



## STAFF REPORT ACTION REQUIRED

### 2384 - 2388 Yonge Street - Official Plan Amendment and Zoning Amendment Application - Preliminary Report

<b>Date:</b>	April 25, 2013
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 16 – Eglinton-Lawrence
<b>Reference Number:</b>	13 127993 NNY 16 OZ

#### SUMMARY

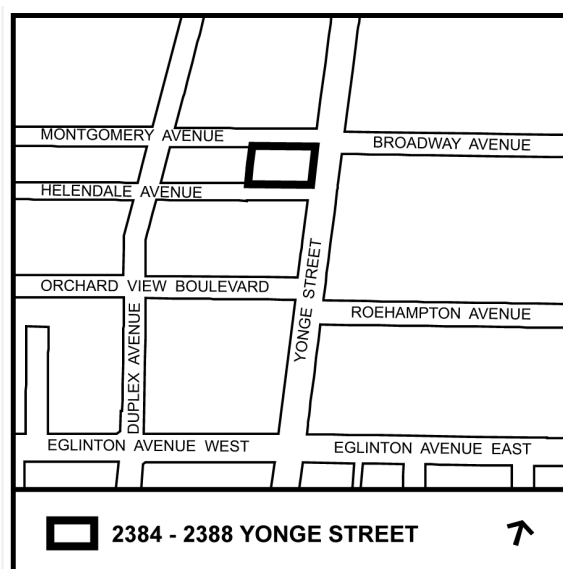
This application proposes a 26-storey mixed use building with 234 dwelling units and 1,715 square metres of retail and commercial floor area at 2384 and 2388 Yonge Street.

The site is listed on the City's *Inventory of Heritage Properties* and is a National Historic Site. The site contains the historically significant Postal Station K building designed by Murray Brown, constructed in 1936 and marked with the insignia of Edward VIII. It is also the former site of Montgomery's Tavern, headquarters of William Lyon Mackenzie, leader of the Upper Canada Rebellion of 1837 and is marked by a Historic Sites and Monument Board of Canada plaque.

The development includes the retention of the 2-storey front portion of Station K and proposes its reuse for retail and commercial uses. The application also proposes to redesign the Station K forecourt along Yonge Street, Montgomery Avenue and Helendale Avenue as a publicly accessible open space.

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.

Staff recommends that a community consultation meeting be scheduled. Staff



anticipate submitting a final report on the application to Community Council following community consultation and the resolution of any outstanding issues.

## **RECOMMENDATIONS**

---

### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 2384 and 2388 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.

## **DECISION HISTORY**

### **Historic Significance of the Site**

City Council has considered motions concerning the heritage value of the subject site on three occasions.

At its meeting on October 2, 3, and 4, 2012 Council adopted the following:

1. City Council expresses its commitment to designate Postal Station "K", located at 2384 Yonge Street a heritage property once the sale is finalized.
2. City Council direct that the City of Toronto is saved harmless for any maintenance cost for Postal Station "K" in the event that City Council confirms the heritage designation of the property.

At its meeting on October 30, 2012 Council recommended that:

1. City Council resolve that should an application be made to redevelop Postal Station "K" that such redevelopment application must consider not only the heritage significance of the building, but the real need to create a public open space which can provide for meaningful community engagement to accommodate outdoor public uses of benefit to the community.

At its meeting of February 20, 2013 Council adopted the following:

1. City Council resolve that its previous resolutions to commit to designate 2384 Yonge Street as a Heritage property relate to the two-storey limestone, or front portion of the building and the open space between that building and Yonge Street; and that in aid thereof, heritage planning staff be

directed to meet with the developer to pursue a process which will secure Council's heritage objectives as the developer's planning applications are considered.

The decisions are available on the City's website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.NY18.36>,  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.MM27.7>, and  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.NY21.59>.

### **Yonge, Duplex, Helendale and Orchard View Planning Study**

At its meeting on June 13, 2012 North York Community Council considered preliminary staff reports on two zoning by-law amendment applications on properties at 31 to 37 Helendale Avenue and at 2360 Yonge Street on the block to the south of the subject site. Council adopted the following recommendation for each application:

1. Staff be directed to study and evaluate this application in the context of other submitted development proposals, potential development sites and existing development within the block formed by Yonge Street to the east, Orchard View Boulevard to the south, Duplex Avenue to the west and Helendale Avenue to the north and determine the appropriateness of creating an area specific policy for the block through this study.

The preliminary reports for the two development applications are available on the City's website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.NY17.41> and  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.NY17.40>

### **Pre-Application Consultation**

Two pre-application meetings have been held with the applicant, the first December 13, 2013 and the second February 8, 2013. At the first meeting, the applicant conducted a tour for City staff of the historic Station K building. At the February 8, 2013 the applicant presented the current development proposal and complete application submission requirements were discussed.

The applicant also attended three working group meetings for the Yonge, Duplex, Helendale and Orchard View Planning Study held January 23, February 26, and April 15, 2013. Further the applicant has advised that they have held five meetings with local residents and community associations to present and discuss the development proposal.

## **ISSUE BACKGROUND**

### **Proposal**

The site is listed on the City's *Inventory of Heritage Properties* and is a National Historic Site. The historically significant Postal Station K building constructed in 1936 and marked with the insignia of Edward VIII, is located on the site and was listed on the City's inventory in 1974. It is also the former site of Montgomery's Tavern, the headquarters of William Lyon Mackenzie leader of the Upper Canada Rebellion of 1837. The site was designated as a National Historic Site in 1925 and is marked by a Historic Sites and Monument Board of Canada plaque affixed to the base of a monument and flagpole situated to the north of the Station K building.

The application proposes a 26-storey (78.2-metre) mixed-use building with 234 dwelling units and 1,715 square metres of commercial/retail space. The mix of dwelling units includes 145 one-bedroom and 89 two-bedroom units. The proposed density of the development is 7.9 times the area of the lot (Attachments 1, 2, 3, 4 and 5).

The proposal includes the retention of the 2-storey front portion of Station K, and the removal of the 1-storey rear portion of the building. New development is proposed on the west side of the 2-storey building and consists of a 4-storey base building with a 22-storey tower above. Retail and commercial uses are proposed within Station K and on three levels within the addition. Outdoor retail terraces are proposed along Helendale Avenue and Montgomery Avenue and on the roof of Station K.

The new 4-storey base building will include 2-storey townhouses along Montgomery Avenue and Helendale Avenue and 2 levels of apartments above. The new base building is proposed to be setback approximately 1.3 metres from Helendale Avenue, 1.5 metres from Montgomery Avenue and approximately 7.5 metres from the west lot line adjacent to the neighbourhood. The tower element of the building is proposed to be setback approximately 10.5 to 15.5 metres from the west property boundary and approximately 27 metres from Yonge Street. The tower shifts to the east at the 8<sup>th</sup> level, cantilevering about 6 metres over Station K with the tower setback from Yonge Street decreasing to approximately 17.5 to 21 metres. A further stepback on the west side of building is proposed at the 10<sup>th</sup> level increasing the setback from the west boundary to approximately 16 to 19.7 metres.

Five levels of underground parking with 172 parking spaces are proposed for residents (142) and visitors (30), including 2 car-share spaces, and there are 2 outdoor visitor/drop-off parking spaces proposed on the west side of the building. Forty-two resident and visitor bicycle parking spaces are proposed within the building on the ground floor and 140 bicycle spaces for residents are proposed on the 2<sup>nd</sup> floor and in the underground parking garage. Access to loading and parking is proposed from a 6 metre wide driveway along the west boundary of the site that extends from Helendale Avenue to Montgomery Avenue.

Proposed common residential amenity space includes 488 square metres within the building in two rooms on the 6th and 9th floors and 169 square metres on an outdoor terrace on the 9th level. Balconies and terraces of varying size are also proposed for most dwelling units.

The application also proposes to redesign and enlarge the Station K forecourt along Yonge Street, Montgomery Avenue and Helendale Avenue, integrating the design with the streetscaping along Yonge Street, Helendale Avenue and Montgomery Avenue. The new forecourt open space is proposed to be publicly accessible.

Additional site and development statistics are included in the application data sheet, included as Attachment 6.

