the required study is submitted and the proposed development is found to be in compliance with all sections of the Plan and specifically the development criteria for *Mixed Use Areas* an Official Plan amendment will not be required.

## **Zoning**

The site is zoned MCR T3.0 C2.0 R2.5 in the former City of Toronto Zoning By-law 438-86. This is a mixed-use designation that permits development up to 3.0 times the area of the lot, of which a maximum of 2.0 times may be non-residential and a maximum of 2.5 times may be residential. The maximum permitted height is 16.0 metres.

## **Site Plan Control**

The property is subject to site plan control. No application for site plan control has yet been submitted.

## **Reasons for the Application**

The applicant proposes a density of 7.1 times the area of the lot, whereas the maximum permitted under the Zoning By-law is 3.0 times, and the proposed building height of 36.5 metres exceeds the permitted height limit of 16 metres. Additional areas of non-compliance with the Zoning By-law may be identified through the further review of the application.

## **COMMENTS**

### **Issues to be Resolved**

#### Height, Massing and Density

The height of the proposed building is 20 metres higher than the Zoning By-law permission of 16 metres, while building heights along Yonge Street in the immediate vicinity range from 2-8 stories (approximately 6-24 metres). The appropriateness of the additional height above the By-law limit and surrounding context will be reviewed by staff and may require a reduction and/or terracing of the upper stories.

The applicant is proposing a density of 7.1 times the area of the lot, while the Zoning By-law permits a maximum density of 3.0 times. A determination of the appropriateness of the increase in density given the context will be subject to further review by City Staff.

#### Shadowing

The applicant has submitted a shadow study which will be reviewed by City Staff.

#### Overlook and Privacy

The location of the proposed units at the rear of the site may create undesirable overlook and privacy concerns for neighbouring properties. City Staff will review the appropriateness of the proposed setback, step backs and balcony locations.

#### Access

The proposed development will gain access to parking and loading from Glebe Road West via a circular driveway. The suitability and location of the circular driveway will

be determined upon further review in consultation with Urban Design and the Works and Emergency Services Staff.

### Section 37

Section 37 of the Planning Act allows the City to grant increased density and/or height in exchange for community benefits. The threshold density for the use of Section 37 is 10,000 square metres. The actual gross floor area of the proposed development will be confirmed by Buildings Staff.

### Further Information Required

At this time it should be noted that the following additional information will be required in order to further assess the application:

- (i) Avenue study, including but not limited to an assessment of the impacts of the incremental development of the entire *Avenue* segment; and
- (ii) a site plan control application with detailed landscape plan, south elevation, and roof plan and streetscape plan.

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

### **CONTACT**

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### **SIGNATURE**

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Gary Wright, Director  
Community Planning, Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Elevations

