

Community Consultation Meeting

1233 Yonge Street and 9 Woodlawn Avenue East

Chris Pereira, Community Planner

September 27, 2023



Troubleshooting

Can't hear the Host/Presenter?

Option 1: Disconnect the headset and use the computer speakers.

Option 2: Call in by phone:

Step 1: Call **416-915-6530**

Step 2: Enter the Access Code: **2630 486 2655**

Step 3: Enter the Password: **7979 6786**



This meeting is being recorded and will be available for future viewing.






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Acknowledgements

The land I am on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee, and the Wendat peoples. Toronto is home to many diverse First Nations, Inuit and Métis peoples. I acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

We are all Treaty people. Many of us have come here as settlers, immigrants, newcomers in this generation or generations past. I'd like to also acknowledge and honour those who came here involuntarily, particularly those who are descended from those brought here through enslavement.

Agenda

-  **6:05 p.m. Introductions and Opening Remarks**
-  **6:10 p.m. Presentation by City Staff**
-  **6:25 p.m. Presentations by Applicant**
-  **6:45 p.m. Q&A Discussion**
-  **7:30 p.m. Closing Remarks and Next Steps**

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Introductions

Speakers

City Planning

- Chris Pereira, Planner, Community Planning
- Corinna Prior, Senior Planner, Community Planning
- Juliana Azem, Senior Planner, Urban Design

Councillor Dianne Saxe (Ward 11)

Applicant's Team

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Introductions

Opening Remarks



City Staff Presentation



Background

Original Application

An Official Plan Amendment and Zoning By-law Application was submitted in December 2021. The application proposed a 13-storey mixed-use building with 100 units, 40 of which were rental replacement units.

Revised Application

A revised application was submitted in May 2023 proposing a 49-storey mixed-use building with 724 units, 40 of which are rental replacement units.