## **Site and Surrounding Area**

The site is located on the west side of Yonge Street and extends the full block from Helendale Avenue to Montgomery Avenue. The site is 2,551 square metres in area, rectangular in shape and generally flat. It has a frontage of approximately 39.6 metres along Yonge Street and approximately 63 metres along both

Helendale Avenue and Montgomery Avenue. The site is occupied by the 1 and 2-storey Station K building that houses a post office and dance studio. There is a surface parking lot and loading area to the west of the building and a landscaped forecourt on the east side of the building that extends to Yonge Street.

Surrounding uses include:

West: Low-rise residential neighbourhood of single, semi-detached and townhouse dwellings.

East: 2 to 4-storey retail/commercial buildings opposite the site on the east side of Yonge Street with apartment buildings in the apartment neighbourhood further east.

North: The Anne Johnson Health Station and Fire Station 134 are opposite the site on the north side of Montgomery Avenue. The 2-storey Anne Johnson Health Station formerly housed Police Station #12 and is designated as historically significant under the *Ontario Heritage Act*. Fire Station #134 is also historically significant and is listed on the City's *Inventory of Heritage Properties*. Further north along Yonge Street are 2 and 3-storey commercial/retail buildings.

South: There are single to 3-storey commercial/retail buildings along Yonge Street opposite the site on the south side of Helendale Avenue and extending further south along Yonge Street to Orchard View Boulevard. A 28-storey mixed-use building is currently proposed on the southwest corner of Yonge Street and Helendale Avenue (2360 Yonge Street) opposite the east portion of the site (File: 12 168197 NNY 16 OZ). There is also a single-detached dwelling and three 3-storey apartment buildings on the south side of Helendale Avenue (31-37 Helendale Avenue) opposite the west portion of the site. A 24-storey residential building is proposed on these properties (File: 12 141927 NNY 16 OZ). Further south is the larger Rio Can retail and office complex (22 and 30-storey office buildings) and two high-rise apartments (17 and 22-storeys). A Zoning By-law amendment application to increase the heights of the two office buildings from 22 and 30 storeys to 27 and 37-storeys respectively was recently approved.

## **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 site is located on an *Avenue* and is designated *Mixed-Use Areas* in the Official Plan (Attachment 7). It is also located in the Yonge-Eglinton Secondary Plan area (Attachment 8).

The lands opposite the site on the east side of Yonge Street are designated *Mixed-Use Areas* and are within the Yonge-Eglinton Centre. The Yonge-Eglinton Centre is also one of five Provincial Urban Growth Centres within Toronto. While the site subject to this application is in the Yonge-Eglinton Secondary Plan Area it is not within the Urban Growth Centre. Lands adjacent to the west are within the *Neighbourhoods* designation.

The growth management strategy for the City steers growth and change to some parts of the City, while protecting neighbourhoods and green spaces from development pressures. Section 2.2.2 of the Official Plan identifies five areas that can best accommodate growth including the *Downtown, Central Waterfront, Centres, Avenues* and *Employment Districts*. The Official Plan directs growth to these areas in order to achieve multiple City objectives. Among other things, it promotes the efficient use of municipal services and infrastructure, concentrates jobs and people in areas well served by transit, promotes mixed-use development to increase opportunities for living close to work and to encourage walking and cycling, and protects neighbourhoods, green spaces and natural heritage features and functions from the effects of nearby development.

### *Avenues and Centres Policies*

The Official Plan recognizes the strategic mid-town location of the Yonge-Eglinton Centre and its continuing role as both an office centre and a desirable living area. The Plan promotes new development within the Yonge-Eglinton Centre and identifies where and how this should occur including through infill development and redevelopment of key sites near the Yonge-Eglinton intersection and along Eglinton Avenue East. On the east side of Yonge Street north of Roehampton Avenue, the potential for new development within this area of the *Centre* is considered appropriate through mid-rise buildings. The subject site, located on the west side of Yonge Street is outside of the *Centre*.

The policies of Section 2.2.2 of the Official Plan provide that each *Centre* will have a Secondary Plan that sets out the local goals and a development framework consistent with the Plan, and among other things, the location, mix and intensity of land uses within the *Centre*. The Yonge-Eglinton Secondary Plan Area encompasses lands beyond the *Centre* and provides a development framework for the *Centre* as well as the larger area.

*Avenues* are considered important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents. The Plan recognizes that the *Avenues* will be transformed incrementally, that each is different and that there is no one size fits all approach to reurbanizing them. Reurbanization of the *Avenues* is subject to the policies of the Official Plan, including in particular the neighbourhood protection policies.

Section 2.2.3.1 of the Official Plan provides that reurbanizing the *Avenues* will be achieved through the preparation of *Avenue* Studies for strategic mixed use segments. An *Avenue* Study has not been prepared for this mixed use segment of Yonge Street. Section 2.2.3.3 of the Official Plan provides for development on an *Avenue* prior to an *Avenue* Study subject to certain requirements. As development

prior to an *Avenue* Study has the potential to set a precedent for the intensity, form and scale of reurbanization, in addition to addressing the policies of the Plan for *Mixed Use Areas*, Section 2.2.3.3 requires that proponents of proposals also address the larger context and examine the implications for the segment of the *Avenue* in which the proposed development is located.

Further, the Plan provides 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.

For development within a *Mixed-Use Area* that precedes an *Avenue* Study, Section 2.2.3.3c) outlines requirements that must be satisfied in addition to all other policies of the Plan including in particular the neighbourhood protection policies.

An *Avenue* Segment Study was submitted with the application and is under review by City staff.

### **Healthy Neighbourhoods Policies**

The Official Plan recognizes that established neighbourhoods can benefit from directing growth to areas such as the *Avenue* with improved services, amenities and other enhancements while preserving the shape and feel of the neighbourhood. At the boundary points between the neighbourhoods and the growth areas, development in the *Mixed Use Area* will have to demonstrate a transition in height, scale and intensity to ensure that the stability and general amenity of the adjacent residential area are not adversely affected. To protect neighbourhoods and limit development impacts Section 2.3.1.2 outlines requirements for developments in *Mixed-Use Areas* that are adjacent or close to *Neighbourhoods*.

### **Public Realm and Built Form Policies**

The public realm policies of Section 3.1.1 of the Official Plan recognize the essential role of our streets open spaces, parks and other key shared public assets in creating a great City. These policies aim to ensure that a high level of quality is achieved in landscaping, urban design and architecture in public works and private developments to ensure that the public realm is beautiful, comfortable, safe and accessible.

The Official Plan recognizes that most of the City's future development will be infill and as such will need to fit in, respect and improve the character of the surrounding area. As a result, the built form policies of Section 3.1.2.2 seek to ensure that new development is located, organized and massed to fit harmoniously with the existing and/or planned context and will limit its impacts on neighbouring streets, parks, open spaces and properties. Among other things this harmony is achieved by: massing new buildings to frame adjacent streets in a way that respects the existing and/or planned street proportion; creating appropriate transitions in scale to neighbouring or existing planned buildings, providing for adequate light and privacy and adequately limiting any resulting shadowing of, and uncomfortable wind conditions, on neighbouring streets and properties.

Due to the larger civic responsibility and obligations associated with tall buildings, the built form policies of Section 3.1 provide additional design direction to ensure that they fit into the existing and planned context and limit local impacts. The Plan states that although tall buildings are desirable in the

right places they don't belong everywhere and are only one form of intensification. Policy 3.1.3.2 requires new tall building developments to address key urban design considerations set out in the Plan.

### **Heritage Resources Policies**

The heritage resource policies of Section 3.1.5 a) of the Official Plan provide that significant heritage resources will be conserved by listing properties of architectural and/or historic interest on the City's *Inventory of Heritage Properties*, designating them and entering into conservation agreements with owners of designated heritage properties. For heritage resources on the City's *Inventory of Heritage Properties*, Section 3.2.5.2 provides that these resources will be conserved and a Heritage Impact Statement required where development entails an amendment to the Official Plan and/or Zoning By-law.

A Heritage Impact Statement was submitted with the application and is under review by City staff.

### **Mixed Use Areas Policies**

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 are permitted within the *Mixed Use Areas* designation. The Official Plan recognizes that *Mixed Use Areas* achieve a number of planning objectives by combining a broad array of uses. The Plan notes that not all *Mixed Use Areas* will experience the same scale or intensity of development. Development in the *Mixed Use Areas* along the *Avenues* will generally be at a much lower scale than in the *Downtown* and most often at a lower scale than in the *Centres*.