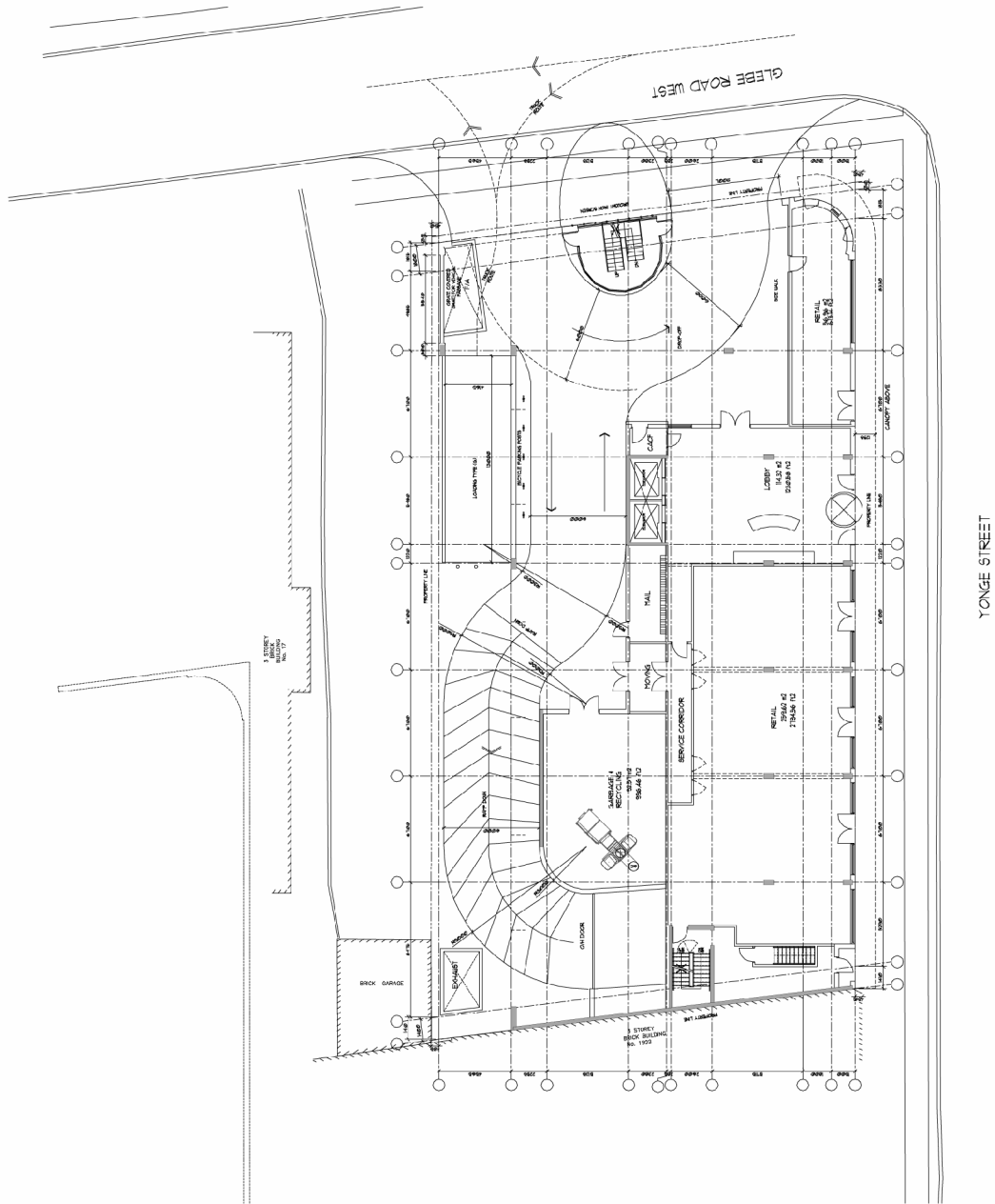
Attachment 3: Elevations

Attachment 4: Elevations

Attachment 5: Zoning

Attachment 6: Application Data Sheet

# Attachment 1: Site Plan



## Ground Floor Plan

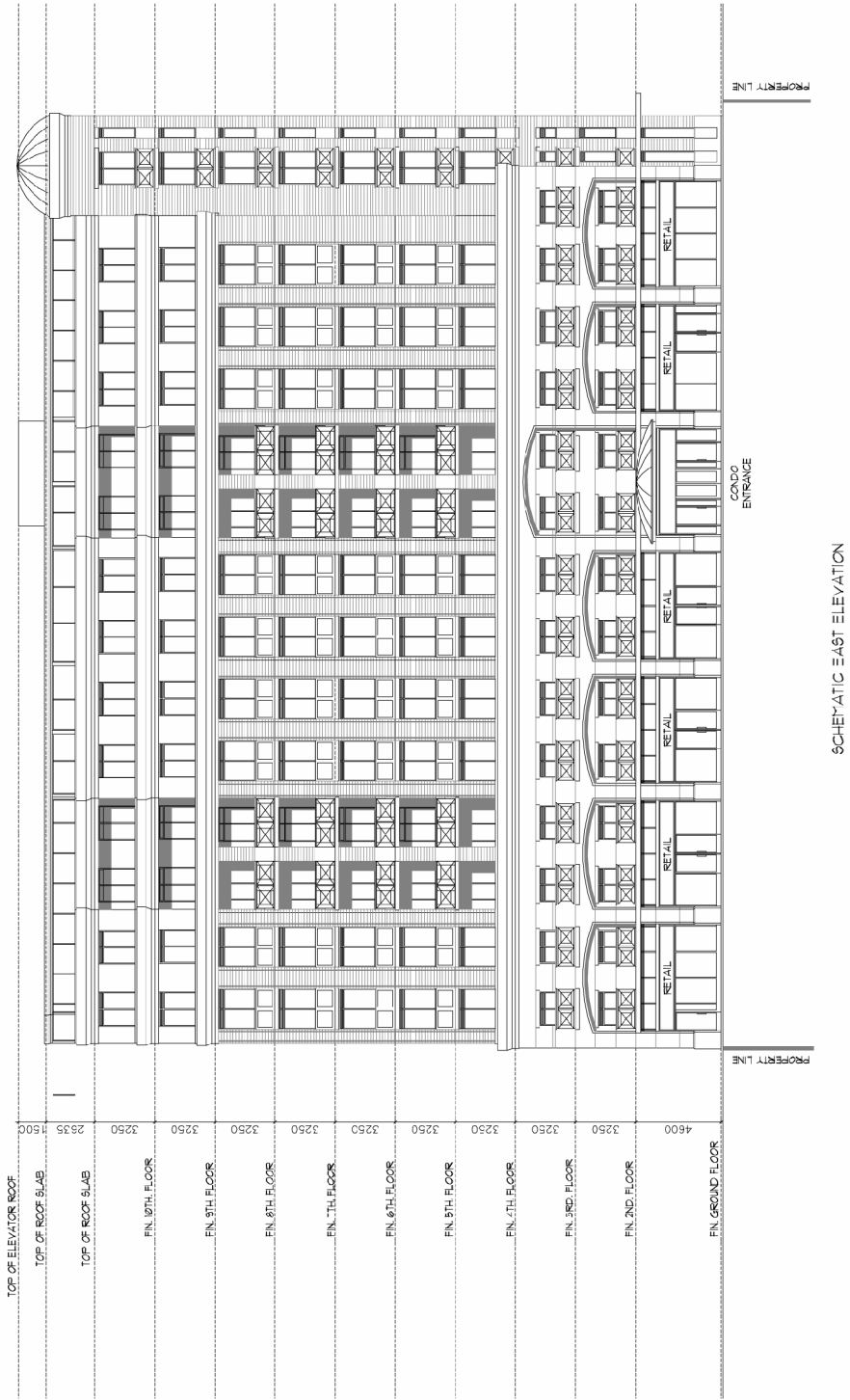
Applicant's Submitted Drawing

Not to Scale 

1994 - 2008 Yonge Street

File # 06\_186968

## Attachment 2: Elevations



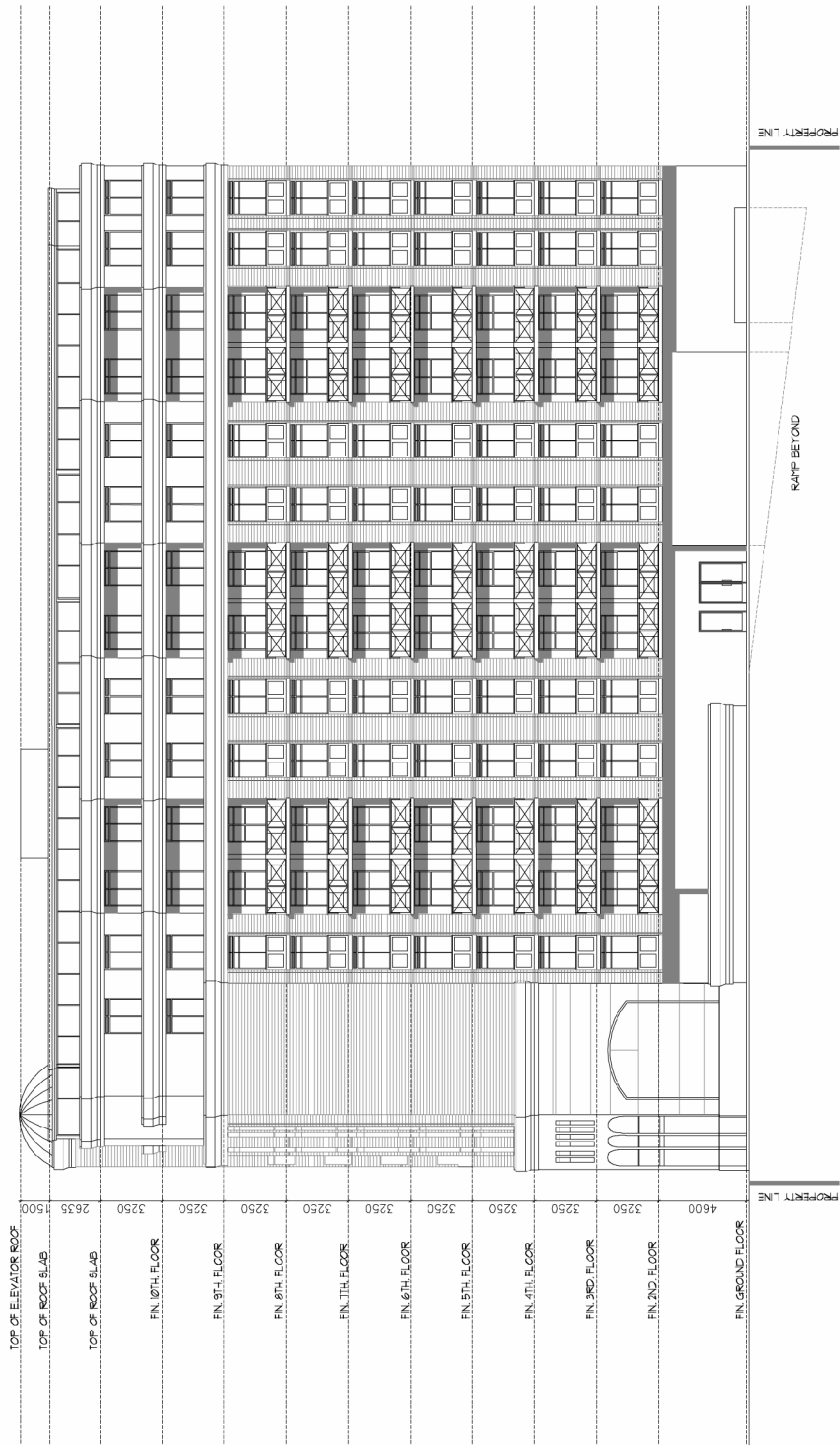
1994 - 2008 Yonge Street

**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 11/20/05

File # 06\_186968