Overview

Aerial View



Overview

Current Uses



Planning Framework



Government Roles in Shaping Growth

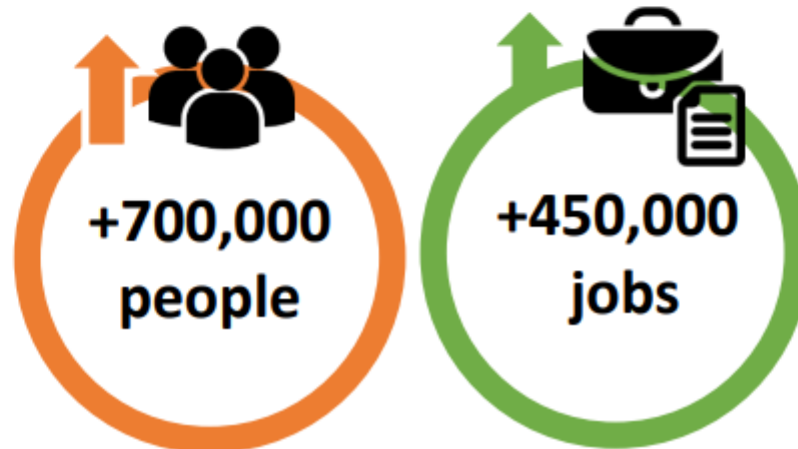
Canada 

- Immigration policies



Ontario 

- Population and job forecasts
- Growth Plan for the Greater Golden Horseshoe



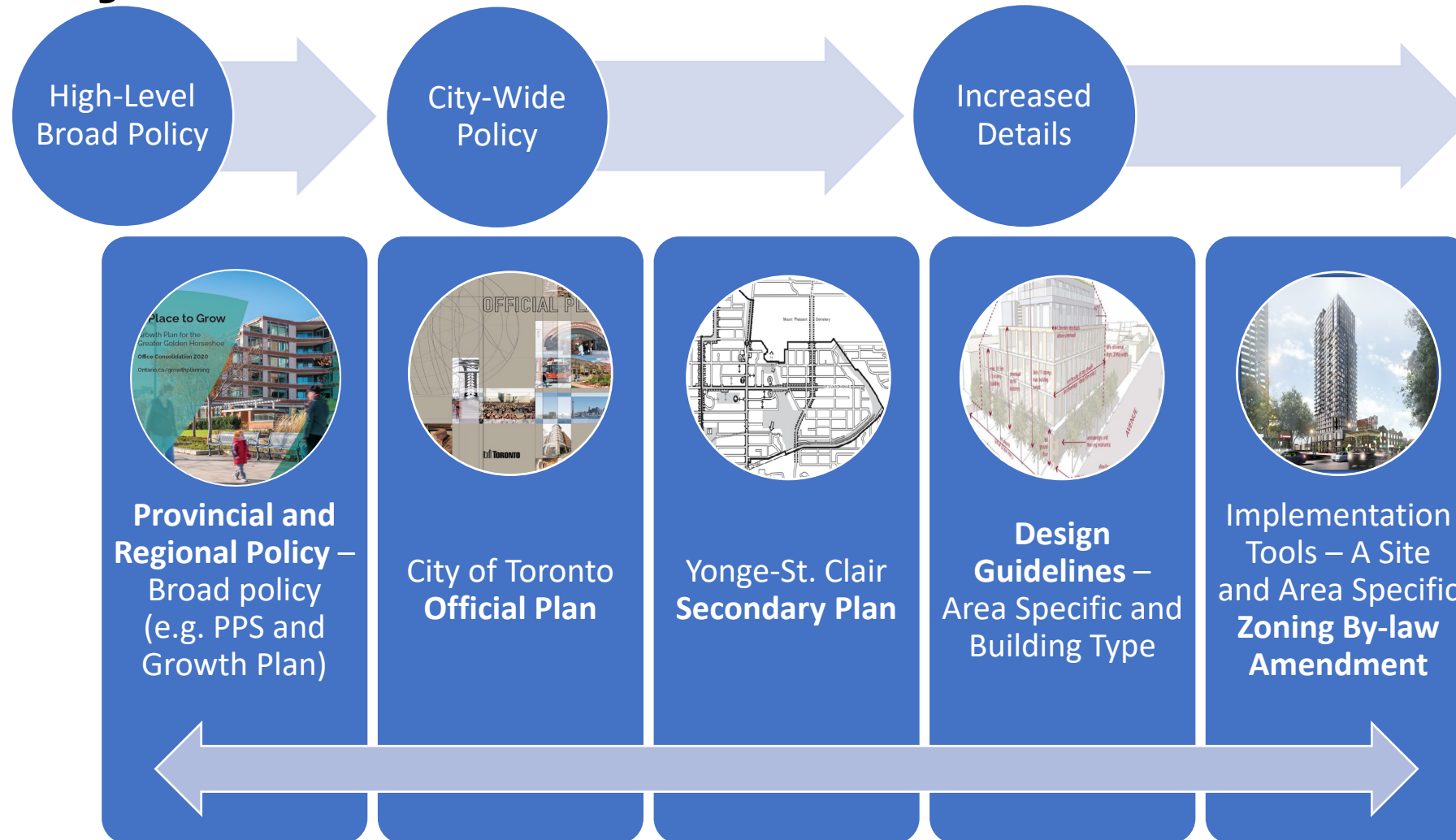
 **TORONTO**

- Land use planning



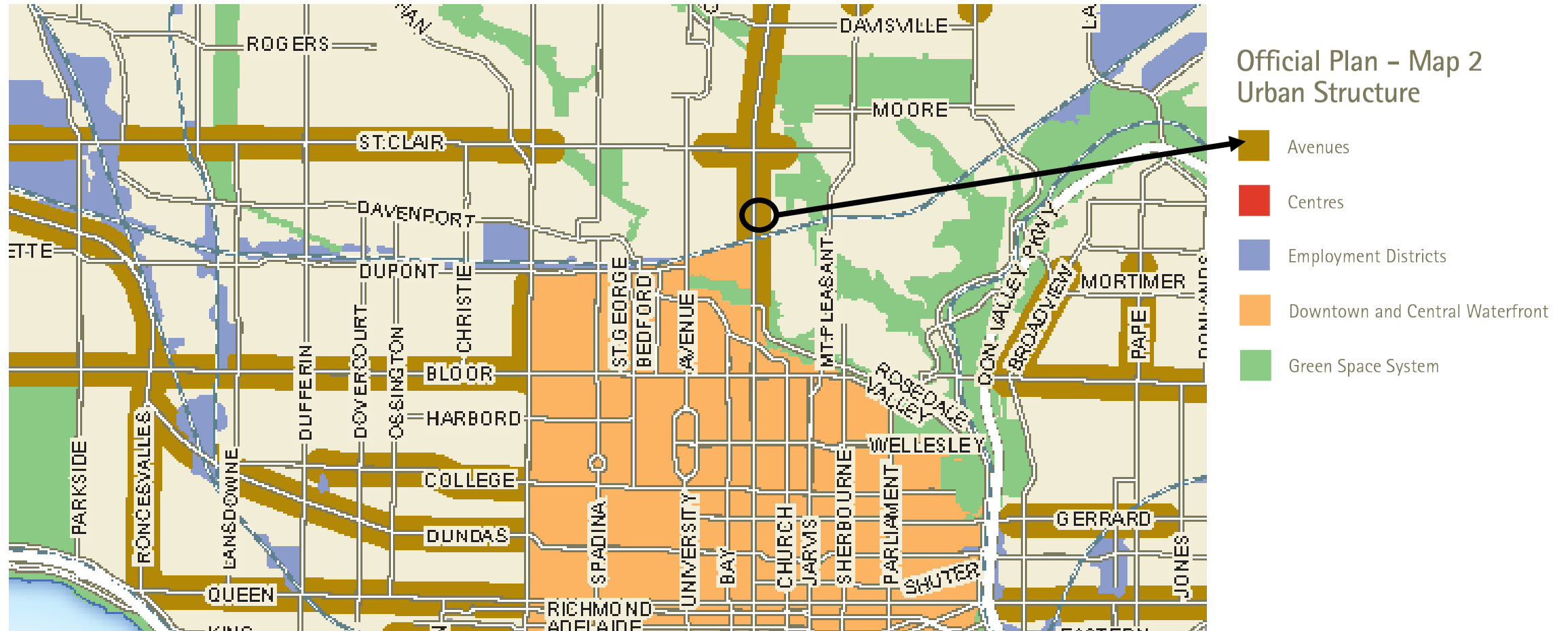
Planning Framework

Policy Context

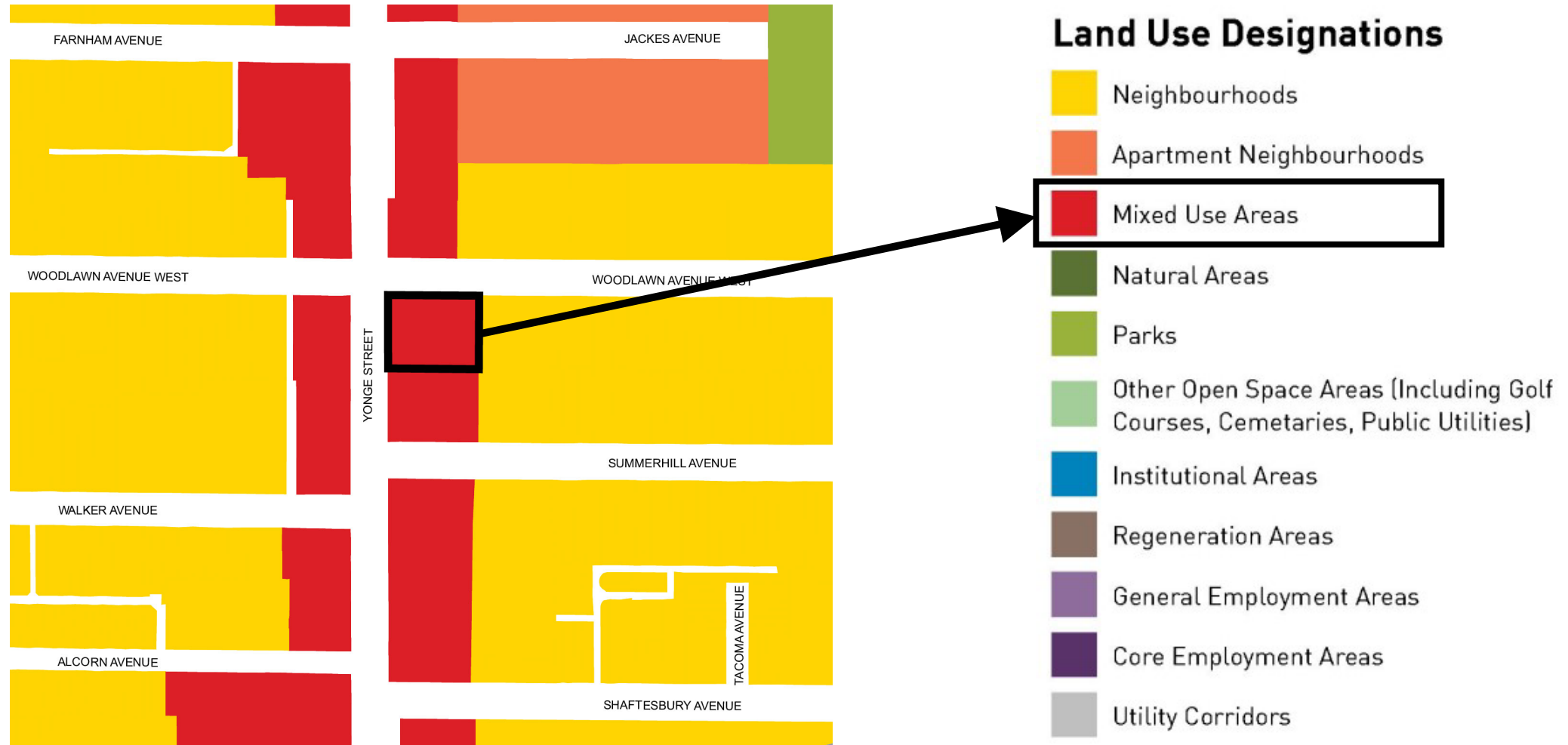


Planning Framework

Official Plan – Urban Structure Map



Planning Framework Official Plan – Land Use Map



Planning Framework

Official Plan – Mixed Use Areas

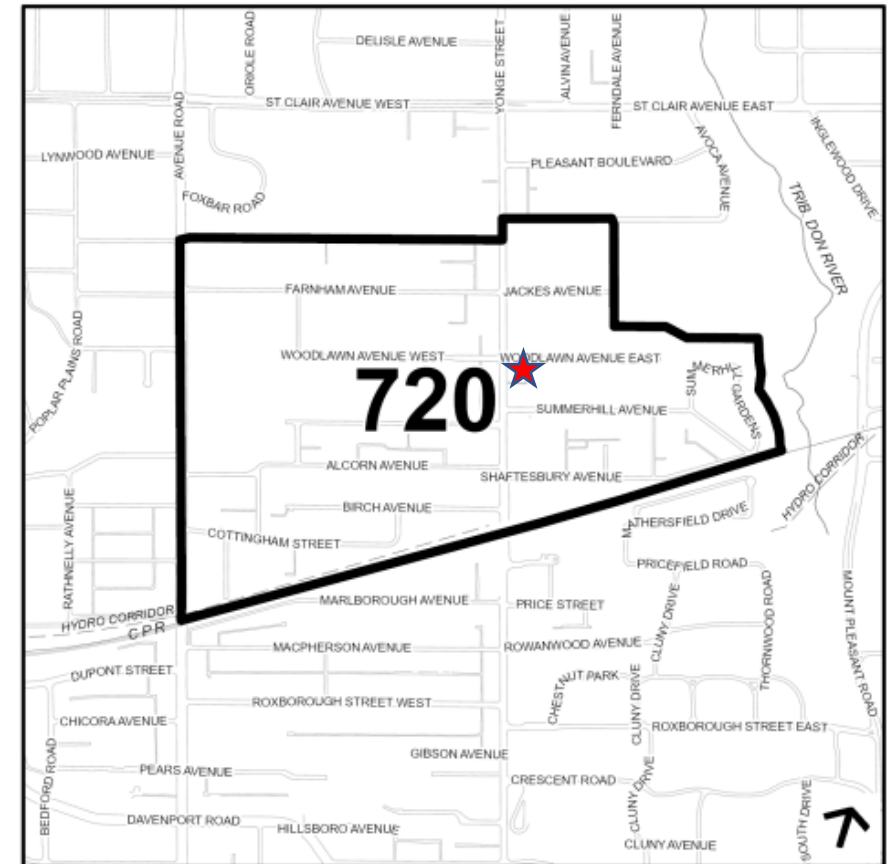
