

**1994-2008 Yonge Street and 17 Glebe Road West
Rezoning Application
Preliminary Report**

Date:	April 22, 2009
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	09 115302 STE 22 OZ

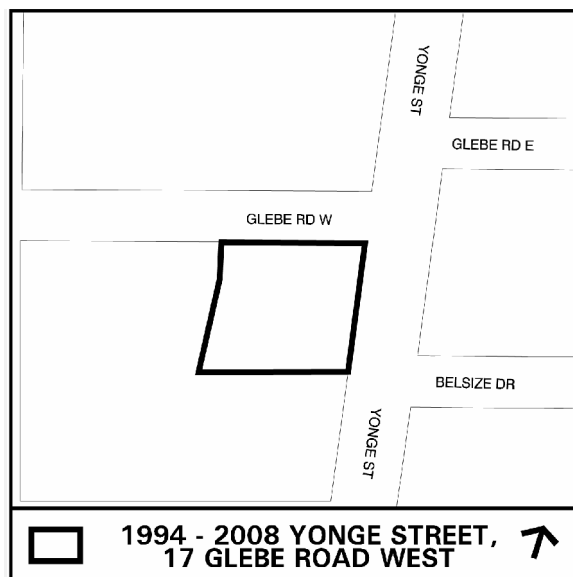
SUMMARY

This application was made on March 9, 2009 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The applicant proposes to construct a 14 storey mixed use building at 1994-2008 Yonge Street and 17 Glebe Road West. The mixed used building will vary in height from 8 storeys along Yonge Street, stepping to 14 storeys fronting onto Glebe Road West. Retail is proposed on the ground floor. The proposal calls for 165 residential units, and 174 vehicular parking spaces located on three levels of underground parking.

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.

Planning staff have circulated this application to the relevant City departments and external agencies for comment. Staff will schedule a community consultation meeting for June 2009 and review the proposed development against the relevant Official Plan policies.



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.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of February 13, 2007 the Toronto and East York Community Council considered a preliminary planning report with respect to an 11-storey mixed-use building at 1994-2008 Yonge Street. The report can be accessed using the following link: <http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-1168.pdf>

In conjunction with that report, a community meeting was held on February 12, 2007 at the Davisville Public School. Only a few residents were in attendance due to icy conditions that evening.

While the application was under review, the applicant acquired the property to the immediate west of the development site. With the addition of the new property, the site area doubled. The applicant showed Staff a new design for the building with a new vehicular access point, for the enlarged site. Planning staff advised the applicant that a new application would be required, given the extent of the revisions and the doubling of the subject site. Subsequently, the earlier application was closed and a new application was made, which is the subject of this report.

ISSUE BACKGROUND

Proposal

The proposal calls for the demolition of a seniors residence at 7 Glebe Street West and several retail buildings from 1994-2008 Yonge Street. The subject site is approximately 2,821 square metres in size.

Proposed is a 14 storey, 165-unit, L-shaped mixed-use building at a height of 52.0 metres, including a 5 metre mechanical penthouse (see Attachment 1). The unit breakdown includes 69 one-bedroom units and 96 two-bedroom units.

The proposed building consists of an 8 storey building along Yonge Street, and a 14 storey tower fronting onto Glebe Road West. The 14 storey tower steps back 9 metres from Yonge Street above the 8th storey and steps back 3 metres from Glebe Road West above the 12th storey. The southwest portion of the site includes open space for vehicular circulation, landscaping and a second storey terrace above the service area on the ground floor. A green roof is proposed on a portion of the 8 storey building fronting onto Yonge Street.

The ground floor is comprised of 855 square metres of retail space, with 4 entrances off Yonge St. and one off Glebe Road W. The Glebe Road frontage will serve mainly as the front door to the residential building. Vehicular access, including service vehicles, will access the site from the most western end of the Glebe Road frontage. Pick-up and drop-off will be internal to the site.

Indoor and outdoor amenity spaces are provided on the first and second levels of the proposed building. A total of 330 square metres of indoor amenity space is proposed, which includes 185 square metres on the ground floor and 145 square metres on the second floor. The second floor interior amenity space will open onto a 295 square meter terrace. The remaining 35 square metres of outdoor amenity space is provided for on the ground floor. Also provided is 520 square metres of landscaped open space.

The applicant is proposing 174 vehicular parking spaces, including 159 residential and 15 visitor spaces, in three levels of underground parking. Vehicular access is proposed from Glebe Road West. Also proposed are 124 bicycle parking spaces, including 25 spaces for visitors on the P1 level, and 99 spaces on levels P1 and P2 for residents.

Site and Surrounding Area

This 2,821 square metre site is located on the southwest corner of Yonge Street and Glebe Road West. The subject site consists of the following:

Address	Description
1994-1998 Yonge St.	A two-storey structure with retail uses at-grade and apartments above. The building is currently occupied by the Frame Express Gallery.
2000 Yonge St.	A two-storey structure with retail uses at-grade and on the second level. Parking is provided at the rear via driveway off Yonge Street. The building is currently occupied by the Chesterfield Shoppe.
2008 Yonge St.	A one-storey structure with surface parking to the north. The building is currently occupied by Boardsports.
17 Glebe Road W.	A three-storey retirement residence, which is currently vacant. Parking is provided on the south side of the building and access off of Glebe Road West.