Section 4.5.2 includes criteria for development in *Mixed Use Areas* to ensure, among other things, that the location and massing for new buildings achieves transitions between areas of different development intensity and scale, adequately limits shadow impacts on adjacent *Neighbourhoods*, and frames 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;

The Official Plan is available on the City's website at:

[http://www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

### **Yonge-Eglinton Secondary Plan**

The Yonge-Eglinton Secondary Plan provides a more detailed locally focussed policy framework for guiding growth and change in the Secondary Plan area. The general policies of Section 2 establish the main objectives of the Secondary Plan in relation to land use, the nature and scale of development, transportation, urban form and public realm, community services, and parks and open spaces.

Section 2.4 provides that it is a primary objective 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. Section 2.5 provides that 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.

Section 2.7 outlines objectives aimed to ensure that the form of buildings promotes a compatible physical and land use relationship between development within the various land use designations and between sites in abutting land use designations, and that all buildings form a positive visual relationship



to the street. Among other things it is the objective of the Secondary Plan, to maintain the existing scale of development within stable *Neighbourhoods* and protect such areas from overshadowing from buildings located in abutting *Mixed Use Areas* and to secure a transition in height and scale from developments in *Mixed Use Areas* to *Neighbourhoods* and in particular to those sites which abut a *Neighbourhood*.

The Secondary Plan recognizes the importance of higher order transit, existing and planned for Yonge/Eglinton, and Section 2.10 provides opportunity to consider reduced parking requirements for development in *Mixed Use Areas* which are in close proximity to subway and light rapid transit access. Improvements to the public realm are encouraged in association with all development and the *Parks and Open Space Areas* policies of Section 2.21 encourage the creation of interesting and engaging parks and opens spaces that are safe, comfortable and accommodate people of all ages and abilities.

Section 4 of the Secondary Plan sets out the policies for *Mixed Use Areas*. These seek to ensure a compatible relationship of uses in *Mixed Use Areas* and residential uses in adjacent residential areas and that access points, the relationship of development to the sidewalk, and the location of walls, fences and trees enhance the quality of the streetscape.

The policies of Section 2.2.2 of the Official Plan provide that each *Centre* will have a Secondary Plan that sets out the local goals and a development framework consistent with the Plan, and among other things, the location, mix and intensity of land uses within the *Centre*. The Yonge-Eglinton Secondary Plan Area encompasses lands beyond the *Centre* and provides a development framework for the *Centre* as well as the larger area.

Section 5 of the Secondary Plan includes policies for the Yonge-Eglinton Centre. Section 5.1 confirms the intent that the Yonge-Eglinton Centre satisfy the requirement of an ‘Urban Growth Centre’ within the meaning of the Growth Plan for the Great Golden Horseshoe. In recognition of this status more detailed policies to guide development in the Centre are included. Section 5.2 provides for the highest heights, densities and scale of development within *Mixed-Use Area A* on the block at the four quadrants of the intersection of Yonge Street and Eglinton Avenue. Section 5.3 provides that the heights, densities and scale of development will decrease along Eglinton Avenue East with increasing distance from this intersection. The built form typology and building heights along segments of Yonge Street and Mount Pleasant Road that are within the *Centre* are also further defined. For Yonge Street, Section 5.5 provides that development along the east side of Yonge Street north of Roehampton Avenue will be mid-rise buildings with a scale in the range of 8 to 12 storeys with retail uses at grade.

The Yonge-Eglinton Secondary Plan is available on the City’s website at:

[http://www.toronto.ca/planning/official\\_plan/pdf\\_secondary/21\\_yonge\\_eglinton\\_dec2010.pdf](http://www.toronto.ca/planning/official_plan/pdf_secondary/21_yonge_eglinton_dec2010.pdf)

## **Design Criteria for the Review of Tall Building Proposals**

Adopted by Council in July 2006, the City’s draft *Design Criteria for the Review of Tall Building Proposals* are aimed to implement the built form policies of the Official Plan and include measurable criteria and qualitative indicators to assist in the review of tall building proposals. Criteria and indicators are related to four main areas; site context, site organization, building massing and the pedestrian realm.

For heritage buildings, the design criteria require that new tall buildings will not visually impede the setting of listed/designated buildings. Where heritage buildings are low-scaled, the base building of a tall building will respect and reflect the unique urban grain and scale, visual relationships, topography and materials of the historic buildings. The criteria promote maximizing the spatial separation between heritage buildings and new tall building development and including setbacks beyond the base to maintain the views of heritage buildings. Further, the criteria require that any new tall building proposals affecting the setting of a listed/designated building should satisfy all requirements of the Official Plan and should demonstrate that the areas' character and the appearance of the setting of the listed/designated building will be preserved and enhanced.

In the event that the site is determined to be appropriate for a tall building, the proposal will be assessed using this design criteria.

The *Design Criteria for the Review of Tall Building Proposals* is available on the City's website at: [http://www.toronto.ca/planning/urbdesign/pdf/tallbuildings\\_udg\\_aug17\\_final.pdf](http://www.toronto.ca/planning/urbdesign/pdf/tallbuildings_udg_aug17_final.pdf).

## **Performance Standards for Mid-rise Buildings**

Adopted by Council in July 2010, the *Avenues and Mid-rise Building Study* includes a set of performance standards to guide the design of mid-rise buildings in a manner appropriate to the *Avenues*. Guided by the objectives to create healthy, liveable and vibrant main streets while protecting the stability and integrity of adjacent neighbourhoods, the mid-rise performance standards generally apply to segments of the *Avenues* that are designated for reurbanization and targeted for growth such as *Mixed Use Areas* with some exceptions, including portions of *Avenues* within Secondary Plan areas.

The *Avenues and Mid-rise Building Study* identifies a number of character areas along *Avenues*, throughout the City based in part on their historical evolution. Yonge Street, fundamental in the planning and layout of Toronto and Ontario, is often considered to be Toronto's main street and three character areas are identified in the Study along Yonge Street including one at Yonge and Eglinton that encompasses the subject site. Yonge/Eglinton was once part of the old Town of North Toronto and is home to a variety of small retail stores, restaurants, larger stores and a mall/movie theatre complex. As a result, the Study suggests that mid-rise performance standards related to the fine grain main street fabric found here and to maintaining consistent cornice lines with existing buildings be referenced for new mid-rise buildings to reflect and strengthen the existing character along Yonge Street in this area.

The application will be assessed in the context of the performance standards of the *Avenues and Mid-rise Buildings Study*.

The *Avenues and Mid-rise Buildings Study* is available on the City's website at: <http://www.toronto.ca/planning/midrisestudy.htm#report>

## **Zoning**

The site is zoned in a Mixed-Use (MCR) zone in former City of Toronto Zoning By-law 438-86 (Attachment 9). A wide range of residential, retail and commercial uses are permitted on the site. A maximum overall density of 3 times the area of the lot is permitted. For residential uses the maximum density permitted is 2 times the area of the lot and the maximum density for commercial and retail uses is 2.5 times the area of the lot. The maximum building height permitted is 16 metres (Attachment 10).

## **Site Plan Control**

The proposed development is subject to site plan control. A site plan control application has not been submitted.

## **Design Review Panel**

The City's Design Review Panel considers proposals along *Avenues* that would have significant public realm impacts as a result of location, scale, form or architectural quality. The application is scheduled to be considered by the City's Design Review Panel at its meeting on June 20, 2013.

## **Tree Preservation**

There are three trees on the site and eight street trees proposed for removal. A tree protection and removals plan was submitted with the application and is under review by Urban Forestry.

## **Designation of the property under Ontario Heritage Act**

The subject property is currently owned by Canada Post Corporation. Although the site is listed on the City's *Inventory of Heritage Properties*, due to jurisdictional issues the property cannot be designated under the *Ontario Heritage Act* while in federal ownership. Canada Post has submitted a letter to the City advising that they have agreed to sell the property to the Rockport Group. As well Canada Post has advised that they recognize that the property has been listed in the City's heritage registry as one of historical or architectural interest and are aware of the resolutions of City Council related to the historical significance of the site. In order to facilitate a coordinated and comprehensive review of the Rockport application, Canada Post has authorized the City and its staff to deal with Rockport on all matters pertaining to the *Ontario Heritage Act* process, as if they were the owner. This will enable the City to begin the process for considering designation of the site under the *Ontario Heritage Act*.