- Will absorb a portion of Toronto's growth over time.
- Create of a balance of uses that reduce automobile dependence, meet the needs of the community and provide new jobs and homes.
- New buildings will frame streets, minimize shadow impacts, transition toward lower scale areas and provide an attractive, safe and comfortable pedestrian environment.



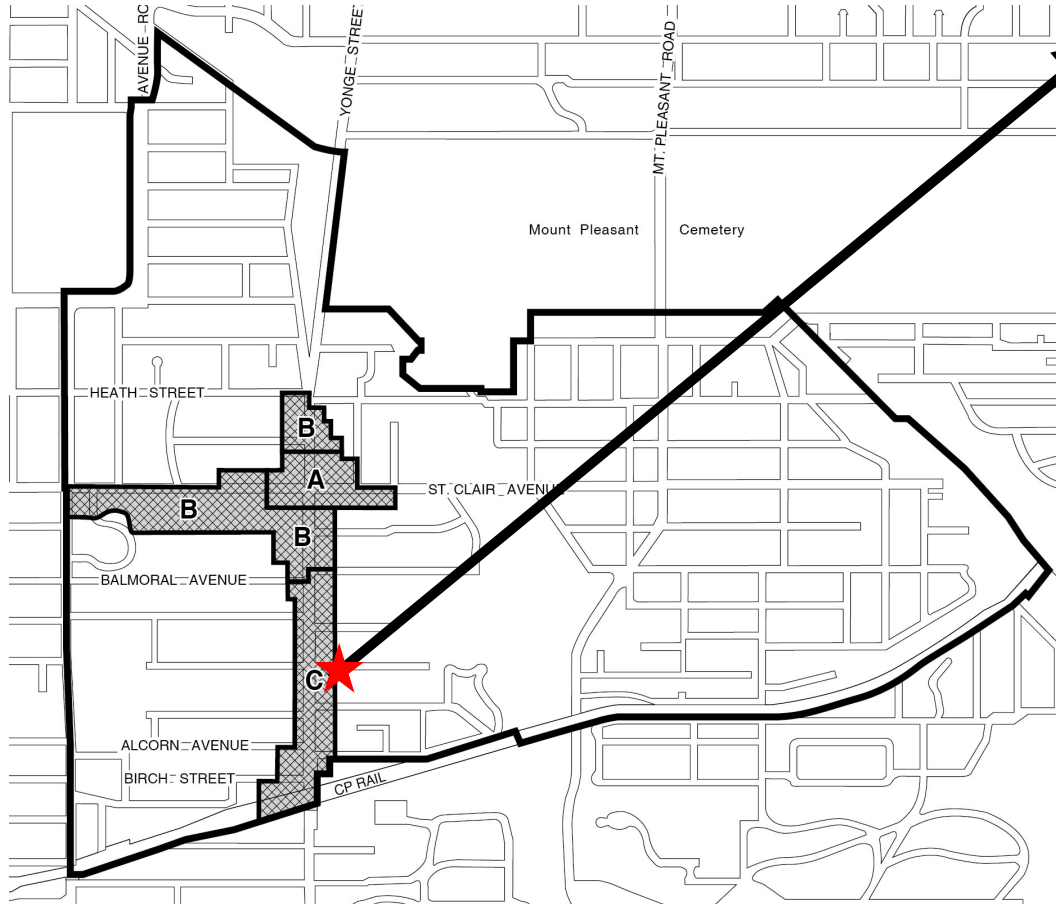
Official Plan – PMTSA

- The site is located within the Summerhill Station Priority Major Transit Station Area.
- Existing and permitted development within the PMTSA is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.
- Minimum density requirements are 2.0 Floor Space Index.

