

December 19, 2018

Kevin Friedrich, Planner  
City Planning Division  
Toronto and East York District  
City Hall, 18<sup>th</sup> Floor, East Tower  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Mr. Friedrich:

**Re: *Planning and Urban Design Rationale Addendum Letter  
Application No. 18 135369 STE 27 OZ & 18 135372 STE 27 SA  
11-25 Yorkville Avenue and 16-18 Cumberland Street***

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This Planning and Urban Design Rationale Addendum letter is provided in support of a resubmission for an Official Plan Amendment and rezoning application by 11 Yorkville Partners Inc. (the “applicant”) for the lands located on the south side of Yorkville Avenue, west of Yonge Street, municipally known as 11-25 Yorkville Avenue and 16-18 Cumberland Street (“the subject site”). This addendum letter serves as an update to the analysis provided in our Planning and Urban Design Rationale report (March 2018), which was filed with the initial rezoning application on March, 27, 2018.

The proposal has been revised to respond to comments received from the public and the City Planning Division. The revisions are reflected in the updated architectural plans and are summarized in the subsequent sections of this letter. The revised proposal is for a 62-storey tower with a total of 670 dwelling units, 81 of which continue to be provided as rental replacement. The overall Gross Floor Area has been reduced from 52,391.49 square metres to 50,197.1 square metres, resulting in a decreased density of 15.55 FSI.

### **Background**

Following submission of the application, a Community Consultation meeting was held by the City on July 11, 2018 and a applicant-hosted Tenant Meeting held on November 6, 2018, which provided opportunities for residents, tenants and other local stakeholder to be introduced to the application and provide their initial comments. The scheme has been revised in consideration of the feedback received at those meetings, as well as the comments provided by City Planning and Urban Design (dated September 18, 2018).

## Description of Revised Proposal

The following provides an overview of the key built form, massing and unit changes that have been incorporated in the revised proposal. In general, the proposed building remains largely the same, maintaining the same massing and height. Except for a slight shift of the tower westward (by approximately 0.48 metres) and an increased setback of the tower element from the south property line (of approximately 2.4 metres), the more substantive changes occur at the ground level or within the building. A comparative summary of the development statistics for the original and revised proposal is provided in **Table 1** below.

### *Ground Floor and Podium Building*

At the ground floor, the revised proposal continues to propose a stratified parkland dedication and a privately owned, publicly-accessible space (POPS) along the west side of the building. The width of the POPS has increased to 5.0 metres along Yorkville Avenue, resulting in a slightly larger separation distance between the building and the proposed park. As such, the area of the POPS has increased to 248 square metres, and the size of the park has decreased to 474 square metres to accommodate the larger setback.

Along Yorkville Avenue, the building provides a consistent streetwall setback of 3.0 metres. In turn, the recessed retail entrance at the northeast corner of the building has been eliminated, and is now inline with the adjacent entrances. Furthermore, at the northwest side of the building, an entrance to the westerly retail unit has been added to the front façade. A consistent ground-floor streetwall, and inset entrances will allow for an unobstructed pedestrian walkway along Yorkville Avenue, further enhancing the quality of public realm. Along the laneway, the residential lobby entrance now provides for a pick-up/drop-off space within the property.

Within the building itself, the at-grade retail has been redesigned to accommodate a new retail lobby. The proposed lobby provides primary and secondary entrances to the abutting retail units, as well as the residential lobby. Below-grade, the concourse level has been eliminated and the depth of the parking structure has been reduced to 14 metres.

Above the Mezzanine level, Floor 2 maintains the 3.0 metre setback from Yorkville Avenue, resulting in an overall podium streetwall height of 13.55 metres. The podium is further defined and articulated as a separate building element. The proposed 13.55 metre podium height is generally consistent with the existing and approved context. On Floor 2, the projecting building canopy has been removed from the Yorkville Avenue façade, and the opening to the Ground Floor has been eliminated. Due to the reconfiguration of the floor, the overall retail square footage has increased from approximately 1,401.1 to

1,622.5 square metres. In terms of the massing of the podium building, the base element is largely the same.

