



December 9, 2020

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

Attention: Cathie Ferguson

Dear Ms. Ferguson:

**Re: *Planning and Urban Design Rationale Addendum Letter
4050 Yonge Street
City File Nos. 20 115845 NNY 08 OZ and 20 115847 NY 08 OZ
Official Plan Amendment, Rezoning and Site Plan Control Applications***

We are the Planning Consultants to Yonge-Park Plaza Inc. (“the applicant”) with respect to their lands at the northwest corner of Yonge Street and Wilson Avenue, municipally known as 4050 Yonge Street (“the subject site”). On their behalf, we prepared material in support of Official Plan Amendment, Zoning By-law Amendment and Site Plan Control applications which were originally filed on February 14, 2020. The applications seek to permit two mixed-use buildings, connected by a podium, with heights of 35 storeys and 21 storeys, including mezzanine (“the Proposal”). The applications were appealed to the Local Planning Appeal Tribunal (“LPAT”) on September 22, 2020 (LPAT File No. PL200441). This Planning Rationale Addendum Letter outlines the nature of proposed revisions and our response to comments received since the original submission and our conclusions of the revised scheme.

Since the time of submission, comments have been received from various departments including Planning and Urban Design (dated April 15, 2020), Strategic Initiatives, Policy and Analysis (dated March 27, 2020) and Toronto and Region Conservation Authority (“TRCA”) (April 17, 2020). Supplementary comments were received from the TRCA on September 24, 2020. A Preliminary Report on the Proposal was adopted by North York Community Council on October 7, 2020 directing that a community consultation meeting be scheduled. This has now been scheduled for January 12, 2021.

Based on the feedback received to date, particularly from the TRCA, the Proposal has been refined. The purpose of this Addendum letter is to provide an overview of the modifications to the proposed development and an analysis of the revised proposal. Subject to the additional comments set out in this letter, the findings and analysis of the previously submitted Planning and Urban Design Rationale Report (February 2020) (“the Planning Rationale”) continue to be relevant and accurate.

Revisions to the Proposal

The subject site's developable area has been revised based on detailed technical review with respect to the location of the long-term stable top of slope. This additional review was undertaken in collaboration with and in discussion with the TRCA. The updated technical reports include an updated slope stability report and a fluvial geomorphic erosion rate assessment report; among others, which are included as part of the resubmission material.

All parties are now in agreement on the delineation of the Long-Term Stable Top-of-Slope ("LTSTOS") and have established a 10 metre buffer area from the LTSOS, which will be conveyed to the TRCA through the application approval process. In addition, a 3.0 metre maintenance buffer has been secured on private lands, which will remain free and clear of any built form other than minor projecting balconies. As a result, the net site area has reduced from 8,320 sq. m to 6,145 sq. m and accordingly the ground floor area has reduced from 3,350 sq. m to 2,791 sq. m.

As a result of this reduction in the building footprint, the total gross floor area ("GFA") has been reduced from 61,412 sq. m to 59,404 sq. m, resulting in a decrease in the gross density from 4.72 FSI to 4.57 FSI. The net site area, given the increase in the lands to be conveyed, has increased from 7.38 FSI to 9.67 FSI. While the distribution of GFA has shifted between uses, with a greater proportion dedicated to residential units, a mix of uses has been maintained, with approximately 40% of the Proposal being for non-residential GFA, comprised of office, hotel, retail and restaurant uses.

The Proposal continues to be a 2-tower scheme, including the 21-storey "East Building" (closest to Yonge Street) and 35-storey "West Building", connected by a 6-storey podium. The number of storeys proposed has not changed since the original submission. However, due to mechanical and structural constraints resulting from the reduced footprint, the metric height of the West Building increased by 1.8 metres from the previous submission. The East Building has increased in metric height by 4.7 metres, as the top five levels of the East Building are now being proposed for residential, rather than hotel, uses, and will have a greater floor-to-ceiling height. The balance of the East Building will remain for hotel and office use. The floorplate of the East Building has increased slightly from 964 sq. m to 1,026 sq. m. The floorplate of the West Building continues to be 800 sq. m.