Map 1 – Summerhill Protected Major Transit Station Area



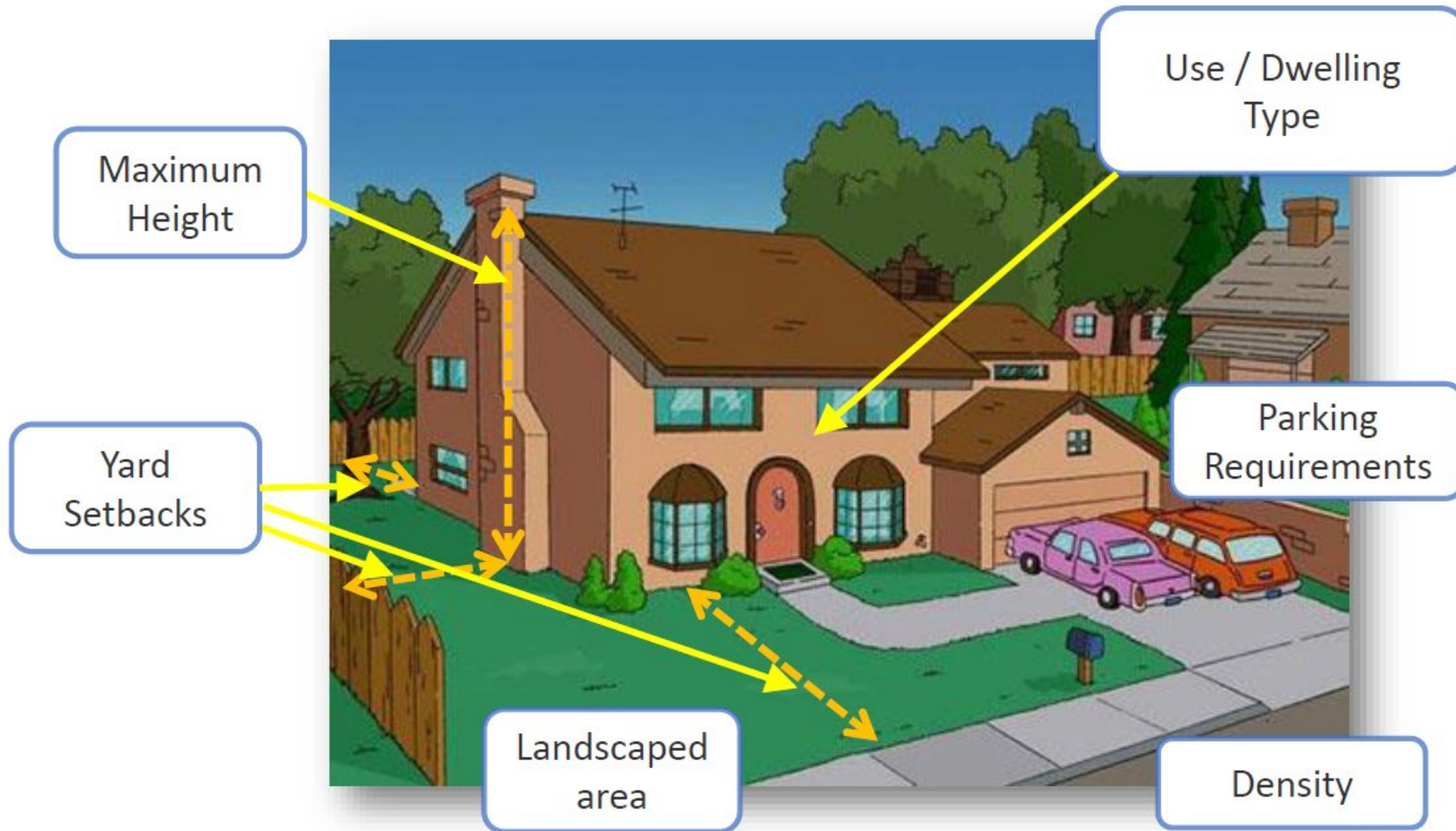
Yonge-St. Clair Secondary Planning



Mixed Use Areas C:

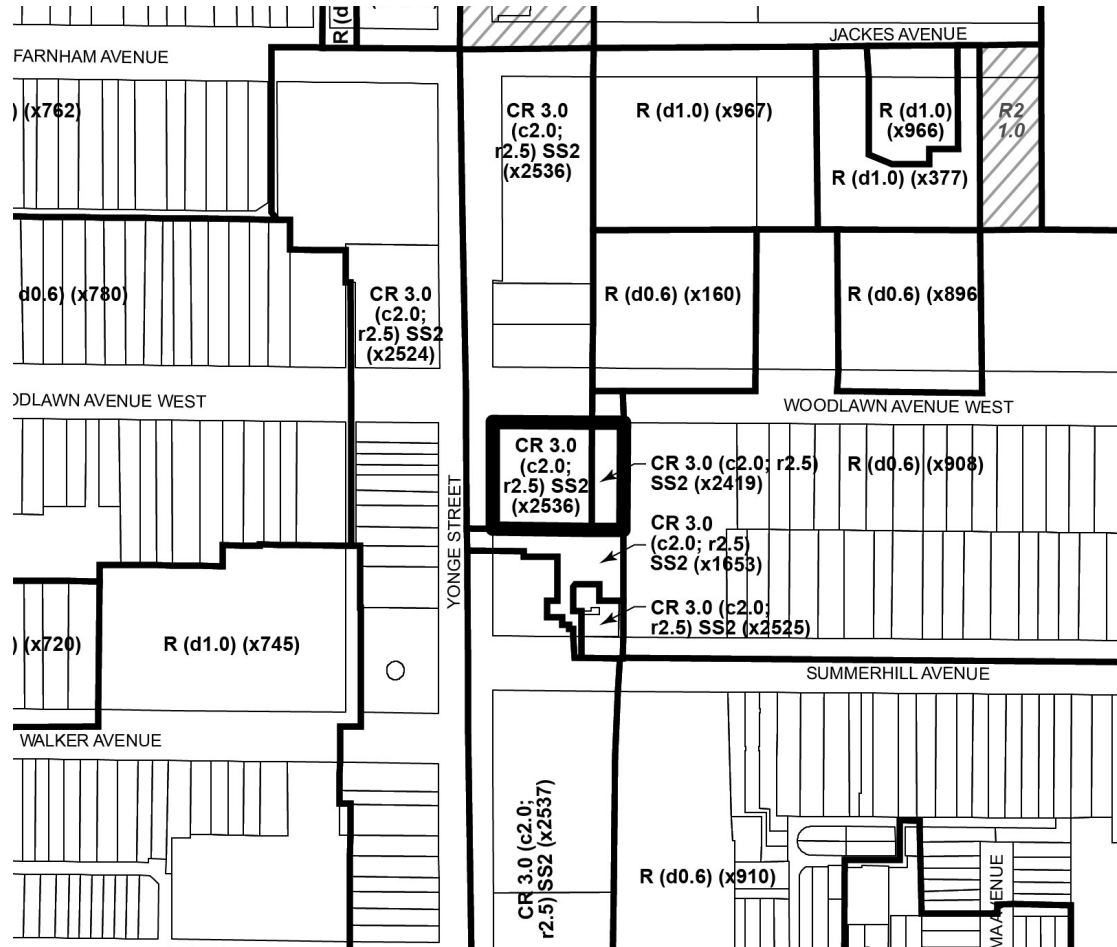
- 5.7 In Mixed Use Areas 'B' and 'C' shown on Map 6-3: a) there may be, subject to Section 5.8, a potential to develop or redevelop properties in excess of existing permitted height and/or density limits in the Zoning By-law in the following areas:
 - i. the east side of Yonge Street - between Summerhill Avenue and Heath Street East;

What is a Zoning By-law?