### Attachment 3: Elevations

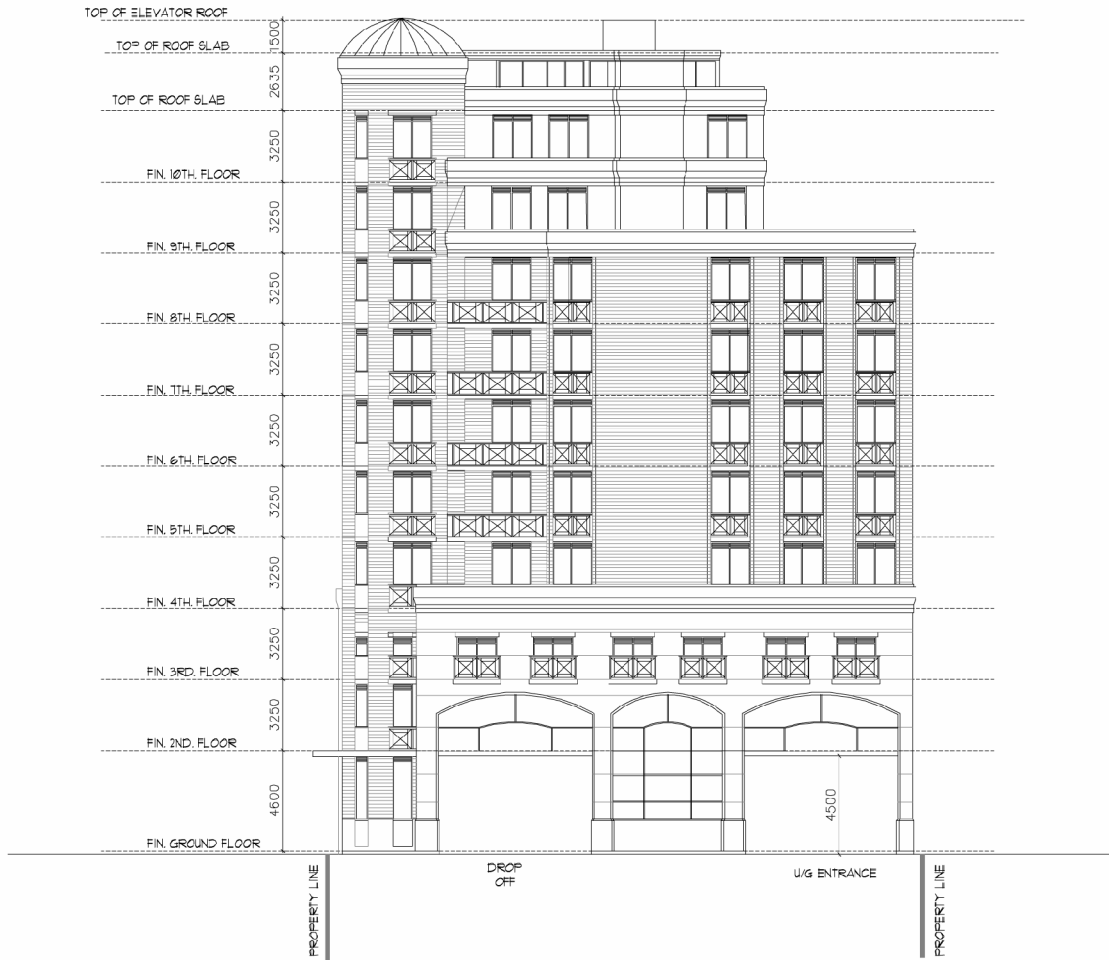


1994 - 2008 Yonge Street

**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 11/20/05

File # 06\_186968

## Attachment 4: Elevations



SCHEMATIC NORTH ELEVATION

### Elevations

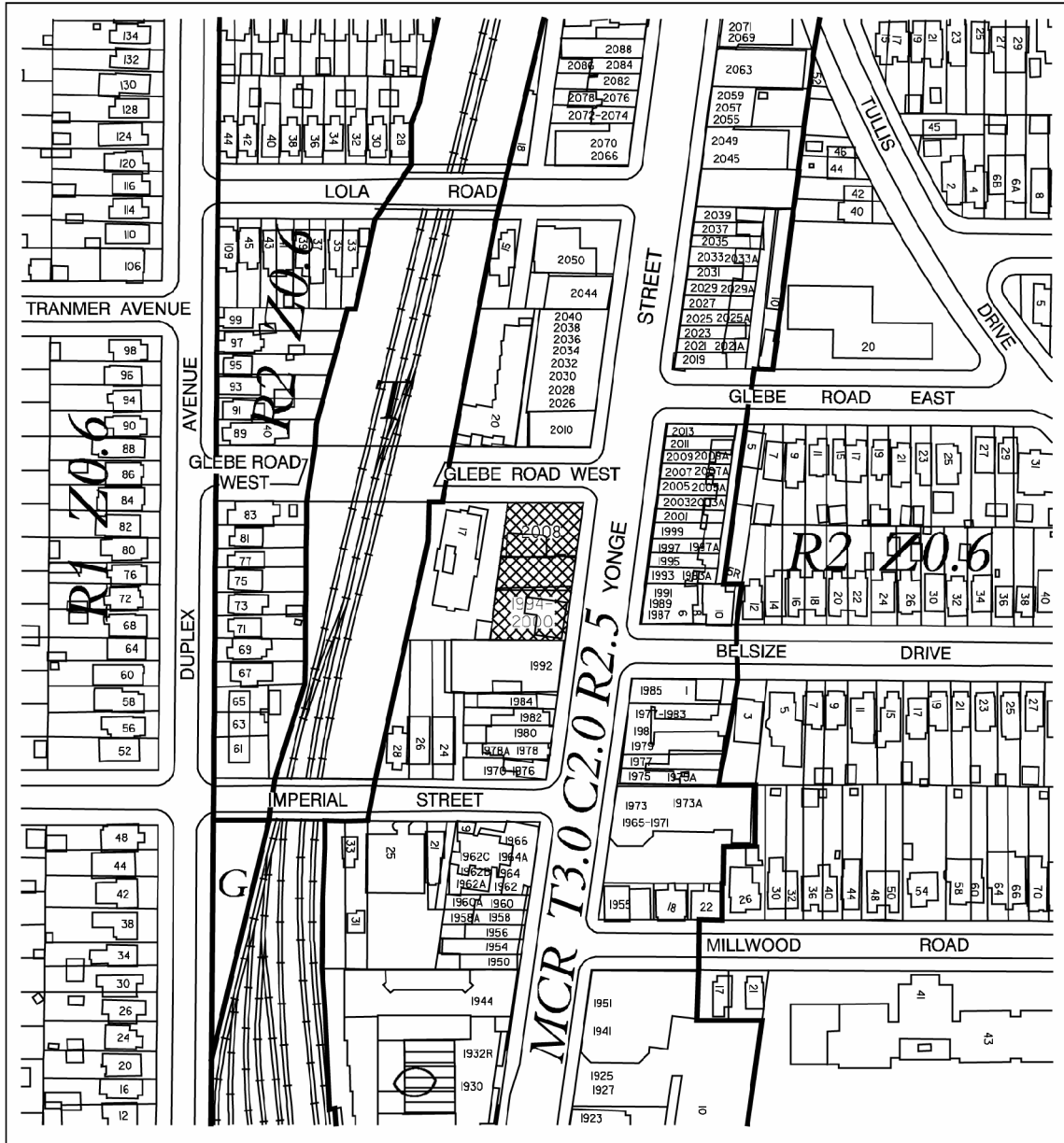
Applicant's Submitted Drawing

Not to Scale  
11/20/06

1994 - 2008 Yonge Street

File # 06\_186968

# Attachment 5: Zoning



**TORONTO** City Planning  
Division  
**Zoning**

1994 - 2008 Yonge Street  
File # 06\_186968

- G Parks District