Adjacent land uses include:

North: across Glebe Rd. W. is a 5 storey mixed use building at 20 Glebe Rd. W. and a 3 storey commercial building fronting Glebe Road West and Yonge St.

South: a 2 storey commercial building at 1992 Yonge St.

East: across Yonge St. are predominantly 2 to 3 storey mixed use buildings.

West: is the open-cut subway corridor and an established low-rise residential neighbourhood beyond.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong 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. 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 Official Plan for the City of Toronto designates the subject site *Mixed Use Areas* and is located on an *Avenue*, as shown on Map 2 of the Official Plan's Urban Structure map. The site also falls within the boundaries of the Yonge-Eglinton Secondary Plan. This proposal will be reviewed against these related policies as well the Official Plan as a whole.

Mixed Use Areas

The *Mixed Use Areas* designation in the Official Plan provides for 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.

Development in *Mixed Use Areas* is subject to a number of development criteria. In *Mixed Use Areas* developments will locate and mass new buildings to provide a transition between areas of different development intensity and scale; provide appropriate setbacks and/or stepping down of heights, particularly towards lower scale

Neighbourhoods; 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.

Avenues

Avenues are important corridors along major streets where re-urbanization is anticipated and encouraged to create new housing and job opportunities. A framework for change will be tailored for each of the *Avenues* through a local *Avenue Study*. The growth and redevelopment of the *Avenues* should be supported by high quality transit services, urban design and traffic engineering practices that promote a street that is safe, comfortable, and attractive for pedestrians and cyclists.

The *Avenues* will be transformed incrementally. They will change building-by-building over a number of years. The framework for new development on each *Avenue* will be established through an *Avenue Study*, resulting in appropriate zoning and design guidelines created in consultation with the local community.

There is no *Avenue Study* for this portion of Yonge Street. Development in *Mixed Use Areas* on *Avenues*, prior to an *Avenue Study*, has the potential to set a precedent for the form and scale of reurbanization along the *Avenue*. Development may be permitted on the *Avenues* prior to an *Avenue Study* and will be considered on the basis of all of the policies of the Plan. Therefore, an *Avenue Segment Study* must be submitted along with any development proposals on *Avenues* without an *Avenue Study* in order to: assess the impacts of the incremental development of the entire *Avenue* segment at a similar form, scale and intensity, appropriately allowing for distinguishing circumstances; consider whether incremental development of the entire *Avenue* would adversely impact any adjacent *Neighbourhoods*; consider whether the proposed development is supportable by available infrastructure.

Development in *Mixed Use Areas* on an *Avenue* that precedes the completion of an *Avenue Study* will amongst other things: support and promote the use of transit; contribute to the creation of a range of housing options in the community; contribute to an attractive, safe and comfortable pedestrian environment that encourages walking and strengthens local retailing; provide universal physical access to all publicly accessible spaces and buildings; and incorporate environmentally sustainable building design and construction practices.

Yonge-Eglinton Secondary Plan

The site forms part of the Yonge-Eglinton Secondary Plan, which contains policies and principles pertaining to height and built form in the area. A primary objective of the Secondary Plan is to maintain and reinforce the stability of *Neighbourhoods* and to minimize conflicts among uses in *Mixed Use Areas*, *Neighbourhoods*, *Apartment*

Neighbourhoods and Parks and Open Space Areas in terms of land use, scale and vehicular movement. The development of mixed use buildings in *Mixed Use Areas* will be encouraged to increase active pedestrian circulation at street level, and to increase housing opportunities for family and other households.

Zoning

The site is zoned MCR T3.0 C2.0 R2.5 under By-law 438-86, as amended (See Attachment No. 7). The Mixed Commercial Residential (MCR) zoning classification permits residential and commercial uses including apartment buildings, retail, office and other commercial uses. The total combined density permitted is 3.0 times the area of the lot, of which a maximum of 2.0 times may be non-residential and/or a maximum of 2.5 times may be residential. The maximum permitted height is 16.0 metres.

Site Plan Control

The proposal is subject to Site Plan Control. A site plan application has not been submitted. The applicant will be encouraged to submit a site plan application once the circulated agencies and the local community have provided preliminary comments on the current proposal.

Reasons for the Application

The proposal calls for a 14-storey, 52 metre (including a 5 metre mechanical penthouse) building with a density of 6.03 times the area of the lot. The proposed density and height exceeds current permissions of 3 times the lot area and 16 metres in height. A Zoning By-law amendment is therefore required.

Through the review of the application, staff may identify additional areas of non-compliance with the Zoning By-law.

