



STAFF REPORT ACTION REQUIRED

836-850 Yonge Street & 1-9A Yorkville Avenue Zoning Amendment and Rental Housing Demolition and Conversion Applications - Preliminary Report

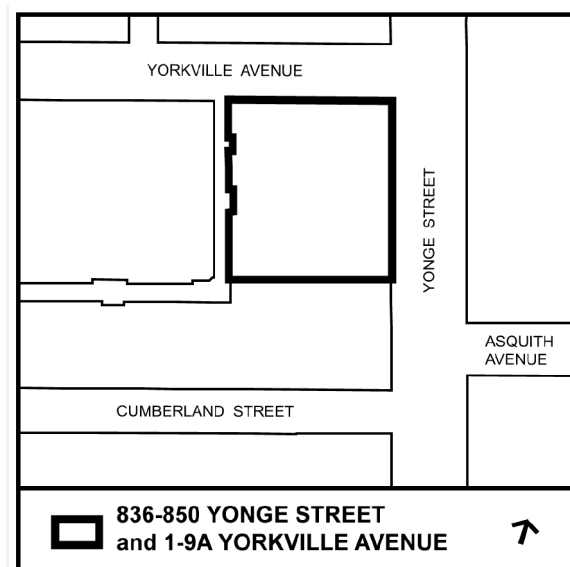
Date:	December 2, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	13 246101 STE 27 OZ 13 246110 STE 27 RH

SUMMARY

This application proposes a new 58-storey (188 metres including a 6 metre mechanical penthouse) mixed-use building with retail and commercial uses on the first three floors and residential above at 836-850 Yonge Street and 1-9A Yorkville Avenue. The proposal calls for the alteration and demolition of heritage buildings. This application also proposes to demolish a related group of buildings which contain more than six dwelling units of which at least five units are rental. The applicant has submitted a rental housing demolition application under Section 111 of the *City of Toronto Act*. A total of 577 residential units as well as 126 vehicular parking spaces and 358 bicycle parking spaces are proposed.

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

The next step is to hold a community meeting in the first quarter of 2014 provided all required information is received 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 836-850 Yonge Street and 1-9A Yorkville Avenue 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

A pre-application consultation meeting was held with the applicant in May and July of 2013 to discuss complete application submission requirements and area policies. Issues relating to heritage conservation, compliance with the Tall Building Guidelines, and overall fit within the existing and planned context were discussed.

ISSUE BACKGROUND

Proposal

A new 58-storey (188 metres including a 6 metre mechanical penthouse) mixed-use building is proposed with retail and commercial uses on the first three floors and residential above. The proposal calls for the alteration of the existing heritage buildings at 836-850 Yonge Street and 1 Yorkville Avenue and the demolition of the heritage buildings at 3-9A Yorkville Avenue. The proposal also calls for the demolition of at least eight residential dwelling units. As described by the applicant, three of the residential dwelling units are owner occupied and the remaining five units are rental housing units.

The proposed tower floor plate is 790 square metres with 1.5-metre deep inset balconies and a geometrical metal screen around the exterior of the building. The density of the proposed development is 21 times the area of the lot.

The proposed tower is set back: 10 metres from Yonge Street (the east property line); 3 metres from Yorkville Avenue (the north property line); 11 metres from 834 Yonge Street (the south property line); and between 8 and 9 metres from the west property line adjacent to the public lane.

The base of the proposed tower varies on all frontages. Along the Yonge Street frontage, the heritage buildings will serve as the tower's base and the ground floor will consist of retail uses. The majority of the Yorkville Avenue frontage will have no base other than the heritage building at the 850 Yonge Street and 1 Yorkville Avenue. There is also no base along the west property line. The ground floor along Yorkville Avenue will consist of retail uses. Along the western frontage the tower setback provides for a widened public/private lane, a landscaped edge, and vehicular drop-off area. A colonnade is provided under the west face of the tower for pedestrian movement. The residential lobby will be located along the west face of the ground floor.

The existing sidewalk width along Yonge Street is to remain unchanged. The heritage buildings along Yonge Street are set at the property line with a sidewalk width of 3.2 metres from curb to property line. The Yorkville Avenue sidewalk is currently 3 metres wide adjacent to the heritage buildings. However, for the portion where the heritage buildings are proposed to be demolished and the tower is set back with no base along Yorkville Avenue, the sidewalk will be expanded to approximately 6 metres wide. The right of way is approximately 11.5 metre along Yorkville Avenue and 20 metres along Yonge Street.

The building proposed consists of 577 residential units. The proposed residential unit breakdown is as follows:

Unit Type	Number of Units
Bachelor	0
1-bedroom	433
2-bedroom	87
3-bedroom	57
Total	577

The applicant is proposing a total of 1,217 square meters of indoor amenity space and 1,281 square metres of outdoor amenity space on the fourth, fifth and roof levels.

A total of 126 resident vehicular parking spaces are to be provided in a 4-level underground parking garage accessible from Yorkville Avenue and Cumberland Street, via a public lane. No parking is proposed for the commercial uses or residential visitors. A total of 358 residential bicycle parking spaces are proposed including 274 occupant bicycle spaces on levels P2-P4, and 84 visitor spaces on P1.

All servicing vehicles will access the site via the proposed widened public lane off Yorkville Avenue. An enclosed Type 'G/B' loading space is proposed on the ground floor and two Type 'C' loading spaces are proposed on the P1 level.

Site and Surrounding Area

The subject site is located on the southwest corner of Yorkville Avenue and Yonge Street. The site is 2,160 square metres and rectangular in shape with a frontage of 48.6 metres along Yonge Street and 44.4 metres along Yorkville Avenue. All properties

within the subject site are listed on the City's Inventory of Heritage Properties. The site also fronts onto a two-way public lane which is approximately 3.66 metres wide. At the southern portion of the site, the lane extends west and then turns south to Cumberland Street.