#### *Tower Element*

Above the podium, the tower element has been shifted slightly, resulting in a reduced setback of 6.3 metres from the east wall of the podium building, previously 6.7 metres. Conversely, the tower setback from the west face of the podium building has been reduced from approximately 4.95 metres to 4.47 metres. While the tower maintains the same width of 24 - 27.6 metres, coinciding with the reduced depth of the podium building, the depth of the tower element has also been reduced by approximately 2.25 metres. These changes in combination with a slight increase in the tower setback from the south face of the podium building, results in a reduction in the tower floorplate sizes from approximately 769 - 1,167 square metres to 757 - 1,120 square metres. In particular, floors 30 – 39 have a tower floor plate of approximately 765 square metres, and for floors 40 – 62, the tower floorplate reduces to 757.5 square metres. The changes continue to provide a slender tower element that achieves appropriate tower separation distances to adjacent existing and approved tall buildings. In this regard, by reducing the depth of the tower and shifting it slightly westward, a 25-metre tower separation distance has been achieved from the approved building at 8 Cumberland Street.

#### *Residential and Rental Replacement Units*

Changes to the size of the tower floorplates has resulted in a reduction to the total number of residential units from 716 to 670 units (i.e. a net loss of 46 units). Notwithstanding the decreased total unit count, the proposal contemplates a more diverse mix of unit types. In total, the building would contain 55 bachelor (8.2%), 327 one-bedroom (48.8%), 217 two-bedroom (32.4%) and 71 three-bedroom units (10.6%).

The revised scheme continues to provide 81 rental replacement units, which are now distributed among Floors 5 through 9. Through the redesign of the tower element, the rental replacement GFA has increased to 49,221 square feet (4,572.9 square metres), which is approximately 20.1 square feet more than what currently exists on the subject site. A more fulsome analysis of the revised rental replacement proposal has been provided within the Rental Housing Demolition Addendum Letter, submitted under the same cover.

#### *Amenity Space*

In terms of amenity space, the total amount of indoor amenity space has increased from approximately 1,907.7 square metres to 1,923.7 square metres, and is now provided on 3 floors (Floor 3, 4 and 5). The revised proposal provides for approximately 771.7 square metres of outdoor amenity space on the rooftop of the podium building, which is approximately 28.29 square metres higher than the original proposal. Also, a number of the units also provide for private outdoor space in the form of balconies or terraces.

Table 1 – Comparative Building Statistics

Statistics	March 2018 Application	December 2018 Resubmission	Change
Site Area	3,229 m <sup>2</sup>	3,229 m <sup>2</sup>	No change
Gross Floor Area (combined)	52,391.49 m <sup>2</sup> <i>Residential: 47,727.91 m<sup>2</sup></i>  <i>Non-residential: 4,663.58 m<sup>2</sup> (includes 845.8 m<sup>2</sup> within Cumberland St property)</i>	50,197.1 m <sup>2</sup> <i>Residential: 46,902.4 m<sup>2</sup></i>  <i>Non-residential: 3,294.7m<sup>2</sup> (includes 845.8 m<sup>2</sup> within Cumberland St property)</i>	- 2,194.39 m <sup>2</sup> - 825.51 m <sup>2</sup>  - 1,368.88 m <sup>2</sup>
Overall density	16.22	15.55	- 0.67
Building height	62 storeys <i>(202.3 m; 211.3 m to MPH)</i>  2 storeys <i>(13 m)</i>	62 storeys <i>(203.2 m; 212.0 m to MPH)</i>  2 storeys <i>(12.3 m)</i>	No change + 0.7 m  No change <i>(-0.7 m)</i>
Dwelling Units	716 units <i>Bachelor: 61 units</i> <i>1 bed: 365 units</i> <i>2 bed: 218 units</i> <i>3 bed: 72 units</i>	670 units <i>Bachelor: 55 units</i> <i>1 bed: 327 units</i> <i>2 bed: 217 units</i> <i>3 bed: 71 units</i>	- 46 units - 6 units - 38 units - 1 unit - 1 unit
Rental Replacement Units	81 units	81 units	No change
Vehicle Parking Spaces	235 spaces <i>Residential: 235 spaces</i> <i>Visitor: 0 spaces</i> <i>Retail: 0 spaces</i>	235 spaces <i>Residential: 215 spaces</i> <i>Visitor: 20 spaces</i> <i>Retail: 0 spaces</i>	No change - 20 spaces + 20 spaces No change
Bicycle Parking spaces	716 spaces <i>Residential: 644 spaces</i> <i>Visitor: 72 spaces</i> <i>Retail: 0 spaces</i>	687 spaces <i>Residential: 603 spaces</i> <i>Visitor: 67 spaces</i> <i>Retail: 17 spaces</i>	- 29 spaces - 41 spaces - 5 spaces + 17 spaces
Loading Spaces	3 spaces	3 spaces	No change
Amenity Space	1,907.7 m <sup>2</sup> (indoor) 743.41 m <sup>2</sup> (outdoor)	1,923.7 m <sup>2</sup> (indoor) 771.7 m <sup>2</sup> (outdoor)	+ 16 m <sup>2</sup> (indoor) + 28.29 m <sup>2</sup> (outdoor)
POPS	185.3 m <sup>2</sup>	248 m <sup>2</sup>	+ 62.7 m <sup>2</sup>
Parkland Dedication	529.1 m <sup>2</sup>	474 m <sup>2</sup>	- 55.1 m <sup>2</sup>