Planning Framework

Zoning By-law 569-2013



- Zoning (By-law 569-2013):
 - CR 3.0 (c2.0; r2.5) SS2 (x2536); and
 - CR 3.0 (c2.0; r2.5) SS2 (x2419)
- Maximum Height: 16 m



Location of Application

R
RD
CR
O
OR
UT

Residential
Residential Detached
Commercial Residential
Open Space
Open Space Recreation
Utility and Transportation



See Former City of Toronto By-law No. 438-86

R2
CR
MCR

Residential District
Mixed-Use District
Mixed-Use District

Application Overview and Preliminary Issues



Application Overview

Previous Proposal



Rezoning Application submitted December 30, 2021

Height: 45.5 m (Mechanical penthouse not included)

GFA (sm)

Residential: 11,000

Non-Residential: 600

Total (max): 11,600

Unit Breakdown

1-Bedroom: 57 (52%)

2-Bedroom: 31 (28%)

3-Bedroom: 22 (20%)

Total: 110

FSI: 5.88

Ground Floor Area: 1,255 sm

Vehicle Parking: 99 (0.9 per unit)

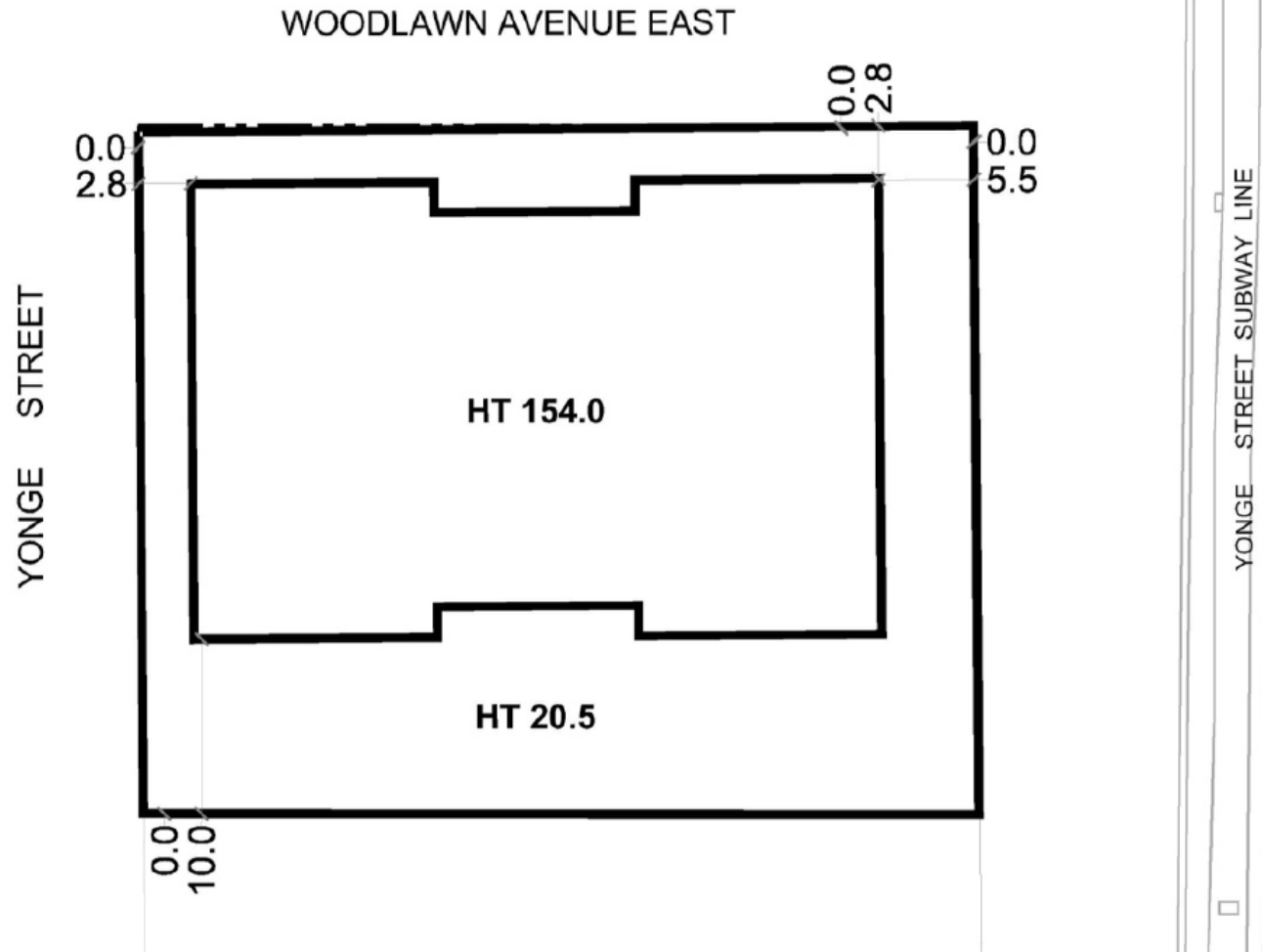
Bicycle Parking: 116

Overview – Current Proposal

- **Height:** 49 storeys, 154m (Mechanical penthouse not included)
- **Dwelling Units:** 764 (10% are 3 bedroom units)
- **Amenity Space:** 764 square metres indoor ; 522 square metres outdoor.
- **Access, Parking, and Loading:** The proposed driveway is located off Woodlawn Avenue, providing access to a loading area, and a one-level underground parking garage with 15 parking spaces; 4 parking spaces for residents, 9 visitor spaces and 2 car share spaces. A total of 766 bicycle parking spaces will be provided

Application Overview

Heights and Setbacks



Preliminary Issues

- Overall fit of the proposal within the existing and planned context (including building height and massing);
- Replacement of existing rental dwelling units and adequate tenant relocation and assistance plan for existing tenants;
- Appropriate relationship to Yonge Street and Woodlawn Avenue East, including a harmonious street wall, appropriate setbacks, step backs, and balcony encroachments;
- Relationship of the proposal to adjacent lands to the east and south;
- Sufficient design and quality of the public realm;

