

**2360 Yonge Street - Zoning By-law Amendment  
Application - Preliminary Report**

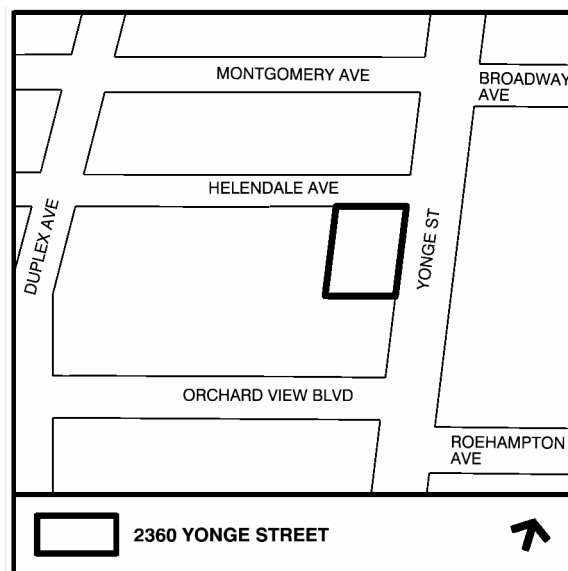
<b>Date:</b>	May 28, 2012
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 16 – Eglinton-Lawrence
<b>Reference Number:</b>	12 168197 NNY 16 OZ

**SUMMARY**

This application proposes to amend former City of Toronto Zoning By-law 438-86 to permit a 28-storey mixed-use building at 2360 Yonge Street (commonly known as 2360-2378 Yonge Street) with a height of 90 metres, excluding mechanical equipment. The proposed building consists of a six-storey base building (24 metres) with a 22-storey tower element above the base. A total of 145 parking spaces are proposed in five levels of below grade parking. The total gross floor area proposed for the building is 17,544 m<sup>2</sup>, with 234 dwelling units and 2,270 m<sup>2</sup> of commercial gross floor area in the basement and first two floors of the building, resulting in a proposed density of 12.2 times the area of the lot.

The report provides information on the submitted rezoning application and identifies preliminary issues with the proposal. This report also seeks direction on the processing of the application and the community consultation process.

As a separate rezoning application has been submitted for the site immediately to the west of the subject site, City Planning staff are recommending that both applications be studied and evaluated in the context of the block formed by Yonge Street, Orchard View Boulevard, Duplex Avenue and Helendale Avenue and determine whether



an area specific policy should be created for the block through this study and evaluation.

The report also identifies significant concerns with the proposed building height, density, how the building transitions to low-rise development in close proximity to the site, resulting shadow impacts of the building on the surrounding neighbourhood, streets and open spaces and separation distances to adjacent sites. City staff will work with the applicant through the review of the application and the study and evaluation of the block to resolve these concerns.

The outcomes of the study and evaluation of the block is targeted for the first quarter of 2013, with a final report to consider this application targeted shortly thereafter, provided all required information to complete the review of the application is submitted by the applicant in a timely manner.

## **RECOMMENDATIONS**

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

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 between 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.
2. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
3. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
4. Notice for the public meeting for this proposal, 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**

On May 11, 2010, City Council adopted amendments to the Official Plan and Yonge-Eglinton Secondary Plan to delineate the proposed urban growth centre boundary of the *Yonge-Eglinton Centre* as required by the Province's Places to Grow Growth Plan for the Greater Golden Horseshoe. The boundaries of the amended *Yonge-Eglinton Centre* are shown in Attachment 4. New policies were also introduced with respect to the *Centre* to reinforce the underlying land use designations and the intent of the existing Secondary Plan. The subject site was not included in the urban growth centre. The report is available at:

## **Pre-Application Consultation**

City staff met with the applicant twice prior to the submission of the application. The proposal presented at the last pre-application meeting consisted of a 28-storey mixed-use building. In the preliminary discussions, staff identified a number of concerns with the proposal which related to whether the site was suitable for a tall building proposal, impacts on the surrounding neighbourhood, streets and open spaces and the relationship of the site to other potential development proposals. City staff also discussed complete application submission requirements with the applicant.