## Planning and Urban Design Analysis

### *Intensification*

As set out in our Planning and Urban Design Rationale report, the subject site is an appropriate location for residential/mixed-use intensification that is supportive of policy directions articulated in the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, and the City of Toronto Official Plan, all of which promote intensification on sites well served by transit.

It continues to be our opinion that the optimization of density on the subject site will support transit ridership, assist in reinforcing the role of the *Downtown* as a desirable living area, and allow residents to take advantage of the employment opportunities and services in the surrounding area. As stated in our March 2018 Planning and Urban Design Rationale report, the height and density provisions set out in the in-force Zoning By-law is not consistent with the directions set out in the Provincial Policy Statement (2014), and is not in conformity with policy objectives included in the Growth Plan (2017) or the Official Plan (2006).

### *Land Use*

The revised development proposal, which includes a new mixed-use/residential building and a small-scale retail building continues to be consistent with the land use permissions of the Official Plan and Zoning By-laws. The development continues to provide for a mix of uses that reinforces the existing and planned character for the Yorkville neighbourhood, and will contribute to the planned open space network envisioned in the East of Bay Planning Framework.

The proposal continues to provide for an articulated base with retail/service uses that will animate the Yorkville Avenue and Cumberland Street frontages, while respecting the established heritage character of the area. Retail frontages continue to be provided along the western façade, fronting onto the proposed park and POPS. The proposal continues to complement the existing and planned public open space network in the Yorkville area, and will allow for continuous pedestrian movement around and within the subject site.

### *Height and Massing*

The proposed height of the building is still 62 storeys (212 metres including mechanical penthouse) and continues to be appropriate, fitting harmoniously with the heights of existing and approved tall buildings in the area, which are centred around and step down from the Yonge/Bloor intersection. It continues to be our opinion that the proposed height conforms to the directions in the Yorkville- East of Bay Planning Framework Study, Site and Area Specific Policy 211 and the Bloor-Yorkville/North Midtown Urban Design Guidelines.

As stated in our Planning and Urban Design Rationale report, the proposed height of approximately 212 metres continues to be in keeping with the existing, approved and proposed pattern of heights in the area. In this regard, the proposed development steps down from the taller heights located at “Height Peak”, located at the Yonge/Bloor intersection (established by The One (1 Bloor West) at 306 metres) and continues to be within the range of existing and approved heights along the “Height Ridges”. In this regard, the subject site is adjacent to a number of approved and under-construction tall buildings, including 27-37 Yorkville Avenue (62-storeys), 1 Yorkville Avenue (58-storeys) and 8 Cumberland Street (51-storeys).