Application Process



Planning Policies

Provincial Policy Statement,
Growth Plan, Official Plan



People

Applicant, City Agencies,
Councillors, Community



City Planning Recommendations

Law

Zoning Bylaw, Other
Bylaws, Council decisions,
Local Planning Appeals
Tribunal

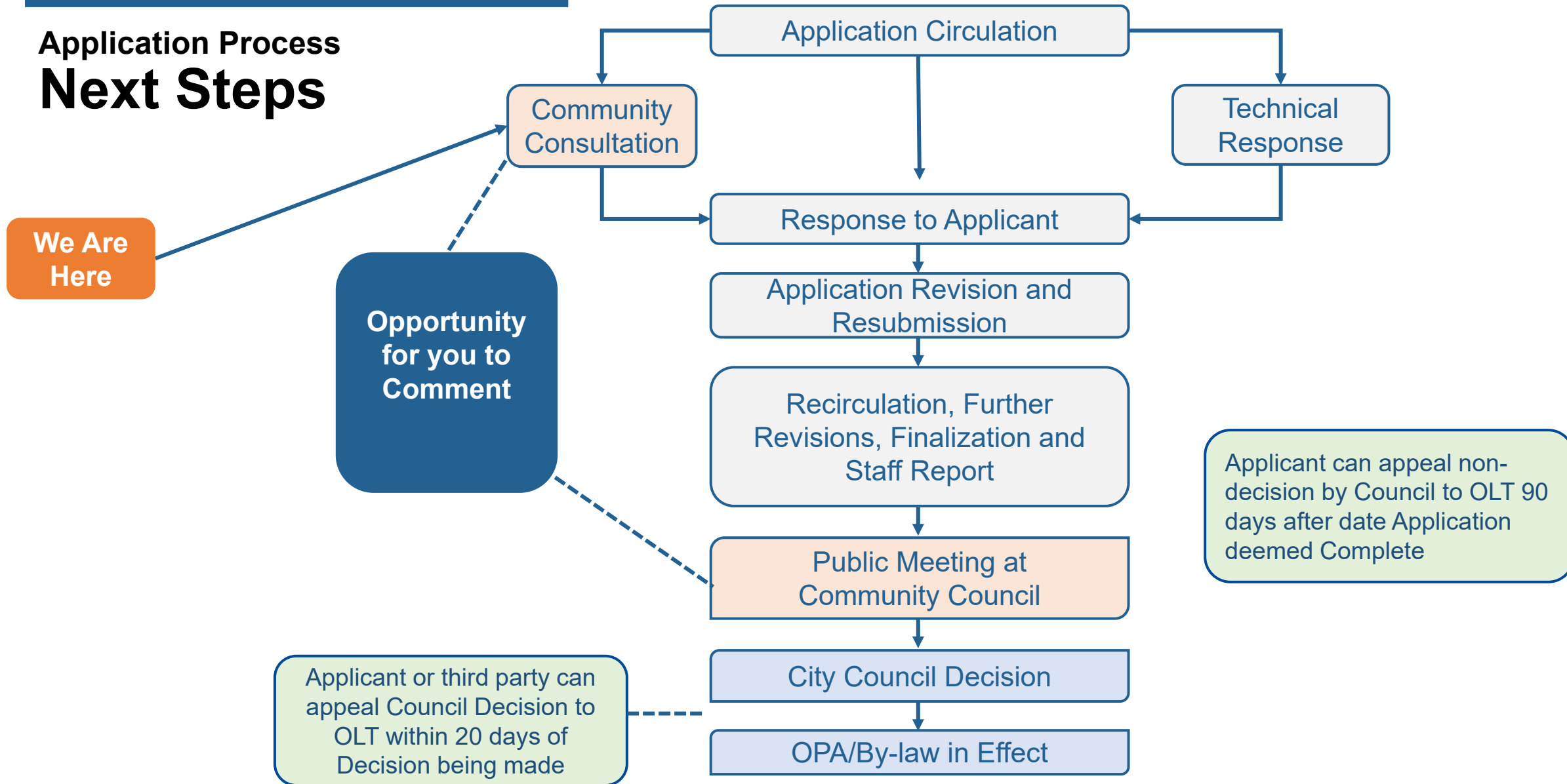


Facts & Figures

Details of development
proposal, physical context



Application Process Next Steps



Applicant's Presentation



1233 YONGE ST.

COMMUNITY CONSULTATION MEETING



27 September 2023

An aerial photograph of a dense urban landscape, likely a city center, featuring numerous high-rise buildings and skyscrapers. The image is dark and moody, with a blue tint. The text '1 | CONTEXT' is overlaid in white on the left side.