COMMENTS

Application Submission

The following reports/studies were submitted with the application: A proposed Draft Zoning By-law Amendment; 3D massing along Yonge Street, Tree Preservation Plan, Revised Planning Rational Report; Revised Yonge-Davisville Avenue Segment Study, Revised Environmental Noise Feasibility Study, Revised Subway Vibration Analysis Report; Revised Traffic Impact and Parking Study; Revised Functional Servicing Report; Revised Shadow Study; Tree Inventory and Preservation Report for 17 Glebe Road West; Phase 1 Environmental Site Assessment for 17 Glebe Road West; Geotechnical Design for 1994-2008 Yonge St.; A complete Green Development Checklist; and a completed Bird-Friendly Development Rating System Form.

A Notification of Complete Application was issued on March 11, 2009. Due to an error with respect to the number of residential units proposed a revised Notice of Complete Application was issued on March 24, 2009.

Issues to be Resolved

Height, Massing and Density

The proposed 14 storey building exceeds the permitted height along Yonge and the existing heights in the area. Yonge Street is planned as a 'main street' with low to mid-rise buildings and retail at-grade. Recent developments along the Yonge Street corridor in this area of the City have been built to heights of approximately 8 storeys. Taller buildings have been planned and built closer to *Centres*, major intersections and subway stations. As well, recent developments have been stepped down to provide transition to adjacent low-density residential neighbourhoods.

Planning staff will examine the impacts of the tower portion of the building, including potential impacts with respect to shadowing on Yonge Street and the nearby *Neighbourhoods*. The tower is stepped-back 9 meters above the 8th storey along the Yonge Street frontage, however, there is no setback from the Glebe Street West frontage. The Built Form policies of the Official Plan requires new development be massed to frame adjacent streets to respect the existing and/or planned street proportion and to adequately limit any resulting shadowing of, and uncomfortable wind conditions on neighbouring streets. The height, siting, stepping and floor plate of the tower will be carefully assessed in terms of its impact and compatibility.

The 8 storey base will be reviewed by Planning staff in terms of its fit within the built and planned context in the area. The base shall provide definition and support at an appropriate scale for adjacent streets. The base along the Glebe frontage shall respond to the proportions of that street. As well, since the south facing wall of the proposed building will be exposed from the 4th floor and up (above the building to the south), the building should be stepped back to permit windows, or be treated with high quality materials.

The density of the proposal will be reviewed as part of the overall height and massing of the project. The proposal is double the permitted density permitted on the site. The permitted density is mixed between non-residential and residential uses, with the majority of the proposed development consisting of residential uses. Planning staff will review the cumulative impacts of the proposed density in terms of massing, height, traffic, circulation and other related matters.

Avenue Segment Study

The applicant has submitted an Avenue Segment Study in support of the application. Planning staff will carefully review the findings of the study to assess the impacts of the incremental development along the *Avenue* segment, the proposal's scale and intensity, whether incremental development of the entire *Avenue* would adversely impact any adjacent *Neighbourhoods* and other impacts as identified in the Official Plan.

Environment, Noise and Vibration

Given the proximity to the subway corridor, the applicant has submitted Noise and Vibration studies in support of the application. Planning staff and other City divisions and agencies will review these reports to ensure the development is compatible with the adjacent uses.

Parking, Servicing and Loading

Planning, Toronto Building and Technical Services staff will review the access, servicing, loading and parking layouts proposed.

Section 37

Section 37 of the *Planning Act* allows the City to enter into an agreement with an applicant to grant a height and/or density increase for a particular project that is greater than what the zoning by-law would otherwise permit in return for community benefits. Details of a Section 37 Agreement between the applicant and the City will be worked out, in consultation with the Ward Councillor, if the project is ultimately considered to be good planning and recommended for approval.

Toronto Green Standard

The Green Standard Checklist was submitted as part of this complete application. Staff will be encouraging the applicant to implement sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in July 2006.

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

CONTACT

Oren Tamir, Planner
Tel. No. (416) 392-7349
Fax No. (416) 392-1330
E-mail: otamir@toronto.ca

SIGNATURE

Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Application Data Sheet

Attachment 2: Site Plan

Attachment 3: North Elevation

Attachment 4: East Elevation

Attachment 5: West Elevation

Attachment 6: South Elevation

Attachment 7: Zoning Map

Attachment 1: Application Data Sheet

Application Type	Rezoning	Application Number:	09 115302 STE 22 OZ
Details	Rezoning, Standard	Application Date:	March 9, 2009

Municipal Address: 17 GLEBE RD W

Location Description: PL 484E PT LTS 27 TO 30 **GRID S2203

Project Description: Proposed is a 14 storey mixed-use building with 165 residential units with retail at-grade. A total of 174 parking spaces including 15 visitor spaces will be provided for in 3 levels of below-grade parking.

Applicant:	Agent:	Architect:	Owner:
Walker Nott Dragicevic Associates Ltd.		Page + Steele IBI Group Architects	Glebe Rest Home Ltd.