## **ISSUE BACKGROUND**

### **Proposal**

The application proposes to amend former City of Toronto Zoning By-law 438-86 to permit a 28-storey mixed-use building with a height of 90 metres, excluding mechanical equipment, containing a total of 234 dwelling units and 2,270 m<sup>2</sup> of commercial gross floor area in the basement and first two floors of the building. The proposed building consists of a six-storey base building (24 metres) with a 22-storey tower element. The total gross floor area proposed for the building is 17,544 m<sup>2</sup>, resulting in a density of 12.2 times the area of the lot.

The proposed six-storey base building does not provide a setback from the north, east and south property lines. Along the west property line, the base building is setback 5.2 metres for the first two floors, with the upper four floors stepping back a further 4.8 metres. The 22-storey tower element above the sixth-storey is identified as having a floor plate of 602 m<sup>2</sup>. Along the Helendale Avenue and Yonge Street frontages, the tower element steps back 3 metres from the six-storey base building. The tower is setback 10 metres from the west and south property lines. The first two floors of the building above grade are proposed to be for commercial uses and have floor to ceiling heights at 6.6 m and 5.1 m, respectively. The remaining floors have typical residential floor to ceiling heights of 3.0 m.

Indoor residential amenity space is proposed, consisting of 168 m<sup>2</sup> of space on the seventh floor of the building. The proposal is also providing 105 m<sup>2</sup> of common outdoor amenity space adjacent to the indoor amenity area on the roof of the base building.

A total of 145 parking spaces are proposed in five levels of below grade parking. 120 of the parking spaces are proposed for residential use, 23 parking spaces are allocated to visitors and two parking spaces are being provided for car sharing services. No parking spaces are proposed for the commercial uses. Two loading spaces are proposed. Vehicular and service access is proposed from the shared, private laneway along the west edge of the site which takes it's access from Helendale Avenue.

The applicant indicates that 186 bicycle parking spaces (35 for visitors, 11 for the retail units and 140 for residents) are also provided for. Additional statistics are provided in Attachment 5: Application Data Sheet.

## Site and Surrounding Area

The site is located on the southwest corner of Yonge Street and Helendale Avenue. The site has 33.6 m frontage on Helendale Avenue and 43.2 metres frontage on Yonge Street, with an area of 1,437 m<sup>2</sup>. The property is currently developed with a two storey commercial building divided into separate commercial units, with a portion of the retail units located partially below grade on Yonge Street.

Land uses surrounding the subject site are as follows:

*North:* On the north side of Helendale Avenue at the corner of Yonge Street and Helendale Avenue is Postal Station K, a one- to two-storey post office building located on a National Historic Site. This building was listed on the City's Inventory of Heritage Properties in 1974 and is designated *Mixed Use Areas*. To the west of Postal Station K, is a single-detached dwelling lot which takes its frontage on Montgomery Avenue and three, three-storey townhouses. The remaining buildings fronting Helendale Avenue are two-storey single- and semi-detached dwellings. The low-rise residential properties are designated *Neighbourhoods*.

At the northwest corner of Yonge Street and Montgomery Avenue is the Anne Johnston Health Station which was designated as an historic building in 1987. To the west of this building is Fire Station 134. This building was listed on the City's Inventory of Heritage Properties in 1983. The properties fronting on Yonge Street, north of the Anne Johnston Health Station, are one- to two-storey mixed-use buildings. Both heritage buildings and the Yonge Street frontage are designated *Mixed Use Areas*. Low-rise residential buildings are located to the rear of the mixed-use buildings and are designated *Neighbourhoods*.