1 | CONTEXT

SURROUNDING & TRANSIT CONTEXT

Legend

-  Line 1
(Yonge/University)
-  TTC Route



SITE CONTEXT

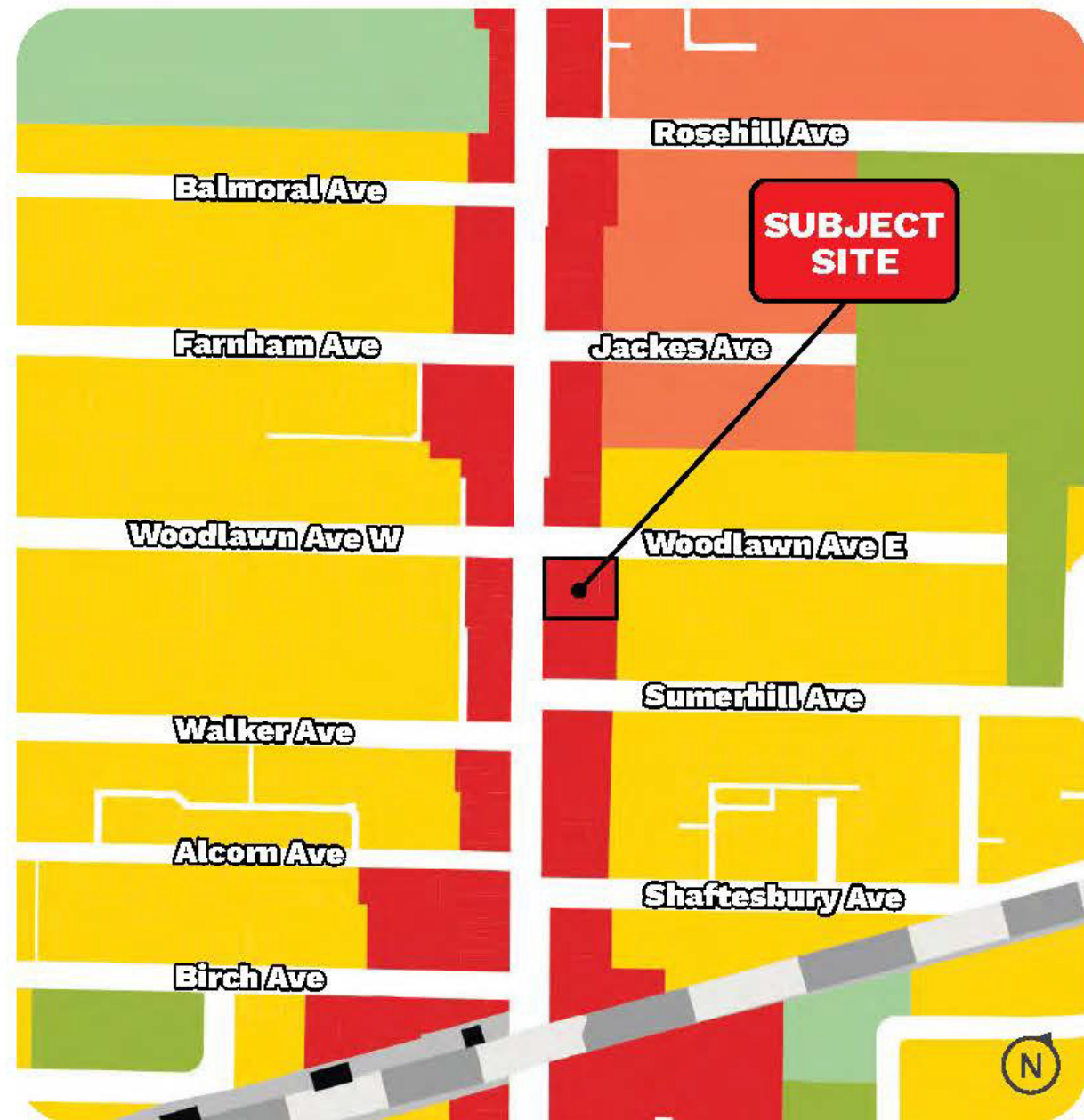
AERIAL PHOTO

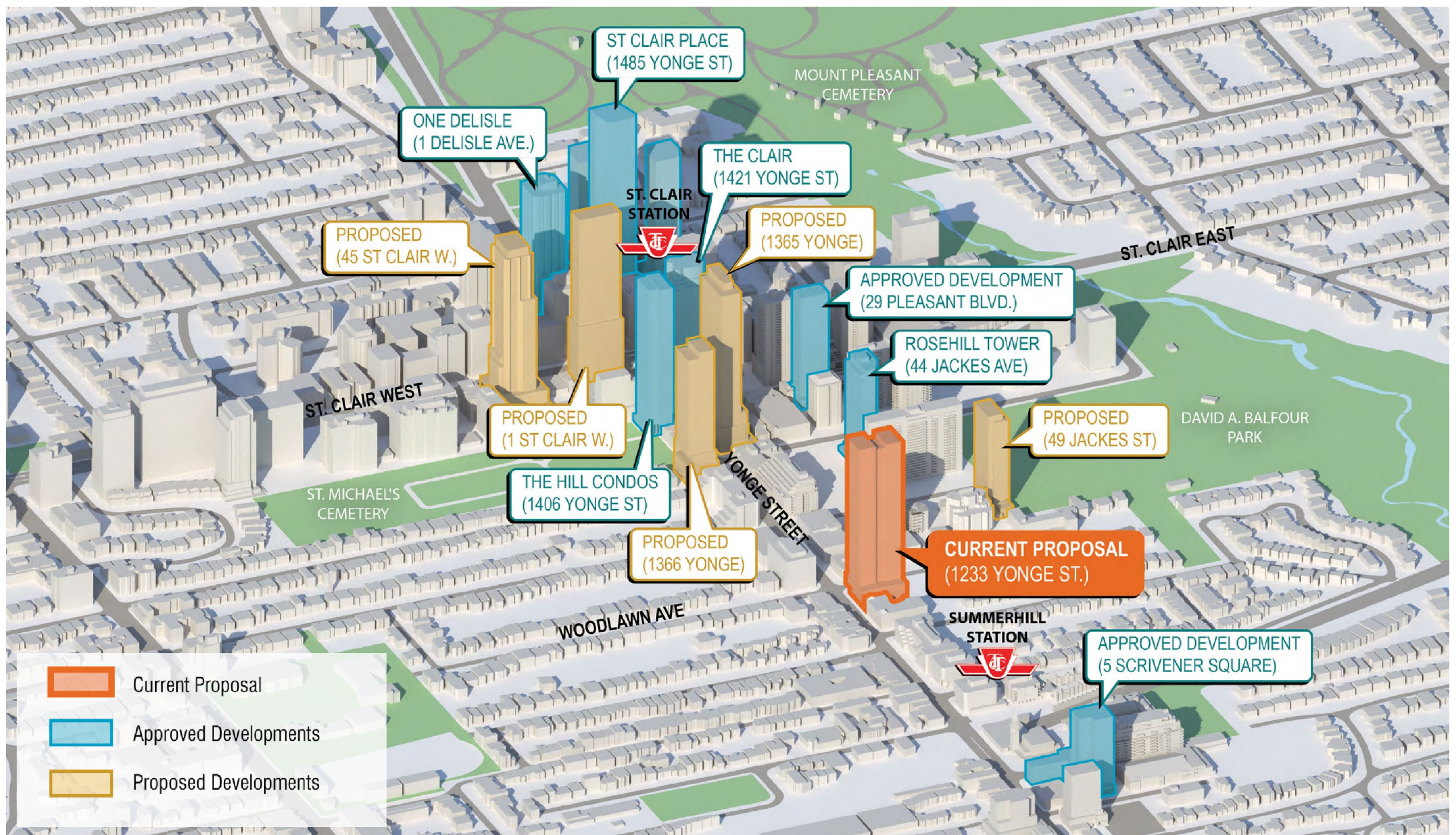


TORONTO OFFICIAL PLAN LAND USE

Land Use Designation:

 Neighbourhoods	 Institutional Areas
 Apartment Neighbourhoods	 Regeneration Areas
 Mixed Use Areas	 General Employment Areas
 Natural Areas	 Core Employment Areas
 Parks	 Utility Corridors
 Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)	 Hydro Corridors
	 Railway Lines





PROPOSED & APPROVED DEVELOPMENTS



1 | 1 Delisle Ave.



3 | 1 St Clair W.



5 | 1366 Yonge



6 | St Clair Place (1485 Yonge)



7 | The Clair (1421 Yonge)



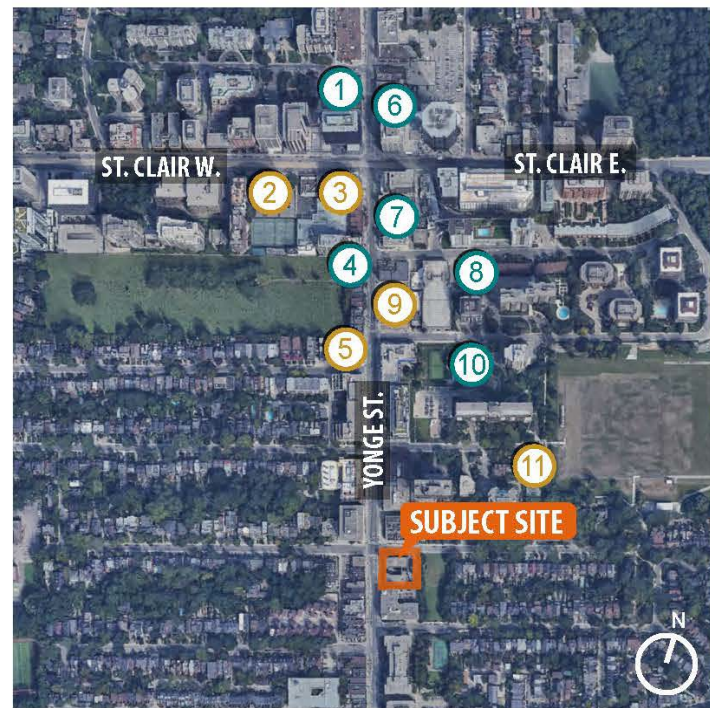
10 | 44 Jackes Ave



2 | 45 St Clair W.