Planning staff will visit the interiors of the buildings to confirm the existing residential and non-residential composition and the number and types of residential rental units on the site. As described by the applicant, the properties include:

Address	Description
836 Yonge St.	3-storey non-residential building
838 Yonge St.	3-storey mixed-use building with non-residential uses on the first and second floors and a 1-bedroom rental unit on the third floor
840 Yonge St.	3-storey non-residential building
842 Yonge St.	3-storey non-residential building
844 Yonge St.	3-storey mixed-use building with non-residential uses on the first and third floors, and a 3-bedroom unit on the second floor, which is owner occupied
846 Yonge St.	3-storey mixed-use building with a non-residential use on the ground floor and a bachelor rental unit on the second floor and a 1-bedroom rental unit on the third floor
848 Yonge St.	3-storey mixed-use building (with a 4 th storey addition at the rear) with a non-residential use on the ground floor and one 1-bedroom unit, which is owner occupied, and two 1-bedroom units on the upper floors
848A Yonge St.	3-storey non-residential building
850 Yonge St. and 1 Yorkville Ave.	4-storey mixed-use building (with a 2-storey portion at the rear fronting onto Yorkville Avenue) with non-residential uses on the first three floors and a bachelor unit on the upper floor, which is owner occupied
3, 5, 7, 7A, 9, and 9A Yorkville Ave.	1 unit in each of the six buildings forming a row building with non-residential uses

Uses and structures near the site include:

North: of Yorkville Avenue at 18 Yorkville Avenue is a 36-storey (115 metres to the top of the mechanical penthouse) mixed-use building with a 7-storey (22.5-metre) base element to the north. West of 18 Yorkville Avenue is Town Hall Square Park and the Yorkville Library and Fire hall.

South: to Cumberland Street along the west side of Yonge Street is the continuation of the 3-storey main street form buildings which are listed on the City's Inventory of Heritage Properties.

South of Cumberland Street is the Cumberland Terrace, located at 2 Bloor Street West. The site at 2 Bloor Street West is L-shaped, extending north from the

northwest corner of Yonge and Bloor and west along the south side of Cumberland Street, between Bay and Yonge Streets. There is an existing office tower at the northwest corner of Yonge and Bloor Streets (146.5 metres tall) and a low-rise concrete slab building on the south side of Cumberland between Bay and Yonge Streets, that contain an internalized retail mall and some office/commercial uses. A below-grade retail concourse connects the site with the Toronto Parking Authority parking garage.

City Council on February 22 and 23, 2010, adopted the recommendation to amend the Zoning By-law to permit two residential towers at 2 Bloor Street West: one at the corner of Yonge and Cumberland Streets; and second tower mid-block on Cumberland Street. The decision was appealed to the Ontario Municipal Board (OMB). The OMB approved (OMB File No. PL100851) a by-law which permits: a 102.9-metre tower including a 6.3 metre mechanical penthouse, at Yonge Street; and a mid-block tower of 170 metres in height, including a 10-metre mechanical penthouse. A 24.4-metre base building includes grade-related commercial space, four levels of above-grade parking and “rooftop villas” at the corner of Bay and Cumberland Streets (stepped back atop the base from Cumberland Street with an overall height of 30.6 metres).

East: of Yonge Street, is the Toronto Reference Library with a height of 28.7 metres (36.3 to the top of the mechanical penthouse).

West: of the public lane is a 10-storey (27-metre tall) mixed-use building on the south side of Yorkville Avenue with retail and office on the ground and second floors and residential (rental) above.

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. The PPS provides for the conservation of built heritage resources and allows for development adjacent to protected heritage properties, so long as it has been demonstrated that the significant heritage attributes of the property will be conserved. 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 designates the subject site as *Mixed Use Areas* and locates it within the *Downtown and Central Waterfront*, as shown on Map 2, the Urban Structure map of the Official Plan.

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.

Heritage policies are found under Section 3.1.5 of the Official Plan. The Official Plan states that significant heritage resources will be conserved by listing and designating properties of architectural and/or historic interest on the City's Inventory of Heritage Properties. Heritage resources on properties listed on the City's Inventory of Heritage Properties will be conserved. In this case, all the properties on the subject site and the properties to the south are listed on the City's Inventory of Heritage Properties.

Section 3.1.5.1(b) also directs the City to designate areas with a concentration of heritage resources as Heritage Conservation Districts and adopt conservation and design guidelines to maintain and improve their character. The subject site is within a council approved Heritage Conservation District study boundary and a district study is currently underway.

The Official Plan contains policies addressing the need to preserve and increase the City's supply of rental and affordable housing. Section 3.2.1 of the Official Plan includes policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability and the protection of rental housing units. Applicants proposing to demolish six or more residential rental units, except where all of the rents are above the mid-range rent category, are required by Policy 3.2.1.6 to replace the rental units with the same number, size and type of rental housing units and maintain them with rents similar to the rents of existing units on the site. An acceptable tenant relocation and assistance plan is also required to address moving related costs, alternative accommodation and other assistance to lessen hardship.

Area Specific Policy 211 – Bloor Yorkville / North Midtown Area

Area Specific Policy 211, in the Official Plan, recognizes that the Bloor-Yorkville/North Midtown Area comprises a broad mix of districts with differing intensities, scales and heights in a diversity of building forms. The area includes *Neighbourhoods*, *Apartment Neighbourhoods*, *Areas of Special Identity*, *Mixed Use Areas*, and open space provided by parks and ravines. It forms the north edge of the Downtown and provides for transition in density and scale.

The subject site is located within the Yonge Street Height Ridge as illustrated on Map 2 of 2 in Policy 211. Height and density permissions within the Height Ridge generally diminish further from the Height Peak at Yonge/Bloor to provide for a transition in scale. Development along the Height Ridge will be at a lesser height and physical scale than the Bloor/Yonge Height Peak, and in a form compatible with adjacent areas. The subject site is also located within the Yonge/Yorkville Area of Special Identity as illustrated on Map 1 of 2 in Policy 211.