*East:* On the east side of Yonge Street are one to five-storey mixed-use buildings fronting Yonge Street. There is one nine-storey office building at the northeast corner of Yonge Street and Roehampton Avenue. The properties are located within the *Yonge-Eglinton Centre*. Further east is a residential neighbourhood, also located within the *Yonge-Eglinton Centre* and designated *Apartment Neighbourhoods*. This neighbourhood is developed with a variety of residential buildings types and heights.

*South:* To the south of the subject site are three, two and three-storey commercial buildings fronting Yonge Street. A two-storey commercial building (RBC bank building) is located at the northwest corner of Yonge Street and Orchard View Boulevard. Across Orchard View Boulevard is the Yonge-Eglinton Centre. This site is designated *Mixed Uses Areas "A"* and located within the *Yonge-Eglinton Centre* and is a mixed-use complex that consists of two apartment buildings of 22 and 17-storeys in height, two office towers of 22 and 27-storeys in height and

approximately 38,000m<sup>2</sup> of retail uses located on the first two floors and below grade concourses with connections to the Eglinton Subway Station. In April, 2010, City Council approved an application to amend the site specific zoning for the property to permit an additional 4,000m<sup>2</sup> of retail space and additions of 5 and 7 storeys of office space above the existing office towers, bringing the permitted height of the towers to 27 and 34-storeys.

*West:* The properties to the west of the site are designated *Apartment Neighbourhoods*. Abutting the site to the west are three, three-storey rental apartment buildings known as 31-35 Helendale Avenue. These buildings, along with an existing single-detached dwelling at 37 Helendale Avenue, comprise the site for a separate application to amend the Zoning By-law. A separate Preliminary Report for this proposal is before North York Community Council for its consideration.

Further to the west is the 15 storey (53m) Stanley Knowles Co-operative and Toronto Public Library building and a surface commercial parking lot. The Stanley Knowles Co-operative building consists of a two-storey base, occupied by the Toronto Public Library, and a 13-storey, residential tower element above the library (excluding mechanical equipment). Further west is the Neon building, at the northeast corner of Orchard View Boulevard and Duplex Avenue, which is currently under construction. This building was approved at 20-storeys. Three single-detached dwellings are located on the southeast corner of Helendale Avenue and Duplex Avenue.

## **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 City's Official Plan is the most important vehicle for implementing the PPS and the Places to Grow Growth Plan. It is the City's long-term vision for how the City should grow.

### *Avenues*

A key tenet of the Official Plan is protecting the City's stable residential neighbourhoods and open spaces by directing growth to appropriate areas. The Official Plan identifies four areas where growth is appropriate: *Downtown*, the *Centres*, the *Avenues* and *Employment Districts*.

The Yonge Street frontages not included within the *Yonge-Eglinton Centre* are identified as an *Avenue* on Map 2 of the Official Plan. *Avenues* are identified as important corridors along major streets where re-urbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the appearance of the street, shopping opportunities and transit service for community residents. The re-urbanization framework for the City's *Avenues* is to be achieved through the preparation of *Avenue Studies*.

While growth is anticipated on the *Avenues*, the Official Plan also establishes a framework for where the most intensive growth should occur. Within this framework, the *Avenues* are identified as developing generally at a much lower scale and intensity than in the *Downtown* and most often at a lower scale and intensity than in the *Centres*, recognizing that *Centres* will develop at differing scales and intensity as set out in respective Secondary Plans and Zoning By-laws.

Development on an *Avenue* prior to the City undertaking an *Avenue Study* has the potential to set a precedent for the form and scale of re-urbanization along the *Avenue*. For this reason, proponents of such proposals are required to address the larger context and examine the implications for the segment of the *Avenue* in which the proposed development is located. The Official Plan also sets out the criteria that must be examined in an *Avenue Segment Study*, such as whether incremental development of the *Avenue* segment would adversely impact any adjacent *Neighbourhoods or Apartment Neighbourhoods*. The application submission included an *Avenue Segment Study* for review.