A summary of all revisions to the development statistics resulting from the refined built form are identified in **Table 1** below.

Table 1 – Comparison of Development Statistics

Standard	February 2020 Submission	December 2020 Resubmission
<u>Site Area</u>		
Gross Site Area	12,986 sq. m	12,986 sq. m
Net Set Area	8,320 sq. m	6,145 sq. m
<u>Height¹</u>		
West Building	35 storeys (131.0 m)	35 storeys (132.81 m)
East Building	21 storeys (80.5 m)	21 storeys (85.2 m)
<u>Gross Floor Area</u>		
Residential GFA	32,414 sq. m	35,460 sq. m
Hotel GFA	22,518 sq. m	18,657 sq. m
Office GFA	4,602 sq. m	3,984 sq. m
Retail GFA	1,510 sq. m	907 sq. m
TTC GFA	368 sq. m	372 sq. m
<i>Total GFA</i>	<i>61,412 sq. m</i>	<i>59,680 sq. m</i>
<u>Density</u>		
Gross Density	4.72 FSI	4.57 FSI
Net Density	7.38 FSI	9.67 FSI
<u>Unit Count</u>		
1-bedroom	69 units	55 units
2-bedroom	120 units	130 units
3-bedroom	101 units	115 units
<i>Total</i>	<i>290 units</i>	<i>300 units</i>
<u>Amenity Space</u>		
Indoor	580 sq. m	664 sq. m
Outdoor	580 sq. m	536 sq. m
<i>Total</i>	<i>1,600 sq. m</i>	<i>1,200 sq. m</i>
<u>Car Parking Spaces</u>		
Resident	257 spaces	257 spaces
Other	509 spaces	392 spaces
<i>Total</i>	<i>766 spaces</i>	<i>649 spaces</i>
<u>Bicycle Parking Spaces</u>		
Residential long-term	198 spaces	204 spaces
Residential short-term	20 spaces	20 spaces
Other long-term	10 spaces	10 spaces
Other short-term	22 spaces	22 spaces
<i>Total</i>	<i>250 spaces</i>	<i>256 spaces</i>
<u>Loading Spaces</u>		
Type G	1 space	1 space
Type B	1 space	1 space
Type C	2 space	2 space
<i>Total</i>	<i>4 spaces</i>	<i>4 spaces</i>

¹ Metric height includes mezzanine and mechanical penthouse

Policy and Regulatory Framework Updates

The 2020 Provincial Policy Statement (“PPS”) came into effect on May 1, 2020. In accordance with Section 3(5) of the *Planning Act*, all land use planning decisions are required to be consistent with the PPS. Among other updates, the PPS 2020 clarified that a range and mix of housing includes both affordable and market-based types, and added language regarding the impacts of climate change. The policies included in the Planning Rationale remain generally the same as summarized in Section 4.1.

The 2019 Growth Plan was amended by Growth Plan Amendment 1 in June 2020, which updated the minimum population and job targets to 2051. As set out in Schedule 3, by 2051 a population of 3,650,000 people and 1,980,000 jobs are estimated for the City of Toronto.

On September 22, 2020, the Minister of Municipal Affairs and Housing approved Official Plan Amendment No. 479 (“OPA 479”) and 480 (“OPA 480”), which amended Sections 3.1.1, 3.1.2 and 3.1.3 of the Official Plan. OPA 480 provides specific built form direction based on building type, and includes policies for tall buildings (Policy 3.1.3(7)-(12)), including Policy 3.1.3(10) which provides that a tower portion of a tall building should be designed to:

- a) reduce the physical and visual impacts of the tower onto the public realm;
- b) limit shadow impacts on the public realm and surrounding properties;
- c) maximize access to sunlight and open views of the sky from the public realm;
- d) limit and mitigate pedestrian level wind impacts; and
- e) provide access to daylight and protect privacy in interior spaces within the tower.