Area Specific Policy 225 - Lands North and South of Bloor Street Between Park Road and Avenue Road

Area Specific Policy 225 of the Official Plan encourages pedestrian walkways, at or below grade and new parks in locations illustrated on the map within the Policy. While no pedestrian route is specifically identified on the map at this site, Planning staff are assessing the possibility of creating a north-south pedestrian route through the block and designing a pedestrian plan to link any new routes to the existing underground pedestrian mall system in Yorkville.

All other relevant Official Plan policies will be taken into consideration. The Official Plan is available on the City's Website at:

www.toronto.ca/planning/official_plan/introduction.htm.

Zoning

On May 9, 2013, City Council enacted city-wide Zoning By-law 569-2013, which is currently under appeal at the Ontario Municipal Board. Therefore, both Zoning By-law 569-2013 and former City of Toronto General Zoning By-law 438-86 currently apply to the site.

Under Zoning By-law 569-2013, the site is CR3.0 (c2.5; r3.0) SS1 with a height limit of 18 metres and a maximum density of 3.0 times the area of the lot. Under Zoning By-law 438-86, as amended, the property is zoned CR T3.0 C2.5 R3.0 with a height limit of 18 metres and a maximum density of 3.0 times the area of the lot. In both cases the CR zoning category allows for a broad range of residential and commercial uses.

Heritage

The properties at 836-850 Yonge Street and 1-9A Yorkville Avenue were listed on the Inventory of Heritage Properties in 1974. The properties at 830-850 Yonge Street were built between 1850 and 1909. This portion of Yonge Street is an intact example of a

Victorian commercial block. Many of the buildings, including 850 Yonge Street are attributed to the Frogley's Bakery.

In 2008 Toronto City Council adopted the Parks Canada document *Standards and Guidelines for the Conservation of Historic Places in Canada* as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. *The Standards* include the following:

- Conserve the *heritage value* of a historic place. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
- Conserve heritage value by adopting an approach calling for minimal intervention.
- Find a use for an historic place that requires minimal or no change to its character-defining elements.
- Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
- Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.
- Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.
- Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

The *Standards and Guidelines* also include several key definitions. Central to these is the definition of Conservation. Conservation: all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life.

Rental Housing Demolition and Conversion By-law

The Rental Housing Demolition and Conversion By-law (885-2007) established Chapter 667 of the Municipal Code and implements the City's Official Plan policies protecting rental housing. The By-law prohibits demolition or conversion of rental housing units

without obtaining a permit from the City issued under Section 111 of the *City of Toronto Act*.

Proposals involving six or more residential units, where at least one of the units proposed for demolition or conversion is a rental housing unit, require an application for a Section 111 permit. Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, typically City Council considers both applications at the same time. Unlike Planning Act applications, decisions made by City Council under By-law 885-2007 are not appealable to the OMB. Council approval of demolition under Section 33 of the Planning Act may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the Building Code Act.

The applicant has submitted an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental units. In this case, the applicant has been informed that the submission requirements have not been fulfilled and further information is required to determine the number of rental housing units on the site and other details including the number of bedrooms in each rental unit, the rents being charged and if any of these units need to be replaced.

Site Plan Control

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

Bloor –Yorkville/North Midtown Urban Design Guidelines

The Bloor –Yorkville/North Midtown Urban Design Guidelines were approved by Council in July 2004 and are intended to give guidance to improve the physical quality of the area and ensure that its special character is respected in terms of new development.

The main planning objectives of the Design Guidelines include:

- enhancement of Areas of Special Identity and historic buildings;
- protection of residential areas from adverse impacts of commercial and/or higher density development;
- improvement of public realm and publicly accessible areas; and
- excellence in urban design, architecture, and landscaping.

The Bloor-Yorkville/North Midtown area is comprised of a number of precincts and corridors, each defined by its attributes in terms of function, built form and character. The subject site is located within the Yonge-Yorkville Precinct.

The Bloor-Yorkville/North Midtown Urban Design Guidelines are available on the City's website at: <http://www.toronto.ca/planning/urbdesign/blooryorkville.htm>

Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts.

This application is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Tall Buildings Guidelines also contain heritage principles and performance standards.

This site is located on the Yonge Street Special Character Street on Map 1 of the Guidelines. This designation recognizes Yonge Street's overall heritage value and iconic stature but accommodates of the Street's differing re-development potential along specific segments of the street. In this segment of Yonge Street, towers are to be set back 20 metres where heritage properties are present on site and 10 metres where there are no on-site heritage properties. The height range for the area south of Davenport Road to Hayden Street is 62 – 107 metres, as identified on Map 2 of the Guidelines. The High Streets Typologies Map (Map 3) also identifies the site within the Yonge Street Special Character Street, where appropriate building typologies will be determined on a site-by-site basis. Map 4 identifies the Yonge Street and Yorkville Avenue frontages as Priority Retail Streets, meaning 60 percent of the total building frontage should contain active retail uses.

The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate new and current Downtown tall building proposals.

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

Tree Preservation

There are four street trees located along Yonge Street adjacent to the site and two private trees, protected by the Private Tree By-law, located to the rear of 846 Yonge Street. The concept Landscape Plan prepared by NAK Design Group shows the replacement of the four street trees and four new trees along the public lane/pedestrian walkway.

Toronto's urban forest plays an important role in making Toronto a clean and beautiful city. Trees significantly enhance all new development and renewal projects, enhancing both the quality and value of our environment. City Council has adopted the objective of increasing the existing 17 percent tree canopy coverage to between 30 to 40 percent.

Current Planning and Heritage Studies

This site is situated within the boundary of several City of Toronto and community led planning and heritage studies, which are currently underway. These studies will inform the review of this application. The studies are described as follows:

Yorkville: East of Bay Planning Study

Planning staff are currently undertaking the Yorkville: East of Bay Planning Study, which is a review of the existing and planned built form context for the areas bounded by: Bloor Street, to the south; Davenport Road, to the north; Yonge Street, to the east; and Bay Street, to the west, to establish appropriate heights for the areas outside of the Height Peak, Height Ridges and Low-rise areas as illustrated in Site and Area Specific Official Plan Policy 211. The review will also assess the existing and planned pedestrian linkages within the study area boundary as per Area Specific Official Plan Policy 225.