With respect to massing, as described above, the revised scheme continues to provide three main components, each of which respond to a different context: a low-scale base building; a sculpted middle portion (or shaft); and a slender top. The revised scheme maintains the intent to transfer massing that would otherwise have been located in the podium building to the middle of the building. This creates an opportunity to free up the ground plane and provide for larger grade-related open spaces that will expand and enhance the public realm, including the widening of the public laneway/walkway to the east and the public sidewalk along Yorkville Avenue, as well as the the planned POPS and public park to the west. In terms of the tower element, the revised scheme has provided slightly reduced floorplate sizes of approximately 757 square metres to 1,120 square metres. As a result, the proposal provides for a slightly more slender tower element and improved skyview, as described below. In this regard, the proposal is in keeping with the Tall Building Guidelines which provides flexibility in the floor plate size for mixed-use buildings greater than 50-60 storeys.

Accordingly, it continues to be our opinion that the massing of the proposed building with numerous stepbacks enhances both the public realm and skyline, by providing a low-scale podium at the street level and tower element that becomes more slender as it raises up. The proposed building continues to achieve sufficient tower separation distances to adjacent approved and existing towers, and is generally in keeping with the Tall Building Design Guidelines.

#### *Built Form Impacts*

##### Light, Views and Privacy

In our opinion, the modifications to the tower element has resulted in additional improvements to the light, view and privacy conditions to the east, southeast and south, while still maintaining the similar conditions (as the previous scheme) to the west and north.

In this regard, the tower separation distances between the towers to the east (i.e. 1 Yorkville and 8 Cumberland) are 25 metres or greater, while the separation distance to

building to the west (Residences of 33 Yorkville Avenue) continues to be in excess of 25 metres (28.88 metres, previously 29.56 metres).

In terms of sky view impacts, it is our opinion that the impacts continue to be minimal. While the tower profile looking north and south is the same as the previous scheme, it continues to result in a similar condition with the slender tower looking north and south. It continues to be our opinion that sky view impacts looking east and west are minimal largely because the proposed tower element is still in line with the approved 40-storey and 62-storey buildings (and 40-storey link component) to the immediate west, as well as the approved 58-storey and 51-storey buildings to the immediate east. Furthermore, the reduction in the depth of the tower element by approximately 2.25 metres, results in a slightly thinner tower profile when looking from the west and east, therefore, providing for further reduced sky view impacts.

#### *Shadow Impacts*

A reviewed shadow study was prepared by Bousfields Inc., (dated December 2018) to assess the shadow impacts from the revised proposal. In accordance with the Official Plan policies (Policies 3.1.2(3) and 4.5(2)(d)), the study examined the shadow impacts at March 21st /September 21st and June 21st for each hour between 9:18 a.m. and 6:18 p.m.

The revised proposal continues to be generally consistent with our analysis included in the March 2018 Planning and Urban Design Rationale. Therefore, it continues to be our opinion that the shadow impacts on adjacent streets, properties and open spaces would satisfy the Official Plan criterion of being “adequately limited” and would be acceptable in having regard for the urban character of the surroundings, which includes numerous existing and planned tall buildings.

#### *Urban Design*

The revised proposal continues to be in keeping with the key urban design objectives set out in the Yorkville-East of Bay Planning Framework. In particular, the Framework envisions a tall building on site, as well as public realm enhancements, which includes a new park abutting the west side of the site, and laneway improvements. The revised proposal continues to be generally consistent with the various built form and urban design policies and guidelines discussed in the March 2018 Planning and Urban Design Rationale.