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):	2821	Height:	Storeys:	14
Frontage (m):	51		Metres:	52
Depth (m):	56			
Total Ground Floor Area (sq. m):	1711			Total
Total Residential GFA (sq. m):	16166		Parking Spaces:	174
Total Non-Residential GFA (sq. m):	855		Loading Docks	1
Total GFA (sq. m):	17021			
Lot Coverage Ratio (%):	60.7			
Floor Space Index:	6.03			

DWELLING UNITS

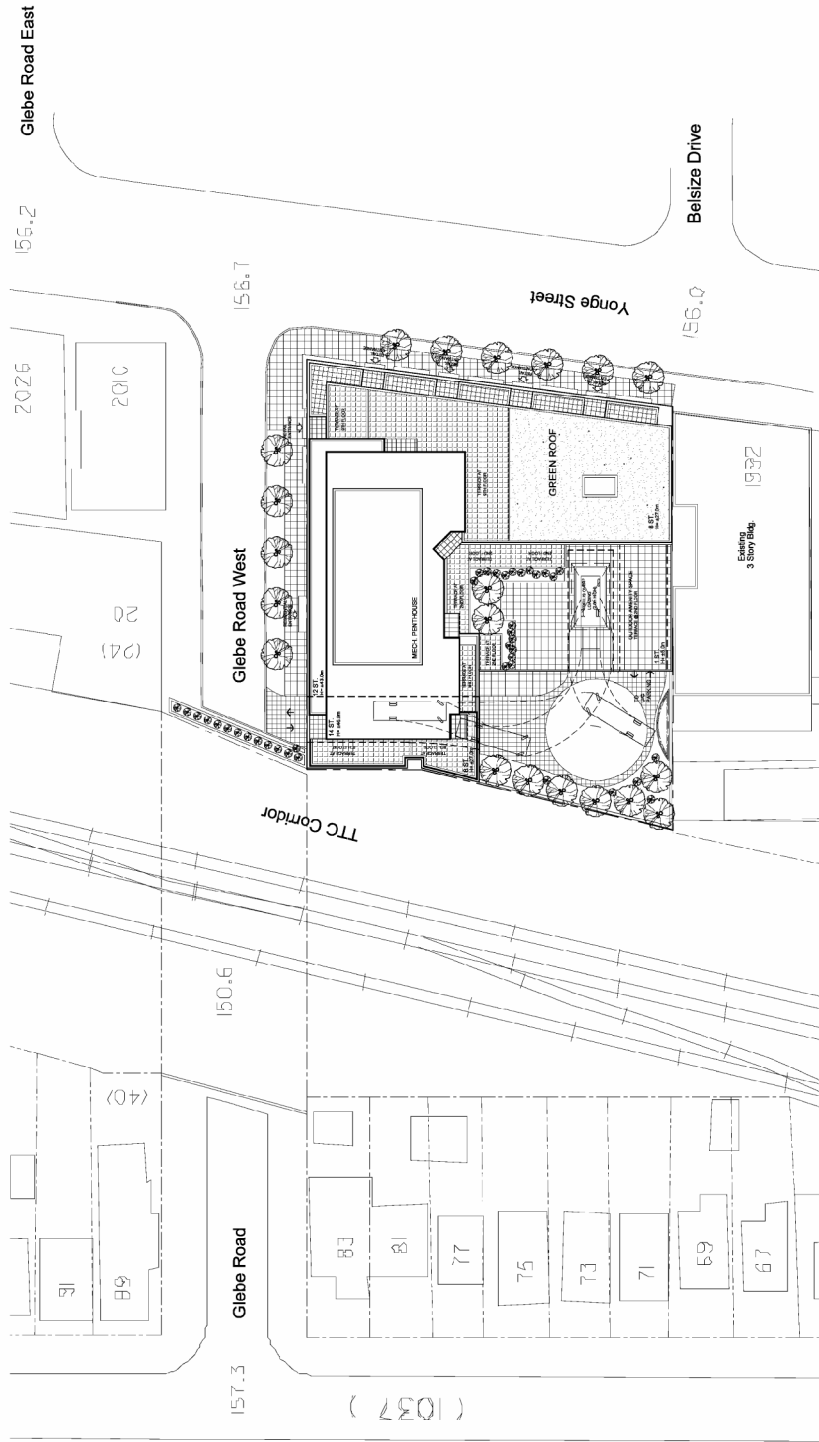
Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	69
2 Bedroom:	96
3 + Bedroom:	0
Total Units:	165

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	16166		0
Retail GFA (sq. m):	855		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