Community-Led Planning Studies

There are two community-led planning studies currently underway. One study is led by the Bloor-Yorkville Business Improvement Area (BIA), for the area within the BIA boundary. The second study is led by the ABC Residents Association for the area bounded by Avenue Road, Yonge Street, Bloor Street and the railway (just north of Marlborough Avenue). These two studies are being conducted both independently and in concert with one another. Planning staff are participating in both community led studies and will consider any emerging visions or policies and how they may inform the Yorkville: East of Bay Planning Study.

Historic Yonge Street Heritage Conservation District Study

The Historic Yonge Street Heritage Conservation District (HCD) study area is bounded by Davenport Road to the north and College Street to the south. The purpose of the HCD Study is to analyze the study area in detail to understand its content, evolution, structure, history, character, and cultural heritage values. The characteristics of the Historic Yonge Street HCD will be defined through research and consultation and is being studied in relation to existing buildings, structures, and landscapes in order to evaluate the heritage importance of the study area. The HCD study will determine if the study area demonstrates cultural heritage value, integrity, and definable character sufficient to warrant designation under Part V of the Ontario Heritage Act and the creation a District Plan.

Reasons for the Application

The application proposes a mixed-use building with a height of 188 metres (including mechanical penthouse) and a density of 21 times the area of the lot. The maximum height and permitted density permitted in the Zoning By-laws is 3 times the area of the lot and 18 metres. The overall proposed height also exceeds maximum floor space index and height limit for the site. 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-laws, such as parking requirements.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Architectural Plans, including Landscape Plans and Survey
- Sun/Shadow Study
- Heritage Impact Assessment
- Planning & Urban Design Rationale (includes a Community Services & Facilities Inventory)
- Transportation Impact Study
- Stormwater Management Report
- Municipal Servicing Report
- Arborist Tree Preservation Report
- Draft Zoning By-law Amendment
- Toronto Green Standard Checklist
- Stage 1 Archaeological Assessment
- Preliminary Geotechnical Investigation (840 & 846 Yonge Street)
- Phase II Environmental Assessment (840 & 846 Yonge Street)

A Notification of Incomplete Application issued on November 21, 2013 identifies the outstanding material required for a complete application submission as follows:

- Pedestrian Level Wind Study
- Housing Issues Report

Issues to be Resolved

Planning staff have identified a number of preliminary issues with this proposal. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

Height, Massing and Density

Staff will assess the proposed 58-storey tower with partial base, in terms of height, scale, tower setback, massing, siting, density and overall fit within the Yonge Street Corridor and Height Ridge. The tower's siting and spacing will be carefully assessed to ensure proper separation between existing, proposed and future towers on adjacent properties. Staff will also study the height and density of development in terms of its fit specifically within Site and Area Specific Policy 211 and any other considerations as set out in the Official Plan and Urban Design Guidelines.

The applicant submitted a shadow study, which Planning staff will review to assess the shadow impacts on nearby parks, school yards, open spaces, heritage buildings and lower scale *Neighbourhoods*. Staff may require additional reports and studies to evaluate the application.

Heritage

The application proposes the partial retention and removal of properties on the Inventory of Heritage Properties. The applicant has submitted a Heritage Impact Assessment (HIA), prepared by ERA Architects Inc. that describes the conservation strategy for the proposed development. Heritage Preservation Services (HPS) will assess the conservation strategy which includes: the retention and rehabilitation of the heritage facades on Yonge Street to a depth of approximately 6 metres; the retention and rehabilitation of the north façade of 850 Yonge Street and 1 Yorkville Avenue; the renovation and retention of the building interiors for commercial uses on Yonge Street and the demolition of the buildings at 3-9 Yorkville Avenue. Along with the site and area specific assessment of the proposal, HPS staff will be guided by the ongoing Historic Yonge Street HCD Study and any resulting policy direction.

In addition, the proposed tower placement does not comply with the 20 metre step back from Yonge Street required by the Downtown Tall Buildings: Vision and Supplementary Design Guidelines for sites containing Yonge Street fronting heritage resources. This will be evaluated in the context of all the guidelines.

Rental Housing

The evaluation of the rental housing properties under the relevant Official Plan policies and Chapter 667 of the City of Toronto's Municipal Code is ongoing. The applicant has not yet provided sufficient information to permit staff to determine the number of dwelling units and the number of residential rental units. The requested information is also needed for staff to determine the size and type of rental units, the occupancy history and status of all units and to assess the affordable and mid-range rent categories of the rental units. A site visit has also been requested.

No proposal for replacement of the rental housing units has been submitted at this time. Replacement will be required if it is determined that at least 6 rental units will be demolished.

No proposal has been provided for a tenant relocation and assistance plan. An acceptable tenant relocation and assistance plan will be required and will be secured through a Section 111 Agreement and potentially a Section 37 Agreement if the demolition and redevelopment is approved.

Access, Parking and Traffic

Staff will assess the proposed widening of the public lane and the planned pedestrian promenade along the west side of the development. As well, staff will review the Transportation Impact Study which has been prepared in support of the proposal. The application and applicable studies have been circulated to Transportation Services staff. Staff will continue to assess the appropriateness of the proposed access arrangements, vehicular and bicycle parking supply and traffic impact.

Streetscaping and Pedestrian Environment

Portions of the tower intersect with the ground with no canopies or base feature. The streetscape and pedestrian environment will be carefully assessed on all three of its frontages: Yonge Street, Yorkville Avenue, and the public lane. Sidewalk widths, tree planting, hard and soft landscaping, wind impacts, animation, street wall height, and public art are some of the matters Planning staff are reviewing to optimize the quality of the pedestrian environment.