### *Mixed Use Areas*

Land use designations are among the Official Plan's key implementation tools for achieving the vision established in the Plan. The subject site is designated *Mixed Use Areas*, one of four land use designations intended to accommodate growth. The *Mixed Use Areas* designation encourages a broad range of commercial, residential, institutional and open space uses to accommodate increases in population and jobs along transit lines and reduce automobile dependency.

The Official Plan establishes criteria for development in *Mixed Use Areas* including a requirement for buildings to be located and massed to provide a transition between areas of different development intensity, providing setbacks for, and stepping down of, building heights towards existing lower scale development. The Plan also contains requirements to locate and mass new buildings to frame 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.

### *Healthy Neighbourhoods*

The Healthy Neighbourhoods policies of the Official Plan identify that development in *Mixed Use Areas* that are adjacent or close to *Neighbourhoods* will:

- be compatible with the *Neighbourhood*;
- provide a gradual transition of scale and density;
- maintain adequate light and privacy for residents; and
- attenuate resulting traffic and parking impacts.

Policy 2.3.1.3 identifies that intensification of land adjacent to neighbourhoods will be carefully controlled to protect these stable areas from negative impact. The policy provides the opportunity to determine through the review of applications involving significant intensification adjacent to a *Neighbourhood* or *Apartment Neighbourhood*, whether a Secondary Plan, area specific zoning by-law or area specific policy should be created in consultation with the local community following an *Avenue Study* or area based study. The policy requires City Council to make this determination at the earliest point in the process.

### *Built Form Policies*

The development criteria identified in the *Mixed Use Areas* and Healthy Neighbourhood policies are supplemented by additional development criteria in the Official Plan's Built Form policies, including policies that specifically address tall buildings in recognition that tall buildings come with larger civic responsibilities and obligations. The tall building policies address in more detail where they should be located, how the buildings should be designed and identifies other key urban design considerations when considering a tall building proposal.

The Official Plan identifies tall buildings as those whose height are typically greater than the width of the adjacent road allowance, and generally limits these buildings to parts of the *Downtown*, *Centres* and other areas where they are specifically permitted by a Secondary Plan or Zoning By-law. The right-of-way width of Yonge Street in proximity to the proposal is approximately 27 metres. As such, the proposed building is considered to be a tall building. If through the review it is determined that a tall building is appropriate at this location it will be reviewed in the context of the City's Tall Building policies and guidelines.

### *Yonge-Eglinton Secondary Plan*

The subject site is located within the Yonge-Eglinton Secondary Plan area and in close proximity to the *Yonge-Eglinton Centre*, one of four *Centres* identified on Map 2 as part of the Official Plan's growth management strategy. As noted previously, the boundaries of this growth area were recently amended to implement the policies of the Province's Growth Plan for the Greater Golden Horseshoe for intensification in urban growth centres. West of Yonge Street, the northern boundary of the *Yonge-Eglinton Centre* as approved by City Council in May, 2010 is Orchard View Boulevard. While in close proximity to the urban growth centre the subject lands are located outside the urban growth centre.

The Yonge-Eglinton Secondary Plan establishes a more detailed, local policy framework for guiding growth and change in the Secondary Plan area. It directs where to focus development, how to address and improve the transportation network, the public realm and provide community facilities and open space.

A primary objective of the Secondary Plan requires maintaining and reinforcing the stability of *Neighbourhoods* and minimizing conflicts between the various designations in terms of land use, scale and vehicular movement. An additional objective of the Secondary Plan is to maintain the existing scale of development within stable *Neighbourhoods* and limit overshadowing by securing a transition in height and scale from development in *Mixed Use Areas* and *Apartment Neighbourhoods*.

The Secondary Plan provides for development of the greatest height, density and scale to be situated in *Mixed Use Area "A"*, and development of a lesser scale that is contextually appropriate and compatible with adjacent areas to be located in *Mixed Use Areas "B"*, *"C"* and *"D"*. The subject site is not located within one of the *Mixed Use Areas* on Map 21-1 of the Secondary Plan. It is a *Mixed Use Area* as identified on Map 17 of the Official Plan.