- R1 Residential District
- R2 Residential District
- MCR Mixed-Use District
- T Industrial District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 11/20/06 - TA

## Attachment 6: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	06 186968 STE 22 OZ
Details	Rezoning, Standard	Application Date:	October 26, 2006
Municipal Address:	1994-2008 YONGE ST, TORONTO ON		
Location Description:	PL 484E LTS 1 & 2 PT LT3 **GRID S2203		
Project Description:	Proposed 10 storey mixed-use building.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
GREENPARK GROUP			TEMPLETON HOLDINGS INC

#### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	MCR T3.0 C2.0 R2.5	Historical Status:	
Height Limit (m):	16	Site Plan Control Area:	Y

#### PROJECT INFORMATION

Site Area (sq. m):	1377.18	Height:	Storeys:	11
Frontage (m):	50.79		Metres:	36.48
Depth (m):	27.33			
Total Ground Floor Area (sq. m):	863.23			<b>Total</b>
Total Residential GFA (sq. m):	9469.94		Parking Spaces:	73
Total Non-Residential GFA (sq. m):	316.58		Loading Docks	0
Total GFA (sq. m):	9786.52			
Lot Coverage Ratio (%):	72			
Floor Space Index:	7.1			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

			<b>Above Grade</b>	<b>Below Grade</b>
Tenure Type:	Apartment			
Rooms:	0	Residential GFA (sq. m):	9469.94	0
Bachelor:	0	Retail GFA (sq. m):	316.58	0
1 Bedroom:	33	Office GFA (sq. m):	0	0
2 Bedroom:	60	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	93			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Michael Mestyan, Planner</b>
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