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 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 considered, in consultation with the Ward Councillor, if the project is ultimately considered to be good planning and recommended for approval.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

CONTACT

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SIGNATURE

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Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: East Elevation

Attachment 3: North Elevation

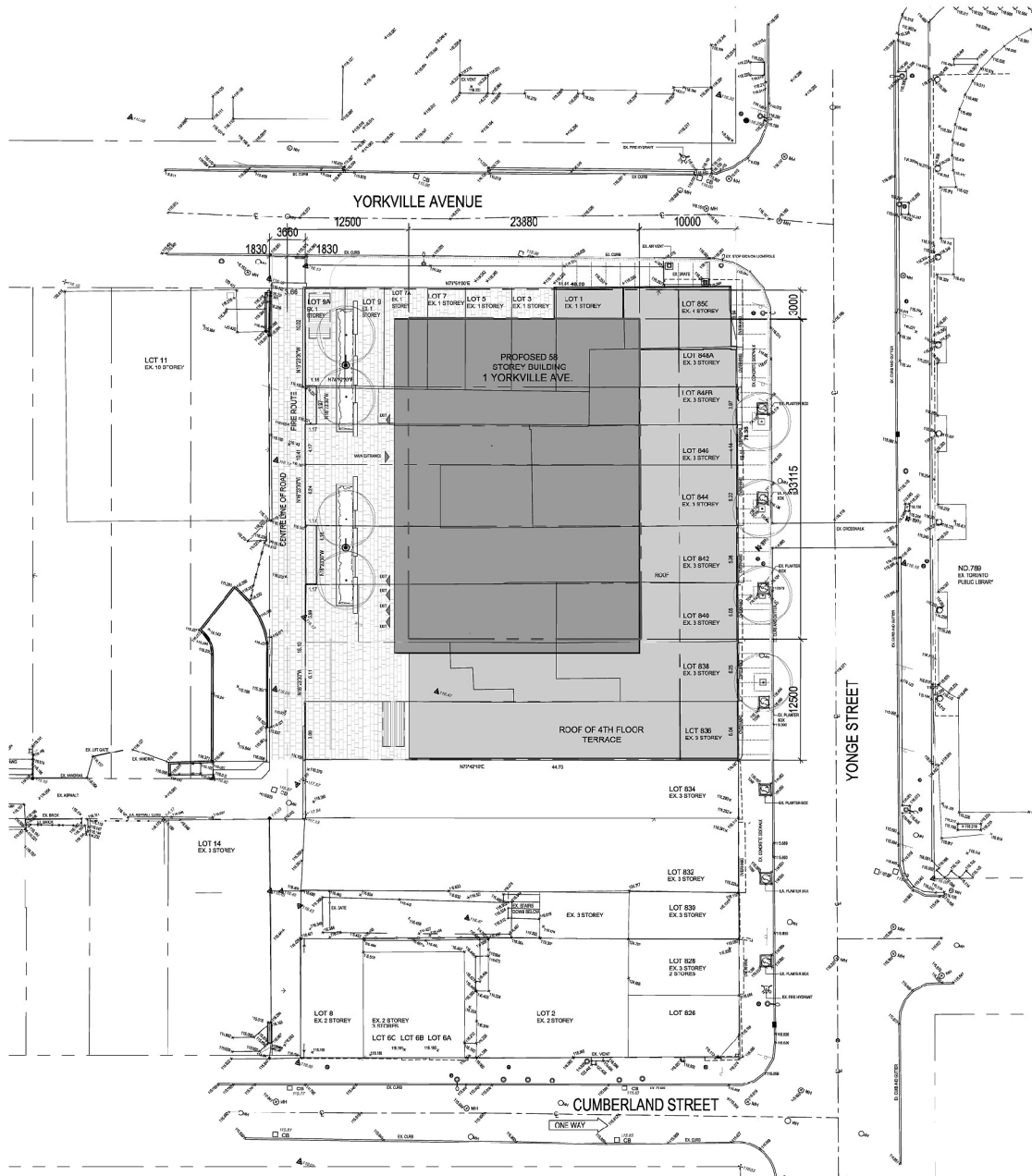
Attachment 4: West Elevation

Attachment 5: South Elevation

Attachment 6: Zoning Map

Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

836-850 Yonge Street and 1-9A Yorkville Avenue

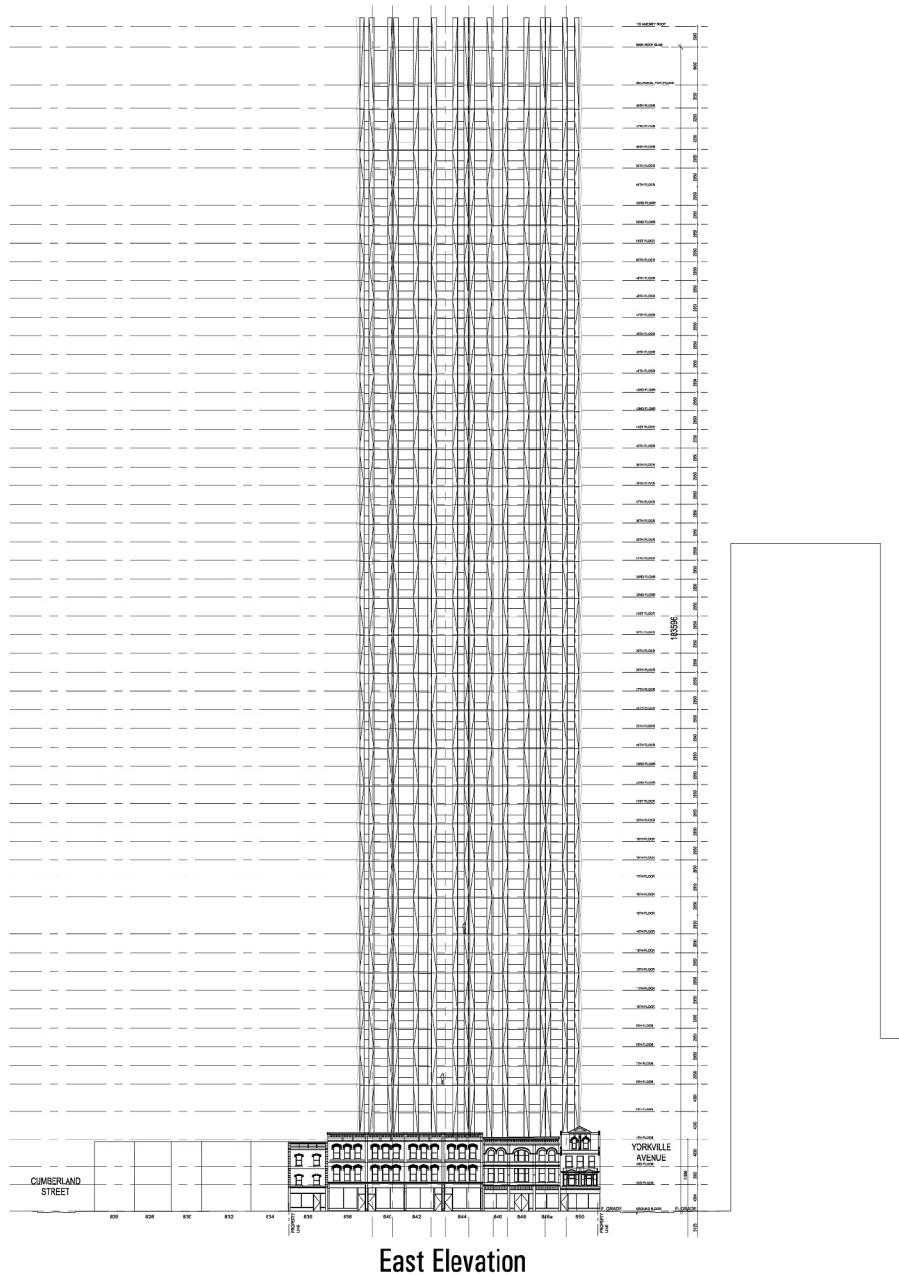
Applicant's Submitted Drawing

Not to Scale
11/28/2013



File # 13 246101 02

Attachment 2: East Elevation



Elevations

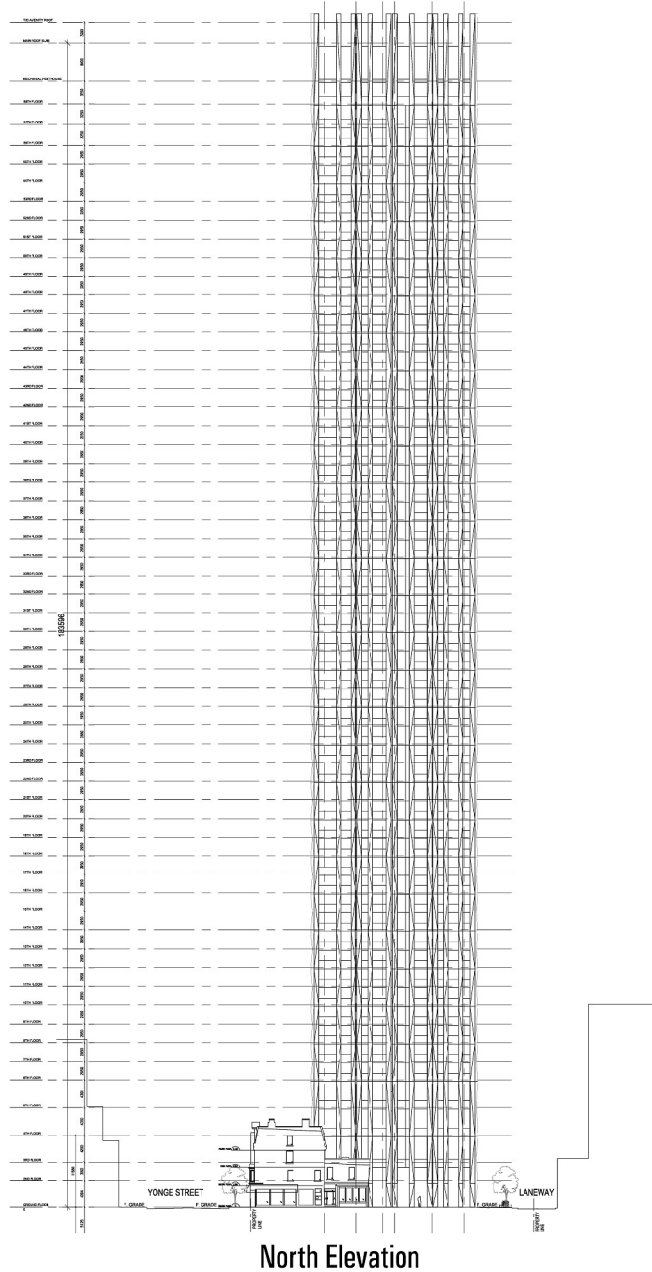
836-850 Yonge Street and 1-9A Yorkville Avenue