CONTACT:	PLANNER NAME:	Oren Tamir, Planner
	TELEPHONE:	(416) 392-7349

Attachment 2: Site Plan

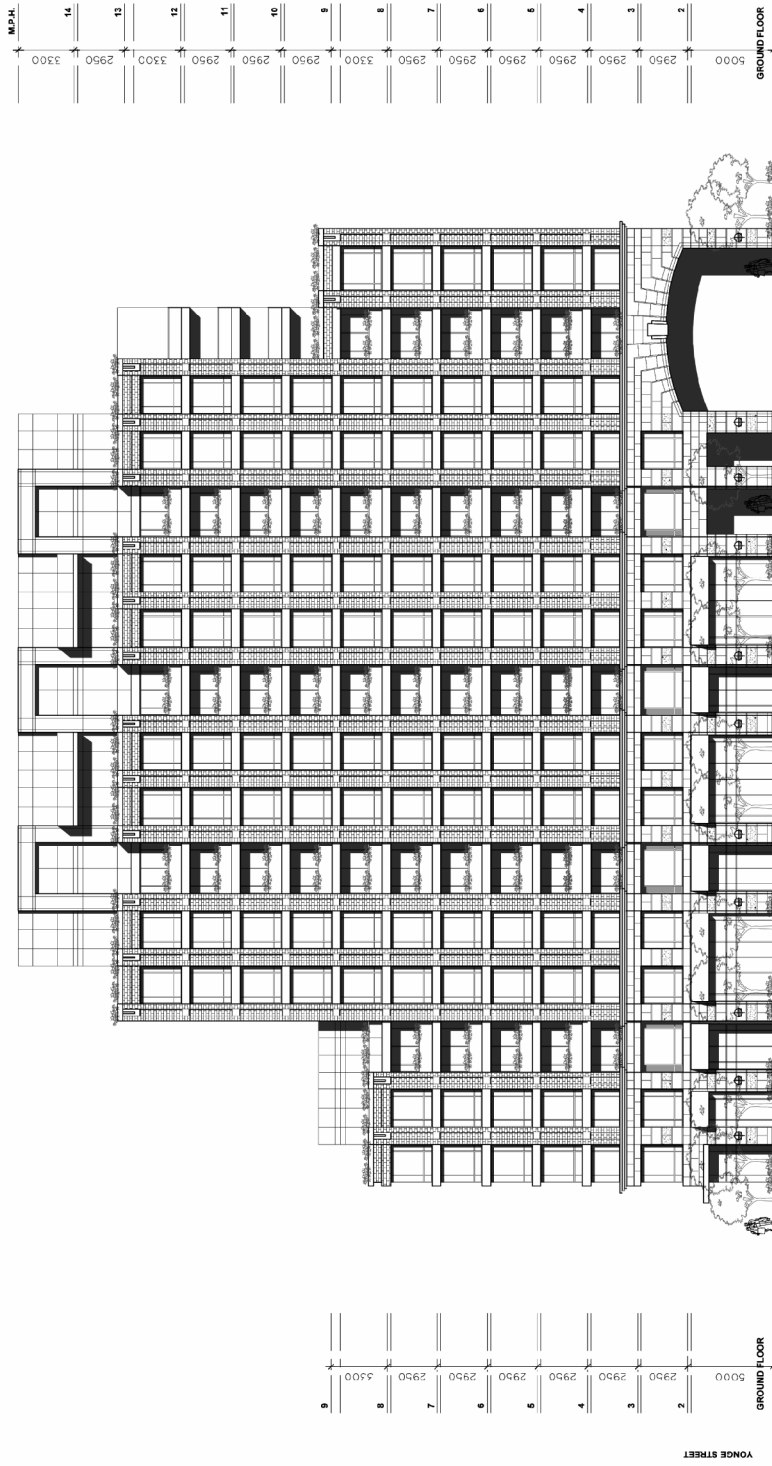


Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 03/13/09

1994 - 2008 Yonge Street and
 17 Glebe Road West
 File # 09 - 115302



Attachment 3: North (Glebe Road W.) Elevation



North Elevation Along Glebe Rd