The Secondary Plan also directs higher density residential development proposals within *Apartment Neighbourhoods* to sites with nearby subway station access subject to satisfying development criteria identified in the Secondary Plan and Official Plan. Moreover, the Secondary Plan establishes that development will be eight to 12 storeys in height with retail uses at grade for the lands on the east side of Yonge Street north of Roehampton Avenue that are within the *Yonge-Eglinton Centre*.

The Secondary Plan recognizes the importance of the commercial activity within existing *Mixed Use Areas* and requires strengthening commercial development by encouraging pedestrian oriented street-related and services uses to be located within established shopping areas. Proposals on sites designated *Mixed Use Areas* with the Secondary Plan area that are located within close proximity to subway and light rapid transit access may have reduced parking requirements to reduce conflicts between vehicular traffic and on-street servicing, maximize the utilization of existing parking facilities and encourage residential uses to locate within the Secondary Plan area.

#### *Section 37*

The Official Plan also provides for the use of Section 37 of the *Planning Act* to secure the provision of community benefits in return for an increase in height and/or density of a development. If the requested increase in height and density is appropriate, the City will require the owner to enter into an agreement to secure community benefits.

### **Mid-Rise Guidelines**

In 2010, Council adopted the Avenues and Mid-Rise Buildings Study. The study includes guidelines which are intended to encourage the construction of better designed mid-rise buildings on the City's *Avenues* where growth is expected and desirable.



The Guidelines typically apply to the *Avenues* which are designated *Mixed Use Areas*. This site is within a *Mixed Use Area*.

The Guidelines exclude *Avenues* that are within a Secondary Plan area since a finer level of detail, intended to direct the specific growth of the *Avenues* within the Secondary Plan area boundaries, may be included in the Secondary Plan's policies. This site is within the Yonge-Eglinton Secondary Plan area and, as such, the site was excluded from the Mid-Rise Guidelines.

However, the Yonge-Eglinton Secondary Plan does not contain specific mid-rise policies or guidelines. Moreover, the Secondary Plan established a mid-rise (eight to 12 storeys) built form framework for the properties on the east side of Yonge Street within the *Yonge-Eglinton Centre*. As a result, the Mid-Rise Guidelines adopted by Council in 2010 will be considered in the evaluation of this application.

### **Design Review Panel**

In 2009, City Council approved the Design Review Panel as a permanent component of the development approvals process. This application will be reviewed by the City's Design Review Panel as the site is located on an *Avenue* and would have significant public realm impacts due to its scale, form and its prominent location at the intersection of Yonge Street and Helendale Avenue.

### **Zoning**

Zoning By-law 438-86 of the former City of Toronto zones the subject lands MCR. The MCR zoning permits a wide range of commercial, office, hotel and retail uses with a maximum density of 2.0 times the area of the lot. Residential uses are also permitted at a maximum density of 2.5 times the area of the lot. Mixed-use developments having commercial and residential components are permitted to a maximum density of 3.0 times the area of the lot (provided the commercial or residential components do not exceed their maximum density). The maximum building height permitted is 16 metres.

### **Tenure**

The applicant advises that the 234 dwelling units would be condominium.

### **Site Plan Control**

This proposal is subject to Site Plan Control approval. An application in this regard was submitted with the rezoning application and is being reviewed concurrently with this application.

### **Tree Preservation**

The applicant has submitted an Arborist Report and Tree Preservation Plan for review by Urban Forestry staff. The report identifies that there are two trees that qualify for protection located within the City road allowance that are proposed to be removed.

## Reasons for the Application

An application to amend the Zoning By-law is required to permit the proposed height and density of the proposal, as well as to amend other applicable zoning standards such as the By-law's parking requirements, amenity space requirements and building setbacks.