Applicant's Submitted Drawing

Not to Scale
11/28/2013

File # 13 246101 0Z

Attachment 3: North Elevation



Elevations

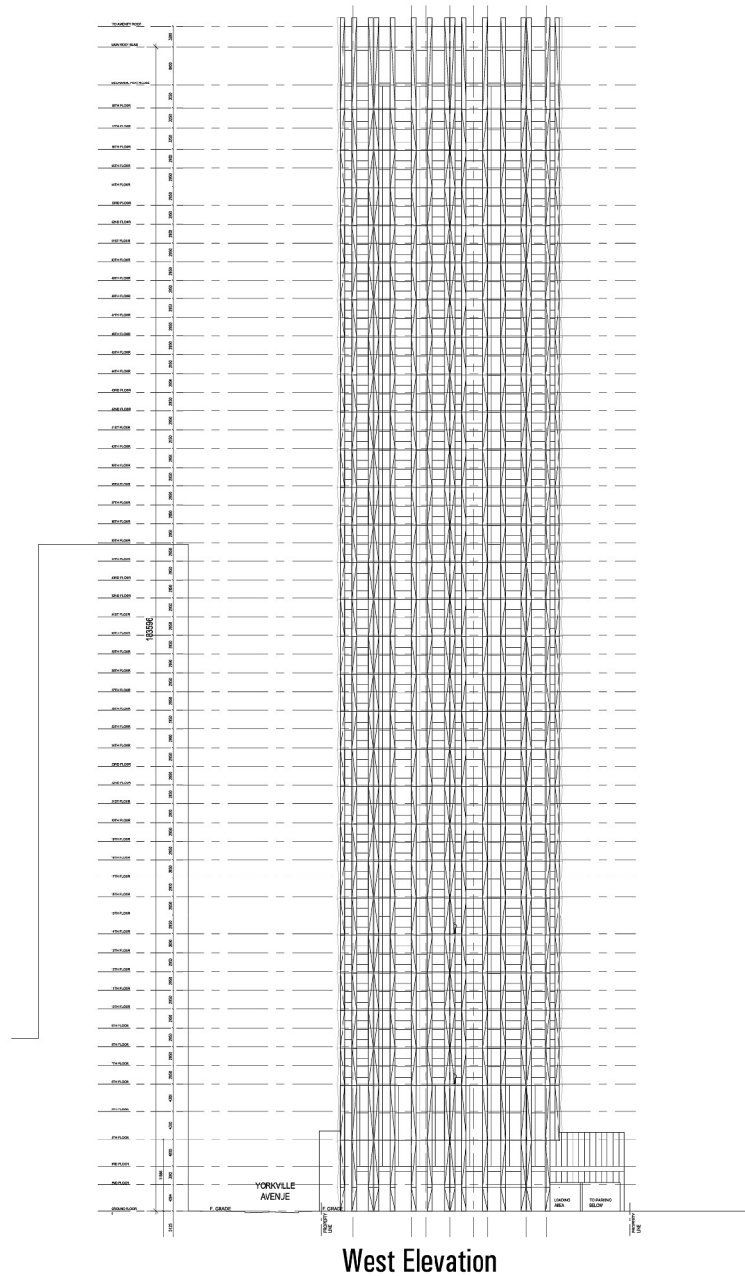
836-850 Yonge Street and 1-9A Yorkville Avenue

Applicant's Submitted Drawing

Not to Scale
11/28/2013

File # 13 246101 02

Attachment 4: West Elevation



Elevations

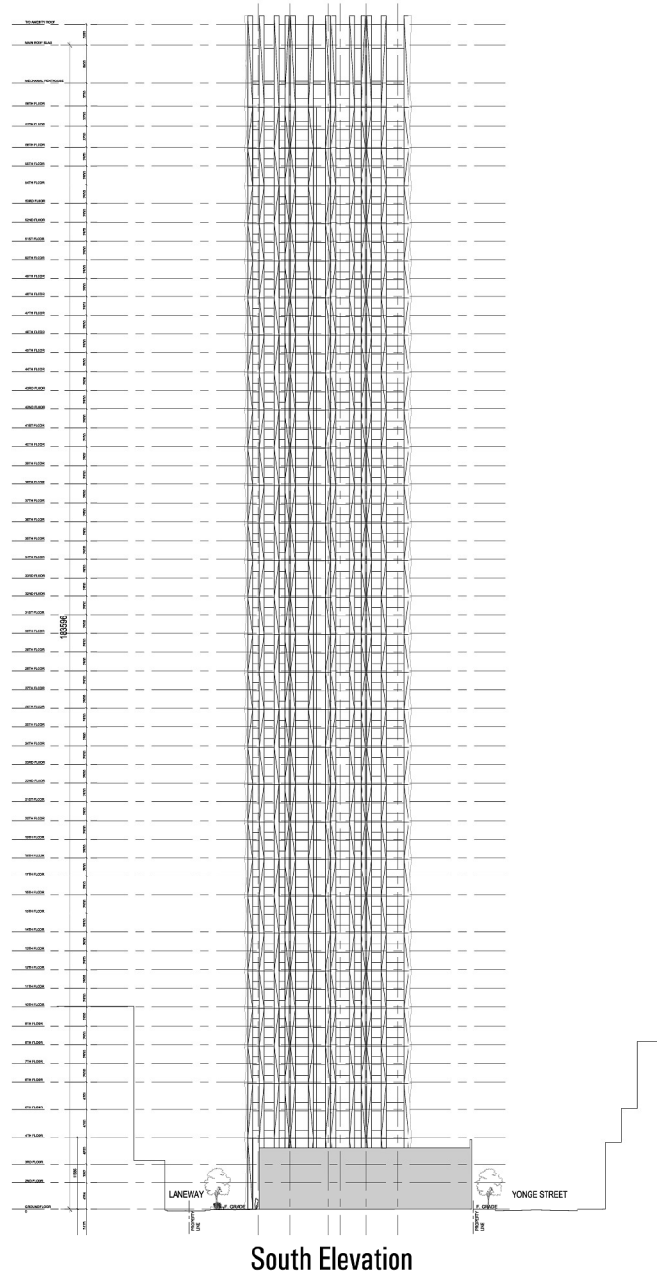
836-850 Yonge Street and 1-9A Yorkville Avenue