## **Yonge, Duplex, Helendale and Orchard View Planning Study**

In June 2012 North York Community Council considered preliminary reports on two zoning by-law amendment applications on the block to the south of the subject site. One is at the southwest corner of Yonge Street and Helendale Avenue at 2360 Yonge Street and proposes a 28-storey mixed use building, the other is adjacent to the west at 31-37 Helendale Avenue and proposes a 24-storey residential building. North York Community Council requested that City staff undertake a study of the existing development proposals, potential development sites and existing development within the block bounded by Yonge Street, Duplex Avenue, Helendale Avenue and Orchard View Boulevard and determine the appropriateness of creating an area specific policy for the block.

In November 2012, City Planning hosted an Open House to introduce the study to the community, seek input, and invite participation on a working group to assist with the study. A working group consisting of residents, representatives of community associations, applicants, property owners, library and City staff and the local Councillor was formed. In anticipation of a development application on the Station K site north of the block, the applicants attended the three working group meetings for the Study that were held in January, February and April of 2013.

Through the community consultation process main themes and ideas have emerged in relation to improvements to the public realm, to pedestrian and vehicular movement and to the built form for new development. The most prominent site within the block is the library site that is home to the North

Toronto Library and the Stanley Knowles Co-op. The library site is considered by the community as a significant community asset which should be enhanced and its role as a community centre strengthened.

The working group also identified the Station K site north of the block, as one of the most important sites in the larger community due to its historical significance. As a result, there is a strong desire by the community that the Station K site be taken into consideration through the Study and that efforts be made to promote the creation of a local centre focussed around the Station K site and the library site. Staff support this idea and have identified 'Placemaking' in relation to the Station K site and the library site as the main guiding principle to inform draft urban design guidelines and in considering an area specific policy for the block. Staff will also review the proposal in relation to the priorities identified through the block study.

Information about the Yonge, Duplex, Helendale and Orchard View Planning Study is available on the City's website at: [www.toronto.ca/planning/ydho\\_planning\\_study.htm](http://www.toronto.ca/planning/ydho_planning_study.htm)

## **Parks, Open Space and Streetscape Master Plan Study for Yonge-Eglinton**

The City has initiated a Parks Open Space and Streetscape Master Plan Study for the area. The study area is generally focussed on the Centre in the Yonge-Eglinton Secondary Plan area, but also includes streets and open spaces at the edge of the Centre. The overall objective of the study is to develop a Parks, Open Space and Streetscape Master Plan which identifies the distinct character of the study area; provides a public realm framework that ties together diverse user groups and neighbourhoods; provides guidelines for amenities that support pedestrians and will offer site specific block-by-block guidelines for open space. The Master Plan will guide the City in public open space initiatives which implement the Secondary Plan and provide design guidance to inform any proponent or developer as to what is expected with regard to parks, open space and streetscapes when any property, including City property is redeveloped.

A Request for Proposals was issued for the Parks Open Space and Streetscape Master Plan Study which is targeted to begin May 31, 2013. It is anticipated that the study will be completed by the 2<sup>nd</sup> quarter of 2014.

The subject site is located within the study area and the development proposal includes a redesigned open space forecourt to the Station K building along Yonge Street as well as improvements to Montgomery Avenue and Helendale Avenue. The proposal will be considered in the context of the study as it progresses, to ensure that proposed improvements are consistent with the public realm objectives identified for the study, and support and contribute to improvements identified through the study process.

## **Reasons for the Application**

An Official Plan Amendment is proposed to create a new *Mixed Use Area* category in the Yonge-Eglinton Secondary Plan for the site that includes policies for tall building development related to its location in proximity to the transit station at the intersection of Yonge Street and Eglinton Avenue and the conservation of a portion of Postal Station K.

A zoning by-law amendment is required as the zoning by-law permits a maximum building height of 16 metres and the proposed building would have a height of about 78.2 metres. As well, a maximum overall density of 3 times the area of the lot is permitted in the current zoning by-law and a density of 7.9 times the area of the lot is proposed. A zoning by-law amendment is also required to establish development standards such as parking and loading requirements, building setbacks and required landscaping and amenity space for the proposed development.

## COMMENTS

### Application Submission

The following reports/studies were submitted with the application:

Planning and Urban Design Rationale  
Avenue Segment Study  
Pedestrian Wind Study  
Sun/Shadow Study  
Stage 1 Archaeological Resource Assessment  
Transportation Study  
Heritage Impact Assessment  
Functional Servicing and Stage 1 Stormwater Management Report  
Environmental Noise Feasibility Study  
Subway Vibration Analysis

A Notification of Complete Application was issued on April 11, 2013.

### Issued to be Resolved

The application proposes a tall building on a site that is adjacent to a low-rise neighbourhood directly to the west and to the north across Montgomery Avenue. The site is also situated on Yonge Street in an area characterized with lower scale retail/commercial buildings of 2 to 3 storeys. The proposal will be assessed to determine whether it is appropriate for tall building or mid-rise building development.

The site is listed on the City's *Inventory of Heritage Properties*. The proposal includes the removal of the rear portion of the Station K building and the tower for the new building is proposed to cantilever over Station K. An outdoor terrace for restaurant use is proposed on the roof of Station K and the forecourt is proposed to be redesigned. The proposal is under review by City Planning Heritage staff to ensure that the heritage integrity of this important heritage building and site is maintained.

Other issues identified to date in the review of the application include:

- conformity with the planning framework for Yonge-Eglinton such as: the urban structure, neighbourhood, public realm, built form, heritage, and *Mixed-Use Areas* policies of the Official Plan and the Yonge-Eglinton Secondary Plan,
- the appropriateness of the scale and density of the development in relation to its location opposite a *Mixed Use Area* within the *Centre* where mid-rise buildings in a range of 8 to 12-storeys are permitted;

- the appropriateness of the scale and density of the development in relation to its location adjacent to a *Neighbourhood* of lower scale and density;
- the impacts of shadowing on neighbouring properties and streets;
- the design of the open space forecourt to Station K and streetscape improvements proposed for Yonge Street, Helendale Avenue and Montgomery Avenue;
- the design of the development in relation to the main themes and ideas emerging from the Yonge, Duplex, Helendale and Orchard View Planning Study in relation to the Station K site;
- the lack of larger family-sized dwelling units;
- appropriateness of proposed servicing, vehicular and pedestrian circulation on the lot;
- the identification of public benefits and mechanisms for securing them pursuant to Section 37 of the *Planning Act*;
- 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.

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

## **CONTACT**

Susan McAlpine, Senior Planner  
 Tel. No. (416) 395-7110  
 Fax No. (416) 395-7155  
 E-mail: smcalpin@toronto.ca