## COMMENTS

### Application Submission

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale;
- Avenue Segment Study;
- Urban Transportation Considerations Report (the study includes an assessment of parking requirements for the proposal);
- Arborist Report;
- Sun/Shadow Study;
- Toronto Green Standard Statistics Template;
- Functional Servicing Report;
- Stormwater Management Report;
- Pedestrian Level Wind Study;
- Heritage Impact Assessment; and
- Community Services and Facilities Study.

City staff are reviewing the application for completeness.

### Issues to be Resolved

The subject site is not located within the *Yonge-Eglinton Centre* urban growth centre boundary. It is located within a *Mixed Use Area* on an *Avenue* and in close proximity to a *Neighbourhood*, located across Helendale Avenue. The site also abuts a development application submitted for a 24-storey residential building to the west. To the south of the site, at the corner of Orchard View Boulevard and Yonge Street, is a potential development site that, similar to the subject site, is not located within the urban growth centre and is designated *Mixed Use Areas*. There are also three single-detached dwellings at the southeast corner of Helendale Avenue and Duplex Avenue which could redevelop in the future.

This proposal and the abutting development proposal are significant intensification. Approving this application or the abutting proposal without studying and evaluating the proposals within the context of the surrounding block would be premature and could negatively impact the surrounding neighbourhood, which would be contrary to the objectives of the Official Plan.

As a result, it is recommended this proposal be studied and evaluated 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. Such a study, as provided for in Policy 2.3.1.3 of the Official Plan, will be used to determine whether it would be appropriate to create an area specific policy for the block which will allow for a comprehensive and informed process for the review of the application.

Other issues identified to date with the rezoning application include:

- Conformity with the Official Plan's policies.
- The appropriateness of the height and density of the building in relation to its existing and planned context and whether the site is suitable for a tall building proposal.
- Built form as it relates to, but not limited to:
  - the massing of the building, which must respect the existing street proportions of Helendale Avenue and Yonge Street, existing development in the area and the planned context;
  - achieving appropriate transitions in scale to the adjacent *Apartment Neighbourhood and Neighbourhood*;
  - ensuring appropriate separation distances between existing and proposed buildings to provide for sunlight, skyview and privacy; and
  - limiting and minimizing shadowing of, and other possible impacts to, adjacent streets and neighbouring properties including low-rise residential uses, as well as similar impacts to the listed or designated buildings within the vicinity of the site and on the opposite side of Yonge Street.
- Compatibility with adjacent existing stable *Neighbourhoods* to the north and the *Apartment Neighbourhoods* designation to the west.
- The adequacy and appropriateness of the proposed indoor and outdoor amenity space.
- The appropriateness of the proposed reduced parking requirement based on the proximity to the Eglinton Subway Station and future light rapid transit station access and determining whether traffic impacts on the surrounding street network will be attenuated.
- Confirming the number and location of proposed bicycle parking spaces as the submitted drawings and the applicant's description of the proposal differ.
- The appropriateness of the proposed access and servicing arrangement for this site and adjacent development sites.

- The appropriateness of the proposed building setbacks, and in particular whether a setback should be considered to provide an appropriate pedestrian realm on Yonge Street.
- The TGS Checklist has not been submitted by the applicant. This will be required and will be reviewed by City staff for compliance with the Tier 1 performance measures.
- The applicability of Section 37 of the *Planning Act* to secure appropriate community benefits should the application be recommended for approval.

The preliminary issues identified with the proposal, in particular the proposed building height, density, how the building transitions to low-rise development adjacent to the site, resulting shadow impacts of the building on the surrounding neighbourhood, streets and open spaces and separation distances to abutting sites are significant. Staff will work with the applicant through the review of the application and in the study and evaluation of the block to resolve these issues. Additional issues may be identified through the evaluation of the proposal in the context of the surrounding block, agency comments and the community consultation process.