1994 - 2008 Yonge Street and
17 Glebe Road West

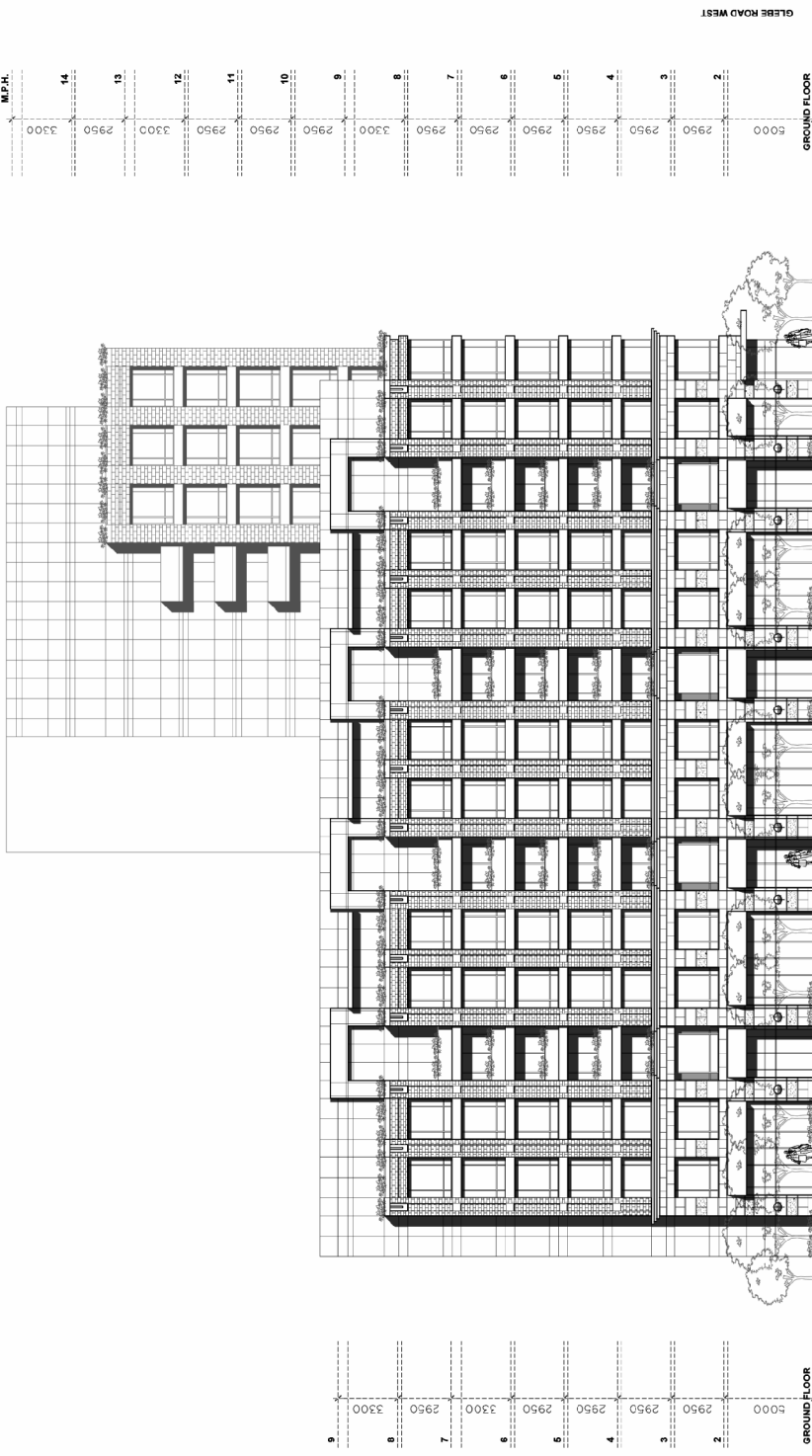
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Elevation

Applicant's Submitted Drawing

Not to Scale
03/13/09

Attachment 4: East (Yonge Street) Elevation



South Elevation Along Yonge Street

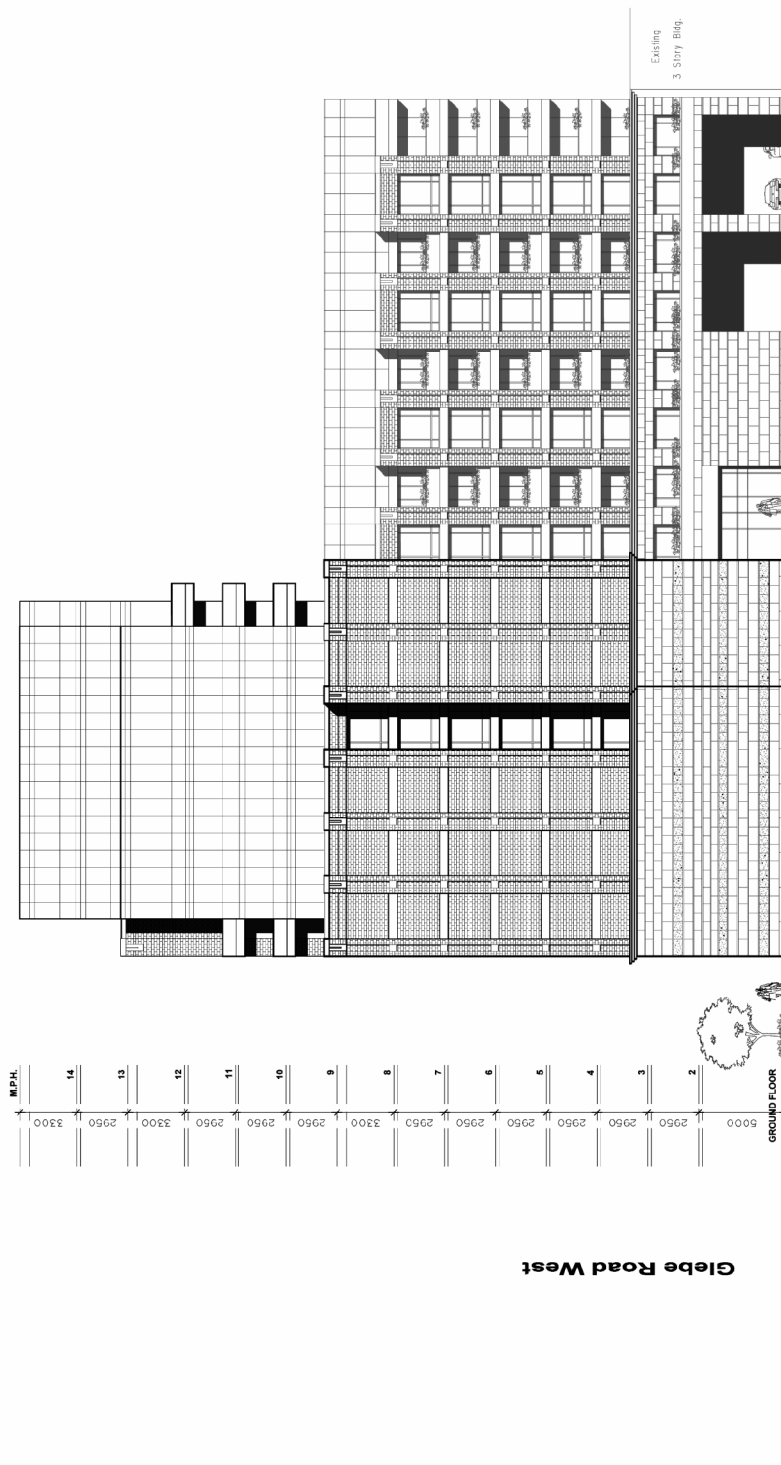
1994 - 2008 Yonge Street and
17 Glebe Road West