## **SIGNATURE**

---

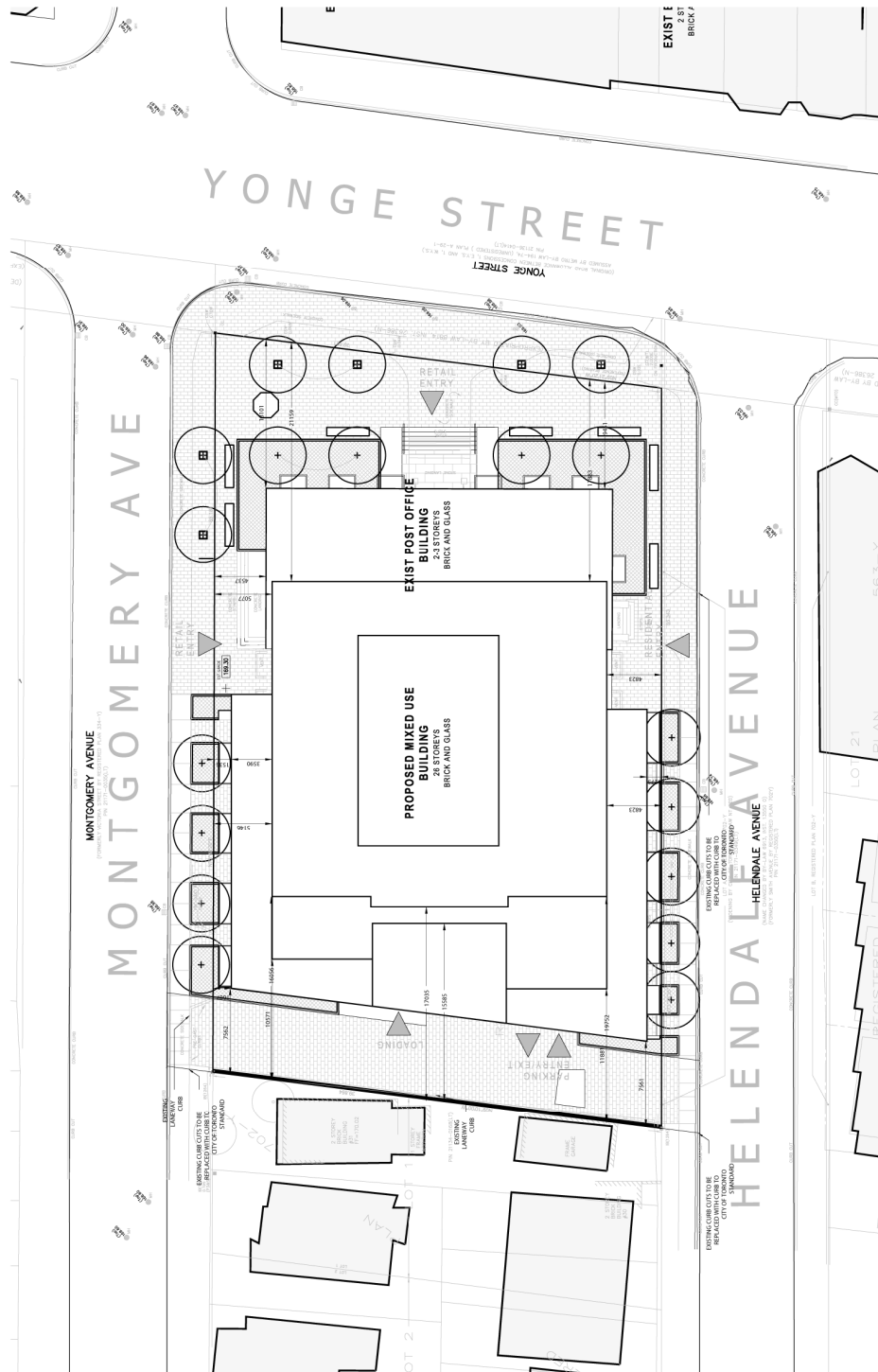
Allen Appleby, Director  
 Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
 Attachment 2: North Elevation  
 Attachment 3: East Elevation  
 Attachment 4: South Elevation

Attachment 5: West Elevation  
Attachment 6: Application Data Sheet  
Attachment 7: Official Plan  
Attachment 8: Yonge Eglinton Secondary Plan  
Attachment 9: Zoning  
Attachment 10: Zoning (Height)