## **CONTACT**

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## **SIGNATURE**

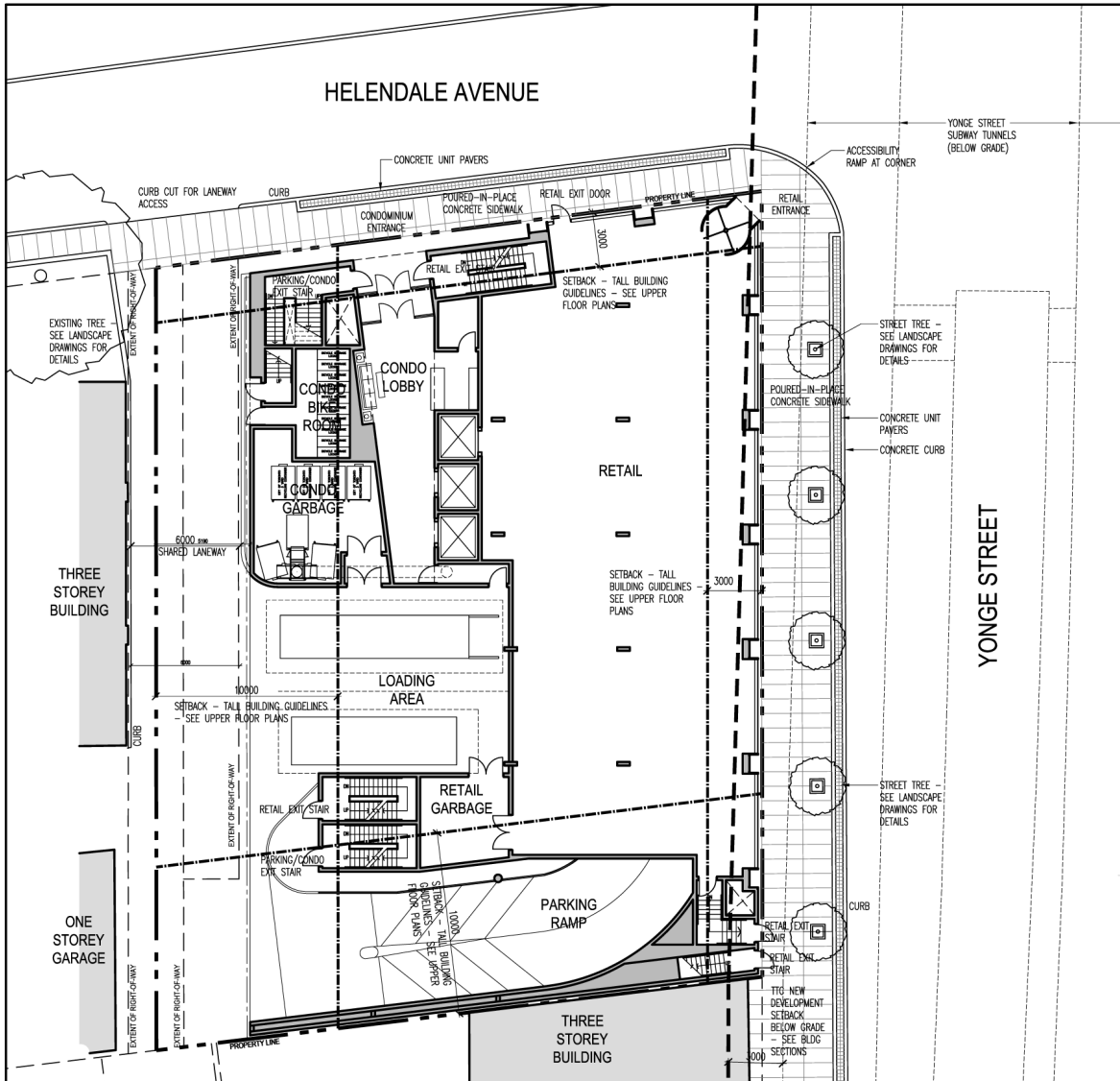
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Allen Appleby, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: *Yonge-Eglinton Centre*  
Attachment 5: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