File # 09_115302

Elevation
Applicant's Submitted Drawing

Not to Scale
03/13/09

Attachment 5: West Elevation



West Elevation

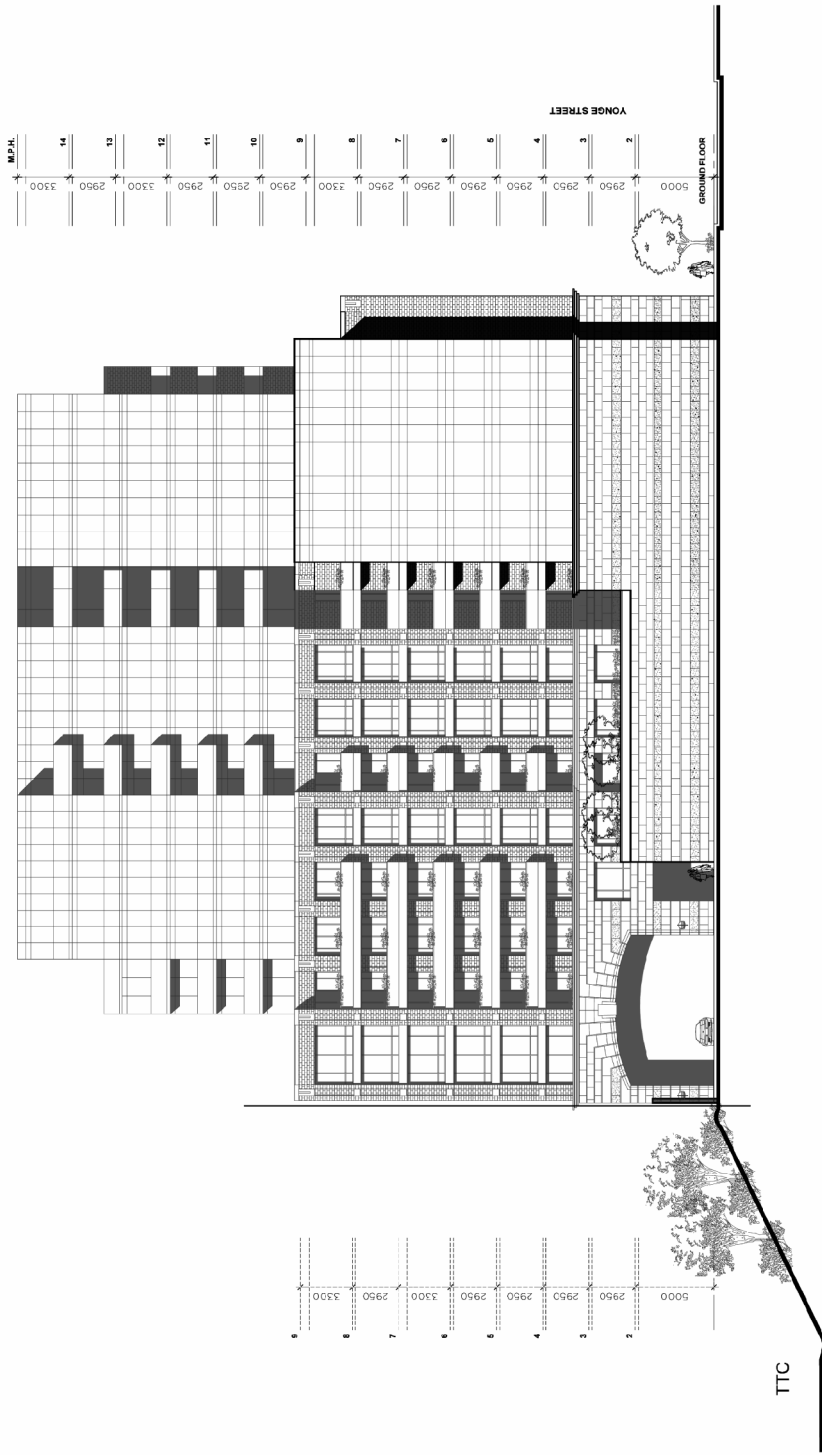
1994 - 2008 Yonge Street and
17 Glebe Road West

