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PLANNING AND DEVELOPMENT LAWYERS

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Matter No. E257-01

February 14, 2020

DELIVERED

Community Planning, North York District
North York Civic Centre
5100 Yonge Street, Ground Floor
Toronto, ON M2N 5V7

Attention: Amanda Rocchese, Planning Consultant

RE: 4050 Yonge Street, Toronto
- **Yonge Park Plaza Inc.**
- **Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control Application**

We are the solicitors for Yonge Park Plaza Inc., the owner of the lands known municipally as 4050 Yonge Street in the City of Toronto (the “**Site**”). On behalf of our client, we are pleased to submit plans and supporting studies in support of the Official Plan Amendment Application, Zoning By-law Amendment Application, and Site Plan Control Application for the Site (“the **Application**”).

A website has been created in support of the Application and includes key details and project documents for the proposed development. The URL for the website is:

<https://4050yongestreet.com/>

Site Description

The Site is located at the northwest corner of Wilson Avenue and Yonge Street with a site area of 12,986 square metres. As part of the proposed development, the lands within 10 metres of the stable top-of-bank will be conveyed to the Toronto Region Conservation Authority (“TRCA”) which will result in a net area of 8,320 square metres. The Site has excellent access through its proximity to the TTC’s York Mills subway station, TTC bus routes, and the GO Transit York Mills regional bus terminal. A TTC station lobby on the Site will continue to provide direct access to the subway station.

Background

The subject site was declared surplus by the City of Toronto in 2009. In April 2010, Build Toronto submitted an Official Plan Amendment Application and a Zoning By-law Application for an 8-storey non-residential building with a total height of 43 metres. This building was intended to be the new TTC headquarters. The proposal was adopted by City Council in July 2011 to permit a 7-storey (39.2 metres) non-residential building. In 2015 the Site was sold to the current owners and a revised proposal was submitted. The revised proposal included a hotel use in a 9-storey non-residential building. Revised draft Official Plan Amendment and Zoning By-law Amendments were adopted by Council in October 2016.

After several years of considering only non-residential uses for the Site and the realistic potential for development, the Application presents a new vision for the Site that truly creates a mixed-use development that is located adjacent to a major transit station. As indicated in the comprehensive Public Consultation Strategy Report by Bousfields, a meeting with City staff with the consultant and owner team, took place on November 28, 2019. A meeting with residents' associations to introduce the project and collect feedback occurred on February 3, 2020.

Proposed Development and the Policy Context

The proposed development is for two buildings that will include residential, office, retail/restaurant, and hotel uses. The building footprints have been designed to maintain the previously approved setback of 10.0 metres from the top of slope of the TRCA regulated lands. The ground floor of the base of the east building will be occupied by retail space directly at the intersection.

The Site is currently an underutilized parking lot next to a major transit situation. The Growth Plan, the Provincial Policy Statement ("PPS"), and the City of Toronto's Official Plan encourage intensification, creating complete communities, and redevelopment of sites adjacent to major transit stations. The Growth Plan encourages a diverse mix of land uses and supports complete communities that mitigate and adapt to climate change and reduce greenhouse gas emissions and contribute to environmental sustainability. The PPS requires planning authorities identify and promote opportunities for intensification and development, where this can be accommodated. An additional policy of the PPS encourages planning authorities to promote economic development and a mix and range of uses. The proposed development supports these policies by providing residential uses and office, hotel, retail uses. The Site location next to a major transit station supports the intensification policies and the Province.

Site and Area Specific Policy 90 applies to the Site. However, the proposed height in the Application should not be limited based on sight lines across the valley as this policy language only applies to Parcel B, which is the southeast corner of the intersection. The proposed development provides for an appropriate transition of scale to lower scaled residential neighbourhoods.

The Application provides a detailed analysis by Bousfields in collaboration with urbanMetrics that review the development potential in an 800-metre area surrounding the York Mills subway station. The analysis concludes that there is limited development potential beyond the Site due to several constraints. The Application for the proposed development continues the previous intent for the Site by including as part of a mixed use development office and hotel uses. The proposed scale of office uses is based on an analysis by urbanMetrics at a rate that is economically viable.