4 | 1406 Yonge



PROPOSED & APPROVED DEVELOPMENTS



8 | 29 Pleasant



9 | 1365 Yonge



11 | 49 Jackes Ave

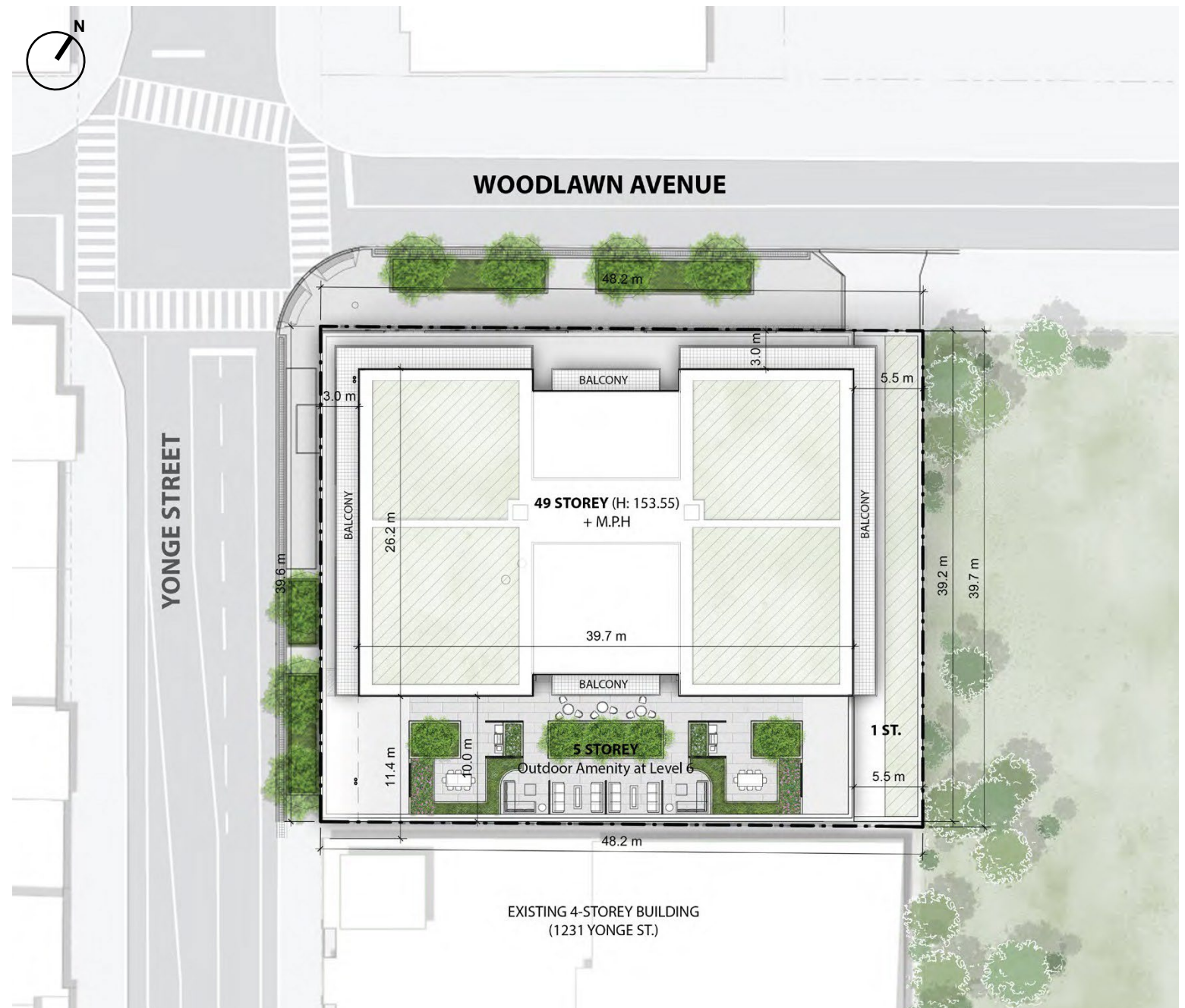


2 | PROPOSAL

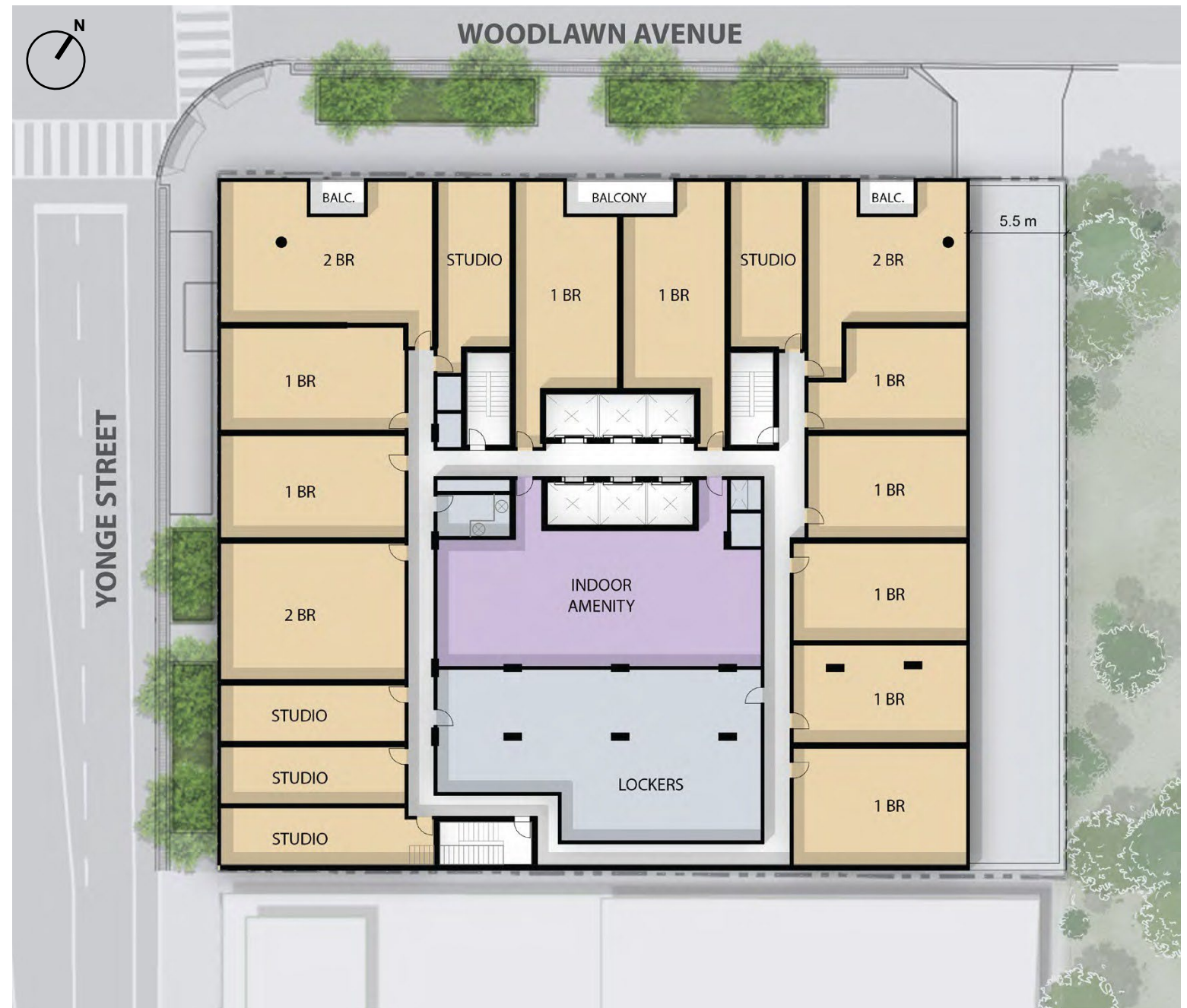
GROUND FLOOR PLAN



SITE PLAN



PODIUM FLOOR PLAN



TYPICAL TOWER FLOOR PLAN







CORNER OF YONGE & WOODLAWN (LOOKING SOUTH EAST)



VIEW FROM YONGE STREET (LOOKING NORTH)



Thank you

Q & A



Facilitated Discussion



Raised Hand:

Raised Hand is found in the bottom right hand corner of the Participant pop-up screen. Use this to ask a Question of the Presenter or panelists through your computer's audio. Participants Calling-in can dial *3 to raise hand.

Q&A:

Q & A is found as an option when you click on the circle with dots. Address your question to all the panelists, using the drop down menu, on the top.

Questions and Answers

It's Your Turn!



Closing Remarks





Contact Us



Email us:

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Councillor_Saxe@Toronto.ca

THANK YOU
FOR
ATTENDING!