#### *Amenity Space*

As noted above, the amounts of both indoor and outdoor amenity space has increased from 1,907.7 to 1,923.7 square metres, and 743.4 to 771.7 square metres, respectively. While the amount of outdoor amenity space does not meet the minimum 2.0 square metres per dwelling unit requirement (i.e. 1,340 square metres), the amount of indoor

amenity space well exceeds the minimum requirement (of approximately 583.7 square metres). The additional amount of indoor amenity space provided is to ensure that residents of the building will have access to a combined amount of indoor and outdoor amenity space that meets the total minimum requirement of 4.0 square metres per dwelling unit (as set out in Zoning By-law 569-2103). In this regards, the total combined amount of indoor and outdoor amenity space is approximately 2,695.4 square metres (or 4.02 square metres per dwelling unit). Furthermore, in terms of access to outdoor space, the proposed development is exceeding the parkland dedication requirement for the subject site. A portion of the site will be dedicated in order to expand the proposed park at 33 Yorkville for a future public park, which residents of the building, as well as other nearby residents, will have access to. The revised scheme also continues to provides a POPS immediately adjacent to the public park, which will further expand the public realm and residents' access to outdoor space.

### *Housing*

With respect to housing and unit sizes, the proposed unit mix will provide for a diverse range of housing options for the *Downtown* population. The proposal continues to be in conformity to the Growth Plan policies related to the achievement of complete communities, in particular Policy 2.2.1(4)(c), which speaks to the provision of a diverse range and mix of housing options. In addition, the proposal continues to be supportive of the housing policies outlined in the Official Plan housing policies. The Plan encourages a full range of housing opportunities through, among other things, residential intensification in the *Mixed Use Areas of Downtown* (Policy 2.2.1(4)). In terms of rental housing, the proposal continues to be in conformity with Policy 3.2.1(1) and 3.2.1(2). An addendum to the Housing Issues Report (March 2018) has been provided with the resubmission that speaks to the revised rental replacement strategy and conformity with Policy 3.2.1(6).

We have reviewed the proposed unit mix and size against the draft 'Growing Up: Planning for Children in New Vertical Communities' document (also referred to as the "Growing Up Guidelines" ). While City Council adopted a resolution in July 2017, which directed City Planning to apply the draft Growing Up Guidelines in the evaluation of new and under review multi-unit residential developments, it is noted that the Guidelines have not yet been finalized and remain in draft form. As such, the proposed development has had regard for the general intent of the draft Guidelines.

The draft Growing Up Guidelines set out parameters to guide the design of tall buildings for families, which encourages the provision of "large units" (i.e. two and three-bedroom sized units) and ideal unit sizes. A minimum of 25% large units are sought out in new developments, of which 10% should be three-bedroom units and 15% should be two-bedroom units. As well, the draft guidelines recommend ideal unit sizes and a range of unit sizes for these larger units in order to provide functional liveable spaces for families.



In terms of unit mix, the proposed unit mix significantly exceeds the guideline of 25% by providing approximately 43% large units, of which 10.6% are three-bedroom and 32.4% are two-bedroom units. The proportion of large sized units accounts for slightly less than half of the provided residential units. The proposal has been revised to exceed the recommended provision of three-bedroom units. The proposed unit mix and design will allow a significant number of families to reside in the building.

With respect to the size of these larger units, while the proposed unit sizes are smaller than what is set out in the draft guidelines, it is our opinion that the proposed larger sized units have been designed as liveable and can still accommodate families of all sizes and that the total number of larger sized units will allow a significant number of families to reside in the building and in the neighbourhood, which both aspects, maintain the general intent of the overall objectives of the draft guidelines.

### **Conclusions**

In our opinion, the proposed development of the subject site will appropriately intensify an underutilized site located in the *Downtown* and in proximity to public transit. The proposed development has been appropriately designed to fit into the node of high-rise development that transitions down in height from the taller heights toward the Bloor/Yonge intersection.

For the foregoing reasons, and for the reasons set out in our original Planning and Urban Design Rationale report (March 2018), it remains our opinion that the proposed development is appropriate, and would positively contribute to the Toronto skyline while providing a scaled pedestrian base that in combination with the parkland dedication and POPS, will improve and activate the public realm. It is our continued opinion that staff should recommend approval of the requested application.

Should you require any additional information or clarification, please do not hesitate to contact me or Claire Ricker of our office at (416) 947-9744.

Yours truly,  
**Bousfields Inc.**



David Huynh, MCIP, RPP

cc: *Kristy Shortall, 11 Yorkville Partners Inc.*