File # 09_115302

Elevation
Applicant's Submitted Drawing

Not to Scale
03/13/09

Attachment 6: South Elevation



South Elevation

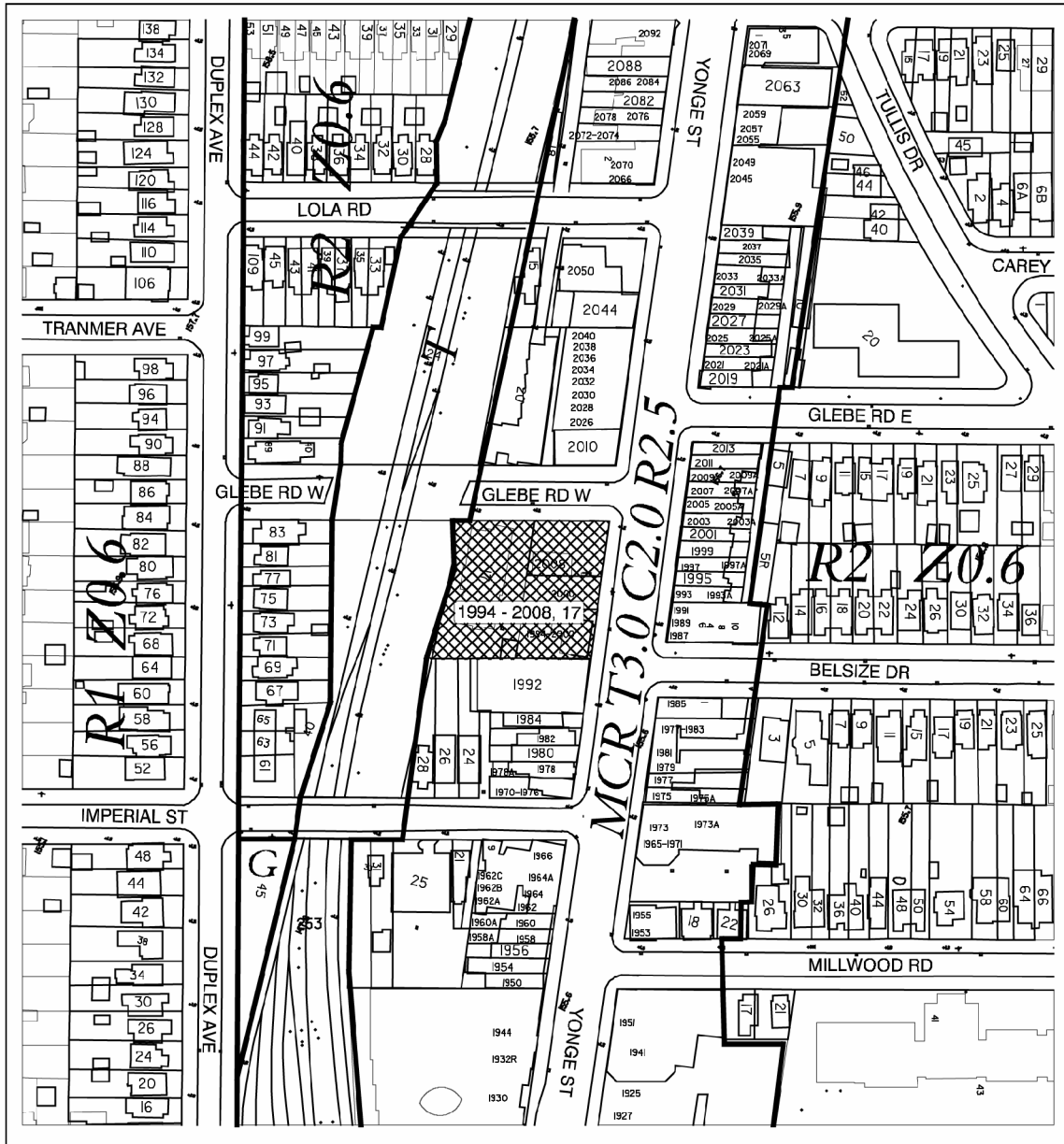
**1994 - 2008 Yonge Street and
17 Glebe Road West**

Elevation
Applicant's Submitted Drawing

Not to Scale
03/13/09

File # 09_115302

Attachment 7: Zoning Map



1994 - 2008 Yonge Street, 17 Glebe Road West

File # 03_123456

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



Not to Scale
Zoning By-law 438-86 as amended
Extracted 03/16/09 - DR