The inclusion of hotel uses in the Application is supported by a recent City of Toronto Economic Development Committee report entitled “Ensuring a Robust Hotel Supply to Strengthen Tourism”. Further, the Application includes a comprehensive economic benefits analysis from urbanMetrics that outlines the jobs and economic activity generated by the proposed development.

Materials Enclosed

In support of the Application and in accordance with your digital and hard copy submission requirements, please find enclosed the following:

1. One (1) USB key with digital copies of all plans and reports listed below;
2. Cheques for the requisite Official Plan Amendment and Zoning By-law Amendment application fee, and Site Plan Control application fee;
3. A Development Approval Application Form and a Project Data Sheet, dated February 14, 2020;

Plans and Reports provided:

4. 3D Building Mass Model, prepared by IBI Group (digital only);
5. Architectural Drawings (in three PDF files), prepared by IBI Group, dated January 29, 2020;
6. Bird-Friendly Design Statistics, prepared by IBI Group;
7. Checklist – Toronto Green Standards Version 3, prepared by IBI Group;
8. Civil engineering drawings, prepared by Shaeffers Engineering, dated February 5, 2020;
9. Density Assessment Economic Impact Analysis, prepared by urbanMetrics Inc., dated February 13, 2020;
10. Draft Official Plan Amendment text, prepared by Bousfields Inc.;

11. Draft Zoning By-law Amendment text for City of Toronto Zoning By-law No. 569-2013, as amended, and Draft Zoning By-law Amendment text for former City of North York Zoning By-law No. 7625;
12. Energy – Proposed Model Inputs report, prepared by Fluent Group Consulting Engineers, dated January 20, 2020;
13. Energy Strategy Report, prepared by Fluent Group Consulting Engineers, dated January 20, 2020;
14. ESR Spreadsheet (in PDF), prepared by Fluent Group Consulting Engineers, dated January 20, 2020;
15. Functional Servicing and Stormwater Management Report, prepared by Shaeffers Engineering, dated February 2020;
16. Green Roof Statistics, prepared by IBI Group;
17. Hydrogeological Investigation, prepared by EXP Services Inc., dated January 10, 2020;
18. Landscape Plans, prepared by NAK Design, dated January 22, 2020;
19. Noise and Vibration Study, prepared by HGC Engineering, dated February 14, 2020;
20. Pedestrian Level Wind Study, prepared by The Boundary Layer Wind Tunnel Laboratory, dated January 14, 2020;
21. Phase Two Environmental Site Assessment Report, prepared by EXP Services Inc., dated January 6, 2020;
22. Planning Rationale and Community Services Facility Study, prepared by Bousfields Inc., dated February 2020;
23. Public Consultation Strategy Report, prepared by Bousfields Inc., dated February 2020;
24. Ravine Stewardship Plan Drawings Figures 1 to 4, prepared by Kuntz Forestry Consulting Inc., dated February 11, 2020;
25. Ravine Stewardship Plan, prepared by Kuntz Forestry Consulting Inc., dated February 11, 2020;
26. Revised Natural Heritage Impact Study, prepared by Savanta, dated February 2020;

27. Sanitary Capacity Analysis Report, prepared by Shaeffers Engineering, dated December 2019;
28. Shadow Study, prepared by Bousfields Inc., dated February 2020;
29. Site Survey, prepared by KRCMAR, dated May 11, 2015;
30. Slope Stability Analysis, prepared by McClymont & Rak Engineers, Inc., dated September 2016;
31. Statistics Template – Toronto Green Standards Version 3.0, prepared by IBI Group;
32. Tree Inventory and Protection Plan Figure 1, prepared by Kuntz Forestry Consulting Inc., dated February 11, 2020; and
33. The Urban Transportation Considerations Report, prepared by BA Group, dated January 31, 2020.

Please do not hesitate to contact me should you require anything further to process this Official Plan Amendment and Zoning By-law Amendment application, and Site Plan Control application.

Yours very truly,
Devine Park LLP



Patrick Devine
PJD/CJD/sf

cc: Ben DiRaimo, Senior Planner, City of Toronto
Yonge Park Plaza Inc.
Tony Volpentesta, Tom Kasprzak, Caitlin Allan, and Reka Sivarajah, Bousfields Inc.