Applicant's Submitted Drawing

Not to Scale
11/28/2013

File # 13 246101 02

Attachment 5: South Elevation



Elevations

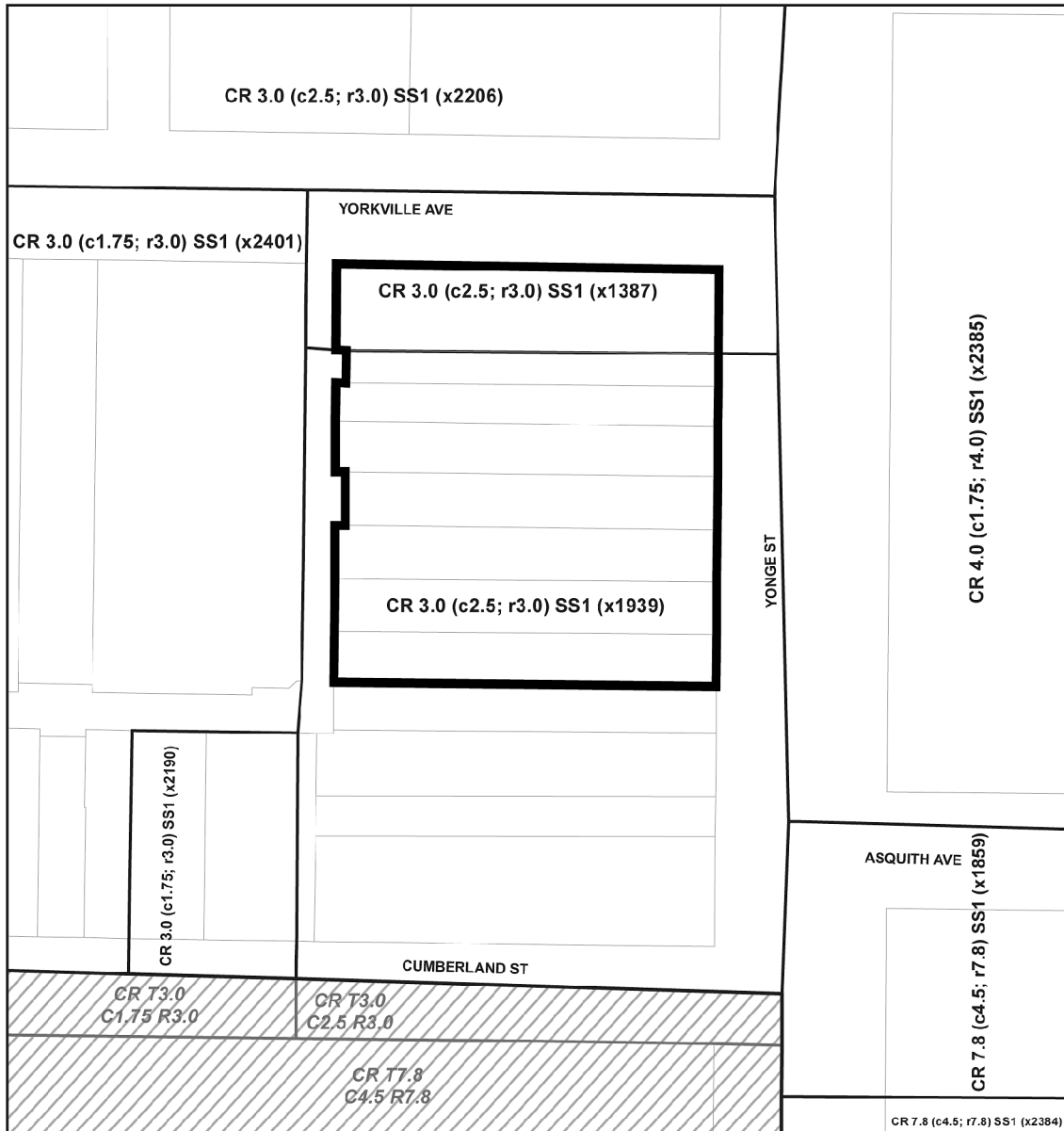
836-850 Yonge Street and 1-9A Yorkville Avenue

Applicant's Submitted Drawing

Not to Scale
11/28/2013

File # 13 246101 02

Attachment 6: Zoning By-law Map




Zoning By-law 569-2013

836-850 Yonge Street and 1-9A Yorkville Avenue

File # 13 246101 STE 27 02

 Location of Application
CR Commercial Residential

 See Former City of Toronto Bylaw No. 438-86
CR Mixed-Use District


Not to Scale
Extracted 11/28/2013

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	13 246101 STE 27 OZ
		Application Date:	October 4, 2013
Municipal Address:	836-850 YONGE STREET AND 1-9A YORKVILLE AVENUE		
Location Description:	PLAN 355 LOT 2 **GRID S2703		
Project Description:	A new 58-storey (188 metres including a 6 metre mechanical penthouse) mixed-use building is proposed with retail and commercial uses on the first three floors and residential above. The proposal calls for the alteration and demolition of heritage buildings and 8 residential units. A total of 577 residential units are proposed. 126 vehicular parking spaces and 358 bicycle parking spaces are proposed on levels P1-P4.		

Applicant:

Rosario Varacalli
1700 Langstaff Rd. Unit 1003
Concord, ON L4K 3S3

Architect:

r. Varacalli Architects Inc.
1700 Langstaff Rd. Unit 1003
Concord, ON L4K 3S3

Owner:

840 Yonge St Holdings Inc.
848 Yonge St Holding Inc
1700 Langstaff Rd. Unit 1003
Concord, ON L4K 3S3

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	OP 211/OP 225
Zoning:	CR T3.0 C2.5 R3.0	Historical Status:	Y
Height Limit (m):	18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2160	Height:	Storeys:	58
Frontage (m):	48.9		Metres:	188
Depth (m):	44.5			
Total Ground Floor Area (sq. m):	1585			Total
Total Residential GFA (sq. m):	41781		Parking Spaces:	126
Total Non-Residential GFA (sq. m):	3675		Loading Docks	3
Total GFA (sq. m):	45456			
Lot Coverage Ratio (%):	73			
Floor Space Index:	21			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	433
2 Bedroom:	87
3 + Bedroom:	57
Total Units:	577

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	41781	0
Retail GFA (sq. m):	2210	0
Office GFA (sq. m):	1465	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:

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