## Attachment 1: Site Plan



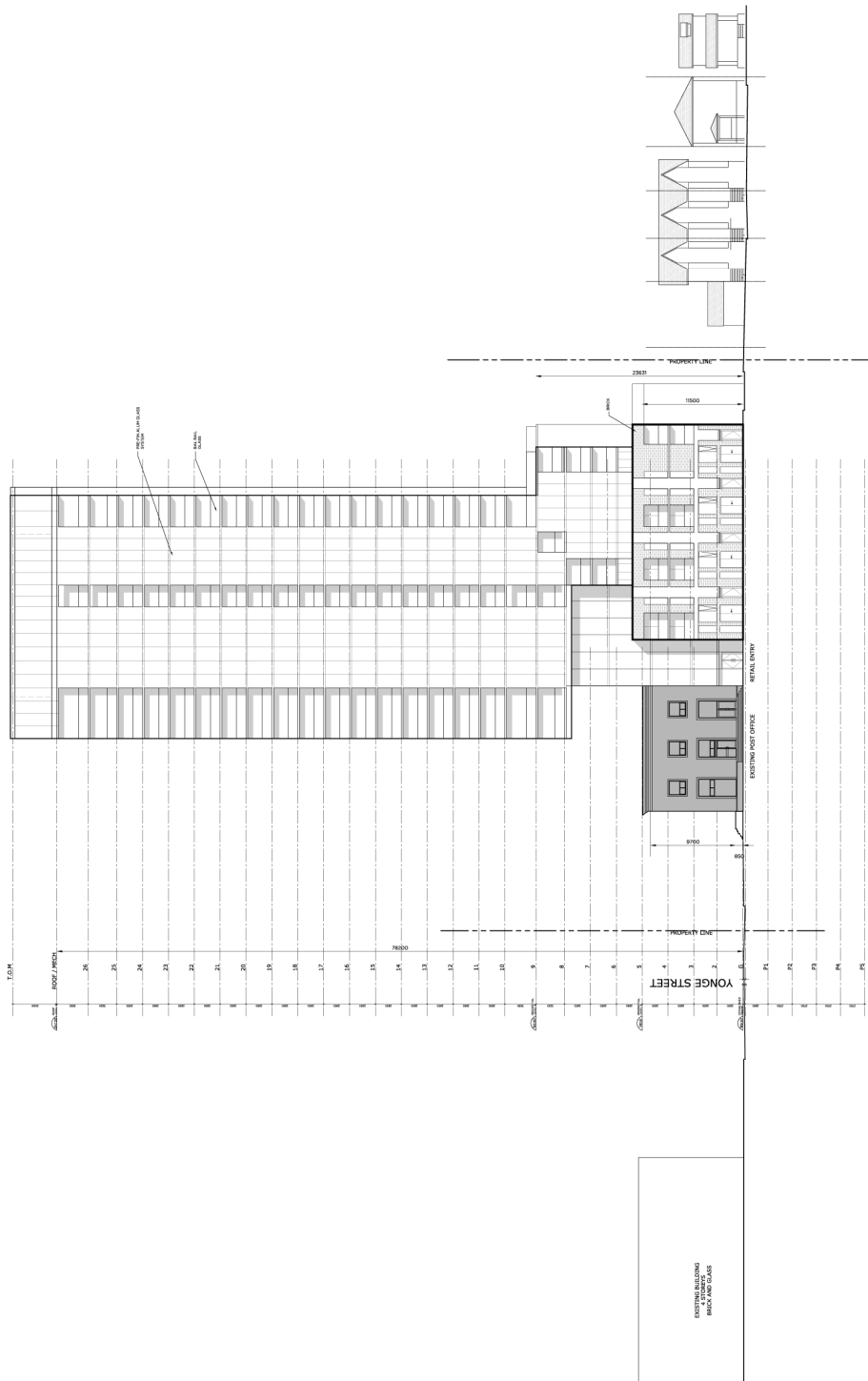
2384 - 2388 Yonge Street

**Site Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 03/20/2013

File # 13 127993 NNY 16 02



## Attachment 2: North Elevation



2384 - 2388 Yonge Street

Elevation - North  
Applicant's Submitted Drawing

File # 13 127993 NNY 16 0Z

Not to Scale  
03/20/2013

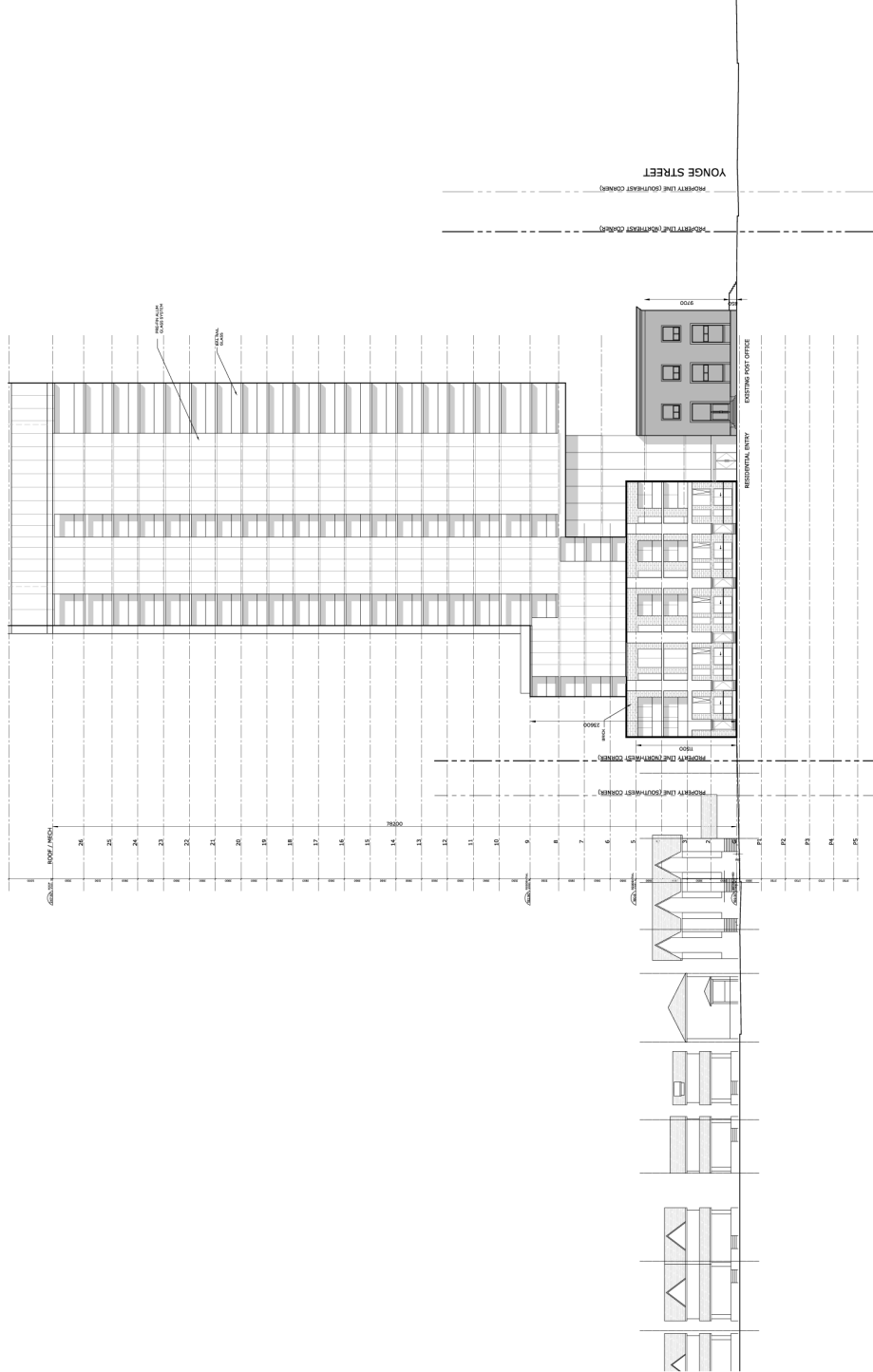
Architectural drawing of a proposed building facade. The drawing shows a long, multi-story building with a grid of windows. A smaller, existing building is shown to the right. The drawing includes labels for 'PROPOSED BUILDING', 'EXISTING BUILDING', 'MONTGOMERY AVE', 'HELENDALE AVE', and 'EXISTING FIRST OFFICE ENTRY'. A north arrow is located in the bottom right corner.

2384 - 2388 Yonge Street

Not to Scale  
03/20/2013

Staff report for action – Preliminary Report – 2384-2388 Yonge St  
V.02/12

## Attachment 4: South Elevation

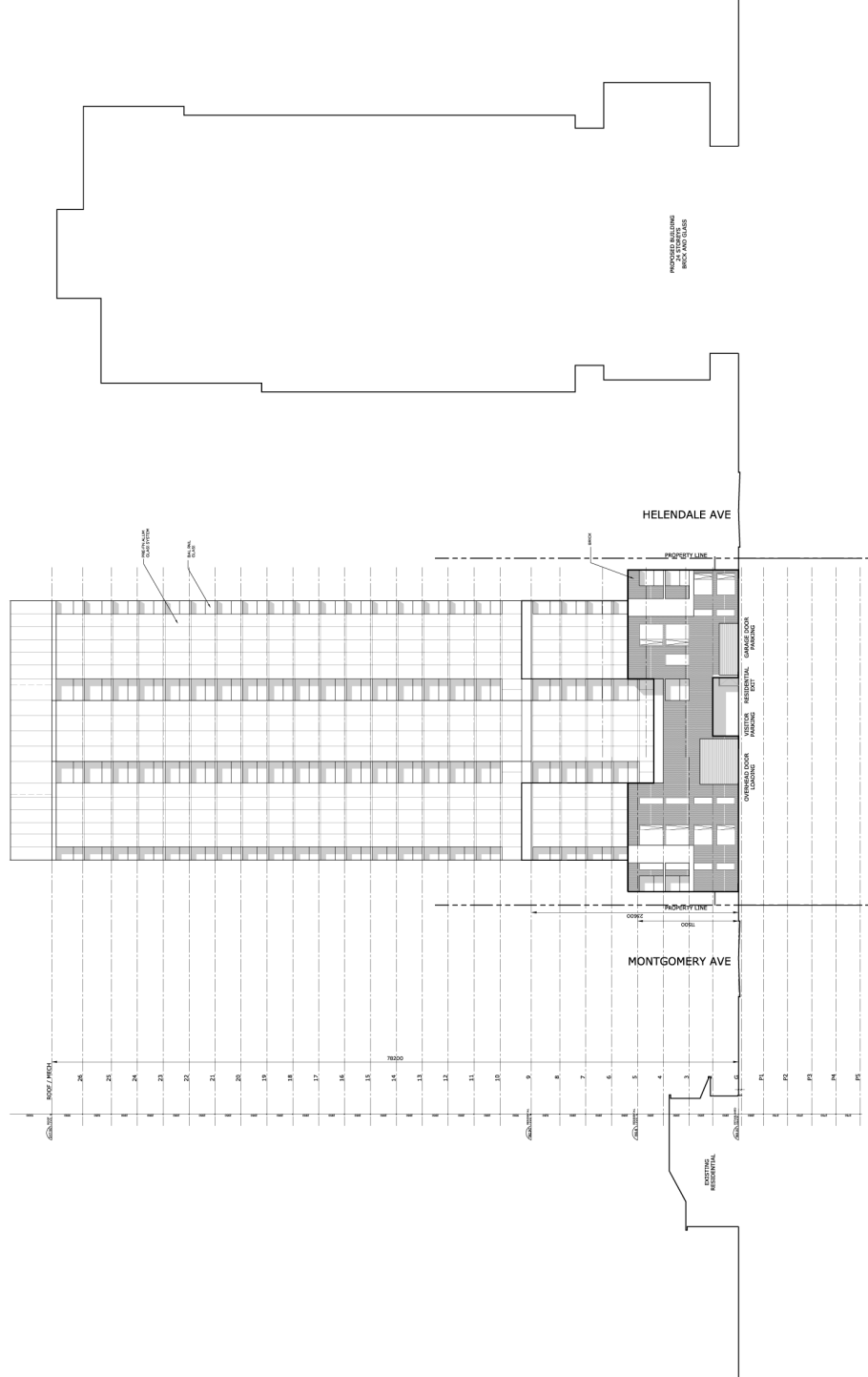


**Elevation - South**  
 Applicant's Submitted Drawing  
 Not to Scale  
 03/20/2013

**2384 - 2388 Yonge Street**

File # 13 127993 NNY 16 0Z

## Attachment 5: West Elevation



2384 - 2388 Yonge Street

Elevation - West  
Applicant's Submitted Drawing

File # 13 127993 NNY 16 0Z

Not to Scale  
03/20/2013

## Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment	Application Number:	13 127993 NNY 16 OZ
Details	Zoning By-law Amendment Standard	Application Date:	March 4, 2013

Municipal Address: 2384/2388 Yonge Street

Location Description:

Project Description: The application proposes to amend the official plan and zoning by-law to permit a 26-storey mixed use commercial and residential building with 234 dwelling units and 1,715 m<sup>2</sup> of commercial/retail gross floor area. Five levels of underground parking with 174 parking spaces are proposed. A portion of the existing post office building is proposed to be retained.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Rockport Acquisitions Inc.		RAW	His Majesty the King c/o Canada Post Corporation

### PLANNING CONTROLS

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

### PROJECT INFORMATION

Site Area (sq. m):	2,551	Height:	Storeys:	26	
Frontage (m):	39.62		Metres:	78.2	
Depth (m):	65.18				
Total Ground Floor Area (sq. m):	1,134				<b>Total</b>
Total Residential GFA (sq. m):	18,358		Parking Spaces:	174	
Total Non-Residential GFA (sq. m):	1,715		Loading Docks	1	
Total GFA (sq. m):	20,073				
Lot Coverage Ratio (%):	44.5				
Floor Space Index:	7.9				