Policy 3.1.3(11) provides that Policy 3.1.3(10) will be achieved by:

- a) stepping back the tower from the base building;
- b) generally aligning the tower with, and parallel to, the street;
- c) limiting and shaping the size of tower floorplates above base buildings;
- d) providing appropriate separation distances from side and rear lot lines as well as other towers; and
- e) locating and shaping balconies to limit shadow impacts.

Council adopted the Growing Up Guidelines (previously in draft form) in July 2020. The Guidelines continue to provide that a building should provide a minimum of 25% large units, of which 10% should be three-bedroom units. The ideal unit size for a three-bedroom unit is identified as between 100 and 106 square metres and the ideal

unit size for a two-bedroom unit is 87 to 90 square metres. As indicated in a report from the Planning Department to the Planning and Housing Committee dated June 52, 2020, the Growing Up Guidelines are to be considered informative and instructive when dealing with development applications, but not determinative.

In our opinion, the proposal is consistent with the PPS 2020, conforms with the Growth Plan and the amended Official Plan policies, and continues to have regard for the Growing Up Guidelines.

Analysis and Conclusions

The analysis set out in our Planning Rationale continue to be relevant and accurate. In our opinion, mixed-use intensification on the site is supportive of numerous policy directions, and the proposal offers a rare opportunity for transit-oriented redevelopment close to a transportation hub within the North York district, and will contribute meaningfully to the minimum density targets set out in the Growth Plan 2019 in order to meet the population in job forecasts set out in Schedule 3, as amended.

It continues to be our opinion that the proposed mix of uses, including residential, office, hotel, retail and restaurant uses, is in keeping with the land use permissions and implements the vision for *Mixed Use Areas* as articulated by the Official Plan by creating places where people can “live, work and shop in the same area, or even the same building, giving people an opportunity to depend less on their cars, and create districts along transit routes that are animated, attractive and safe at all hours of the day and night”. While the balance of residential and non-residential uses has shifted, the proposal continues to contribute to a complete community.

From a land use perspective, the proposal has regard for the *Parks and Open Space Areas – Natural Areas* designation of the adjacent lands and has been substantially modified to ensure that the proposed footprint and resulting built form is compatible with the ravine lands associated with the Don Valley River West Branch, in accordance with the current TRCA standards. In our opinion, the proposal is consistent with the PPS’s policies regarding natural heritage and conforms with the policies in Section 4.3 of the Official Plan.

As set out in Section 5.4 of our Planning Rationale, the proposed height of 21 and 35 storeys is appropriate for this location from an urban structure perspective, helping to demarcate the intersection of two major streets from a place making sense, and is in keeping with the range of other approvals in North York outside of the North York Centre. The slight increase in metric height will not result in additional built form impacts, as outlined below. Similarly, the slight increase in the floorplate of the East Building will not result in additional built form impacts.

An updated shadow study has been prepared by Bousfields Inc. (December 2020). The shadow study demonstrates that the proposal continues to result in an acceptable level of impact on the residential properties designated *Neighbourhoods*. With regards to wind impacts, an updated Pedestrian Level Wind Study has been prepared by The Boundary Layer Wind Tunnel Laboratory (December 2020). The refined built form result in similar wind impacts, which are minimal. Additional mitigation measures may be secured during the site plan control stage to ensure appropriate comfort categories are met at all times of year. Based on the foregoing, it is our opinion that the proposed built form impacts resulting from the refined design remain adequately limited and acceptable.

An updated draft of the proposed Official Plan Amendment and Zoning By-law Amendments are being concurrently filed, reflecting the changed footprint and refinement to the development statistics.

We look forward to continuing to work with City Staff and the community on the Proposal and associated applications. Should you have any questions please do not hesitate to contact the undersigned or Tom Kasprzak at (416) 947-9744.

Sincerely,
Bousfields Inc.



Tony Volpentesta, MCIP RPP

cc. *Mario Angelucci, Easton's Group/Dufferin Group*
Patrick Devine, Devine Park LLP