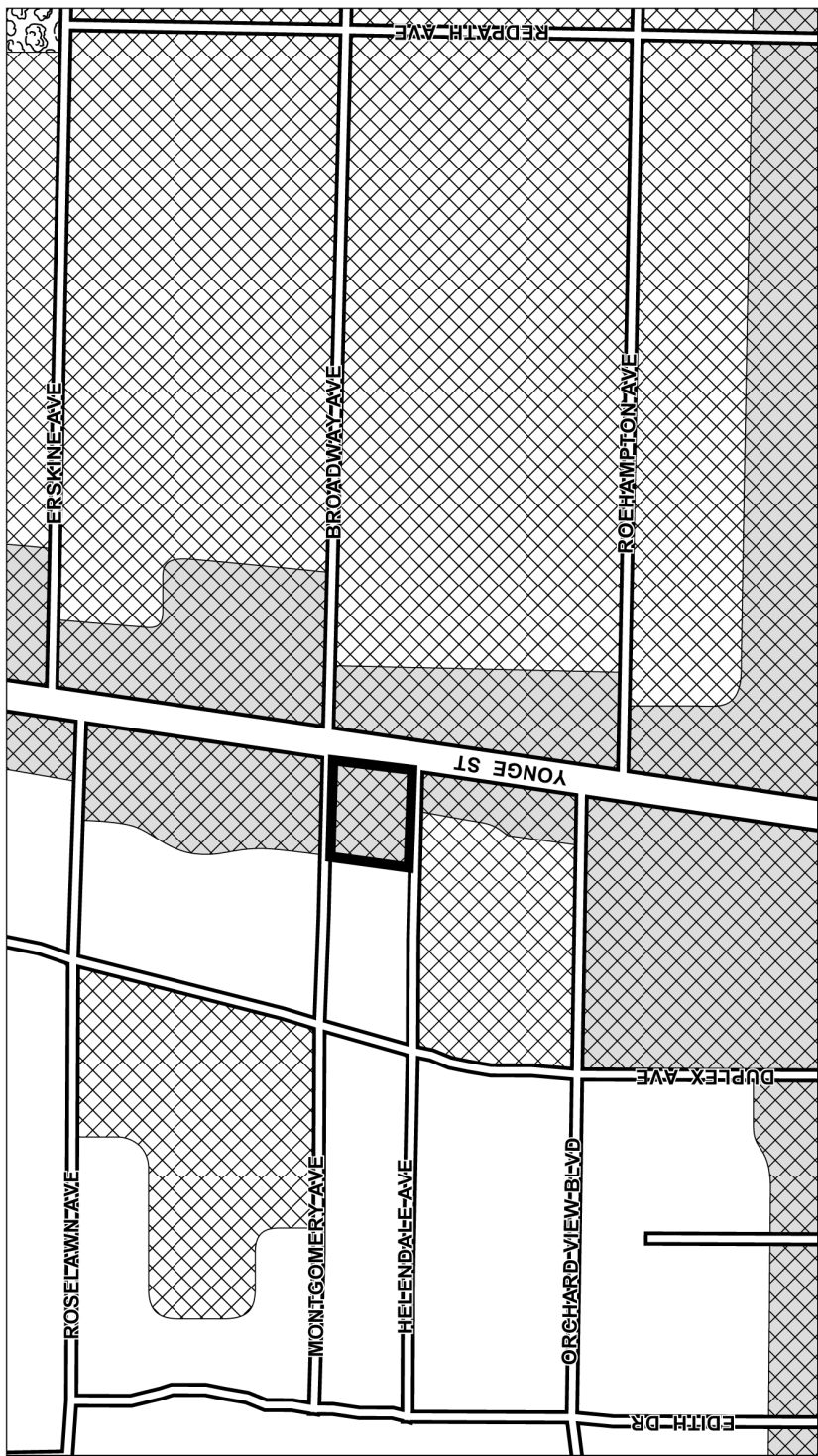
### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	18,358	0
Bachelor:	0	Retail GFA (sq. m):	1,715	0
1 Bedroom:	145	Office GFA (sq. m):		0
2 Bedroom:	89	Industrial GFA (sq. m):	0	0
3 + Bedroom:		Institutional/Other GFA (sq. m):	0	0
Total Units:	234			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Sue McAlpine, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>416-395-7110</b>

# Attachment 7: Official Plan



2384 - 2388 Yonge Street

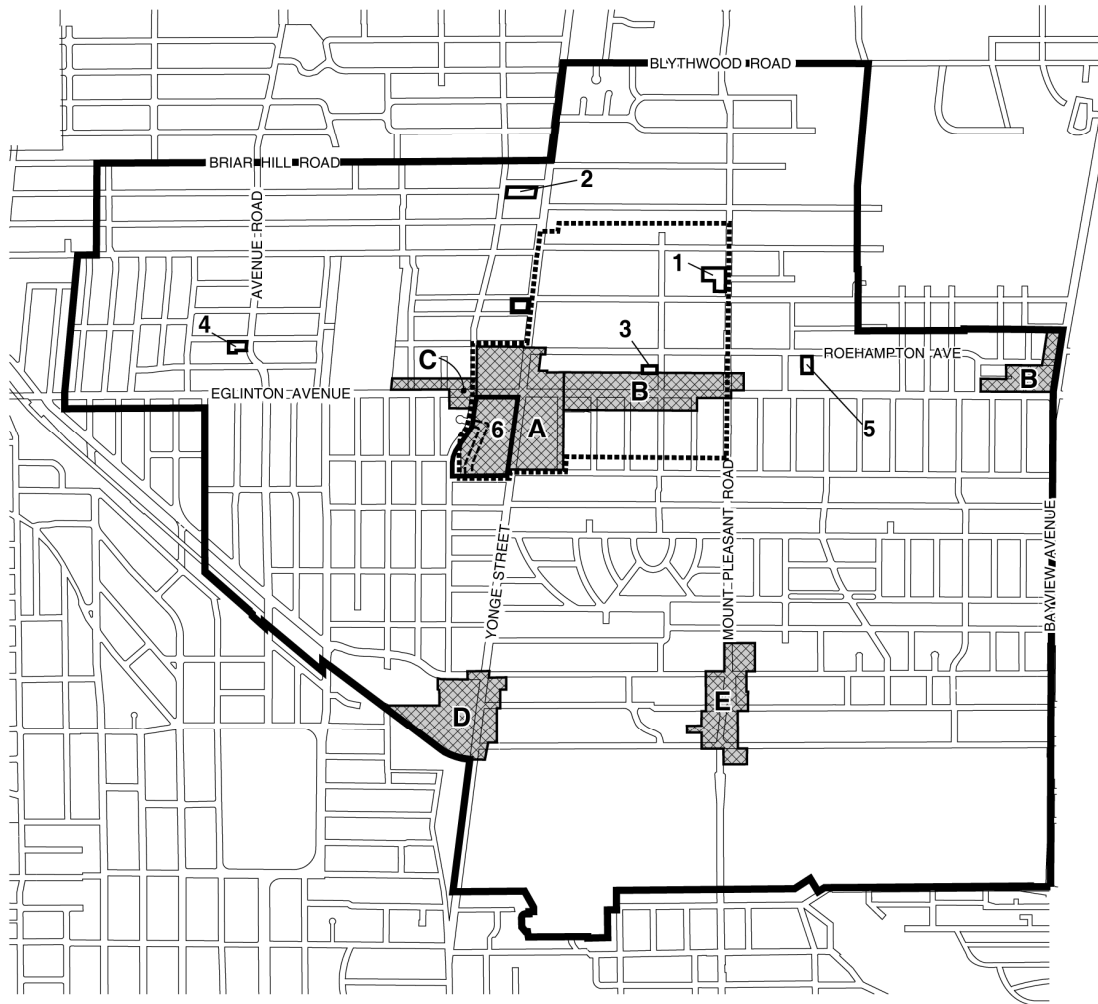
**Toronto** City Planning  
Official Plan

File # 13 127993 MNY 16 0Z

- Site Location
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks & Open Space Areas
- Parks

Not to Scale  
03/20/2013

## Attachment 8: Yonge/Eglinton Secondary Plan



### Yonge-Eglinton Secondary Plan

2384 - 2388 Yonge Street

Map 21-1 Land Use Plan (December 2010)

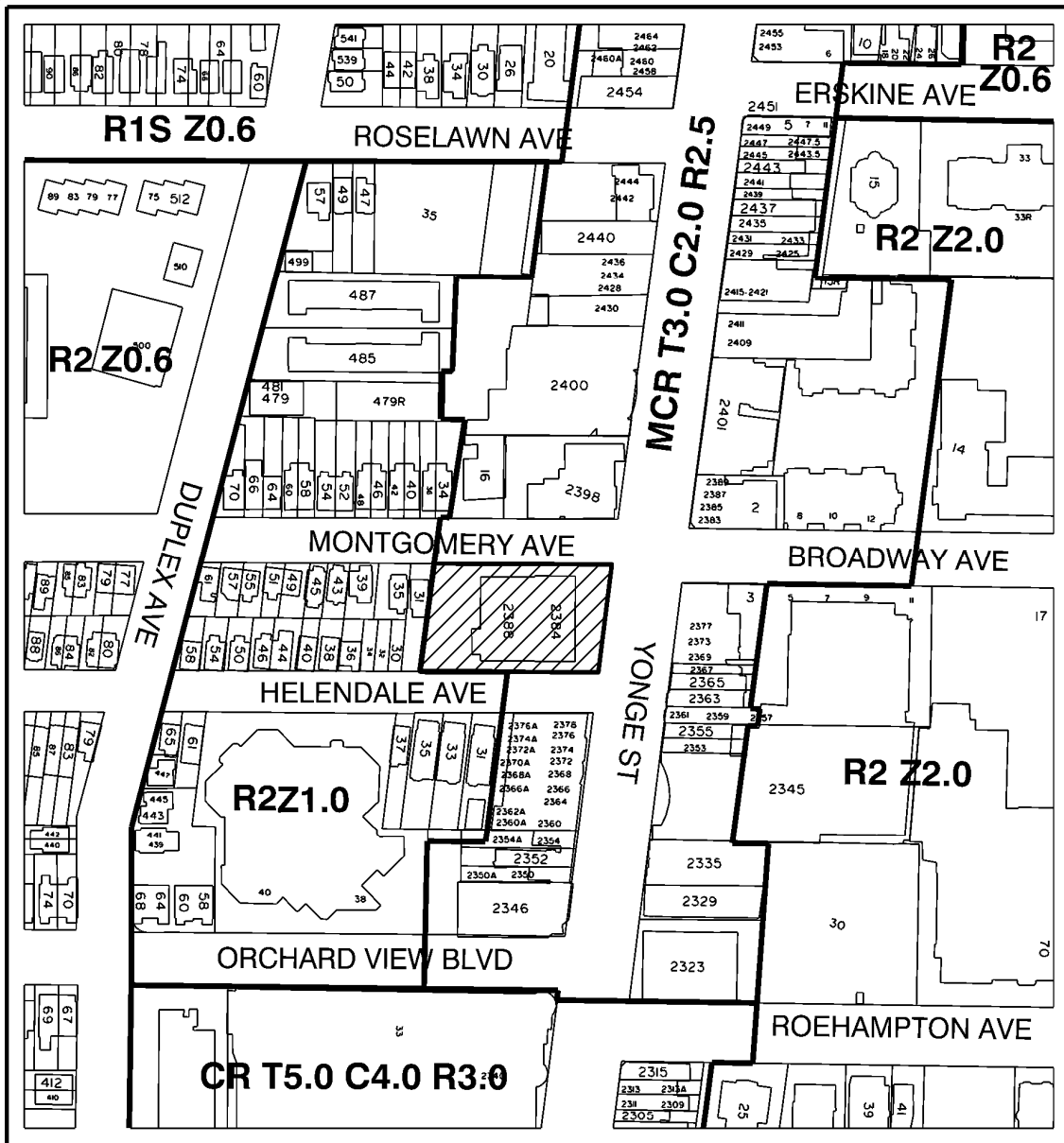
Not to Scale  
03/20/2013



Secondary Plan Boundary	Site and Area Specific Policies
Yonge-Eglinton Centre	Proposed Road
Mixed Use Areas	Site Location

File # 13 127993 NNY 16 02

## Attachment 9: Zoning



**TORONTO** City Planning  
Zoning

2384 - 2388 Yonge Street

File # 13 127993 NNY 16 0Z

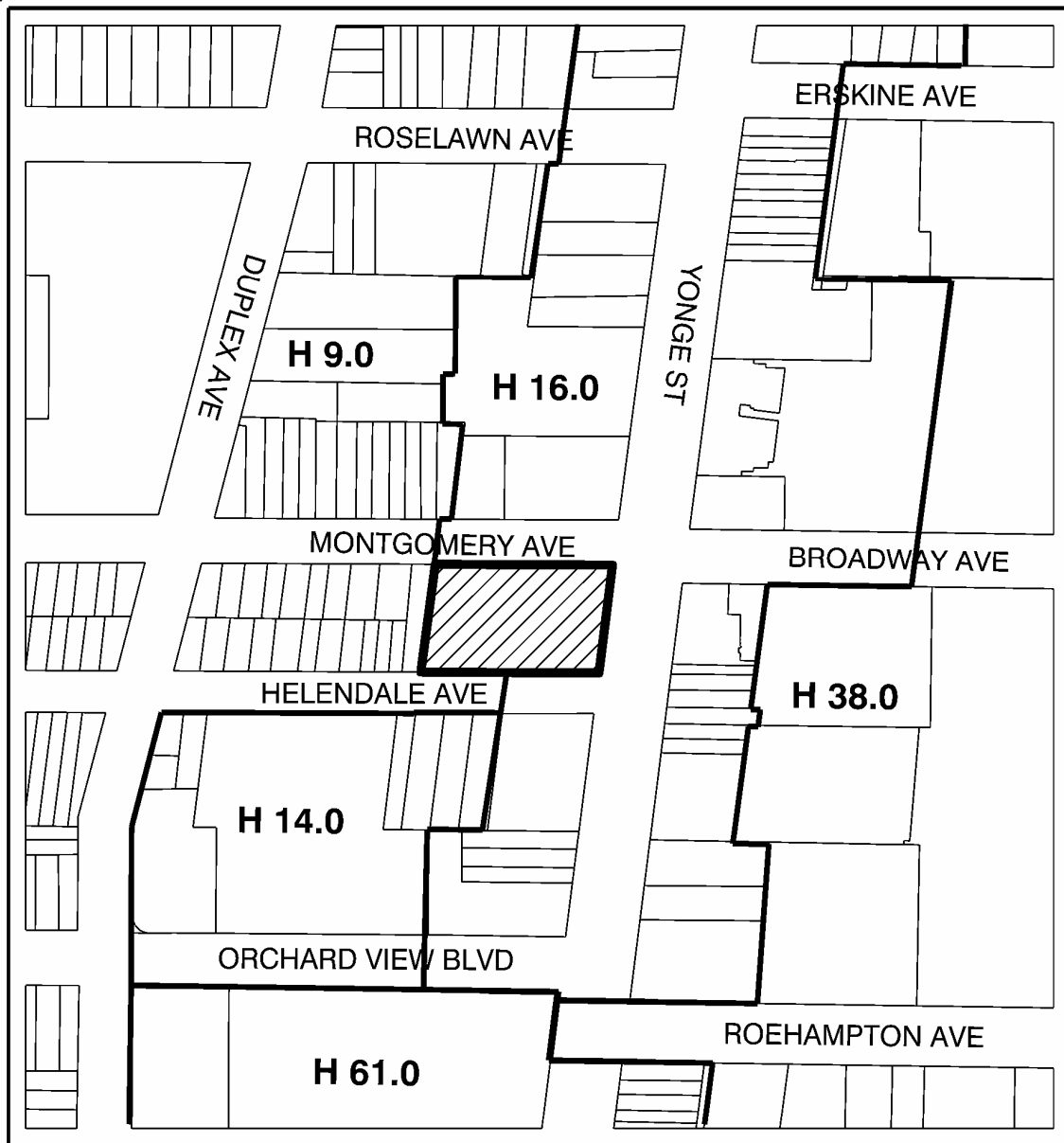
R1 Residential District  
R2 Residential District  
CR Mixed-Use District  
MCR Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 03/20/2013



# Attachment 10: Zoning (Height)



**Toronto** City Planning  
Height Map

2384 - 2388 Yonge Street

File # 13 127993 NNY 16 02



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 03/20/2013