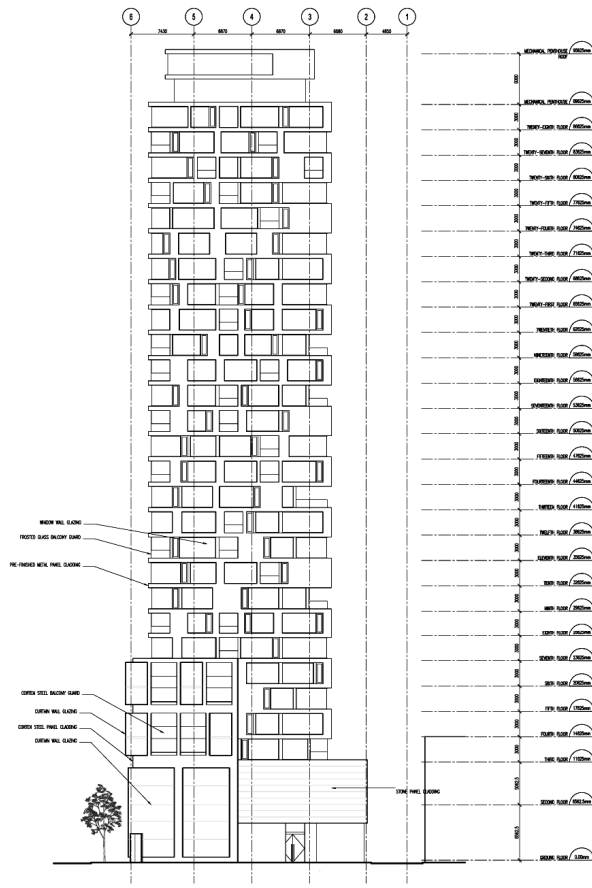
Applicant's Submitted Drawing

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05/22/2012

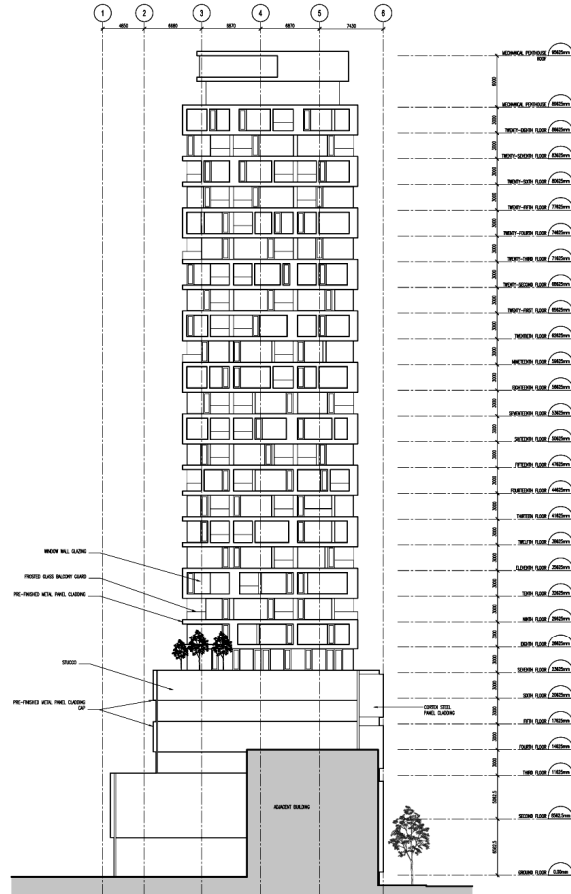
2360 Yonge Street

File # 12 168197 NNY 16 0Z

## Attachment 2: Elevations



NORTH ELEVATION



SOUTH ELEVATION

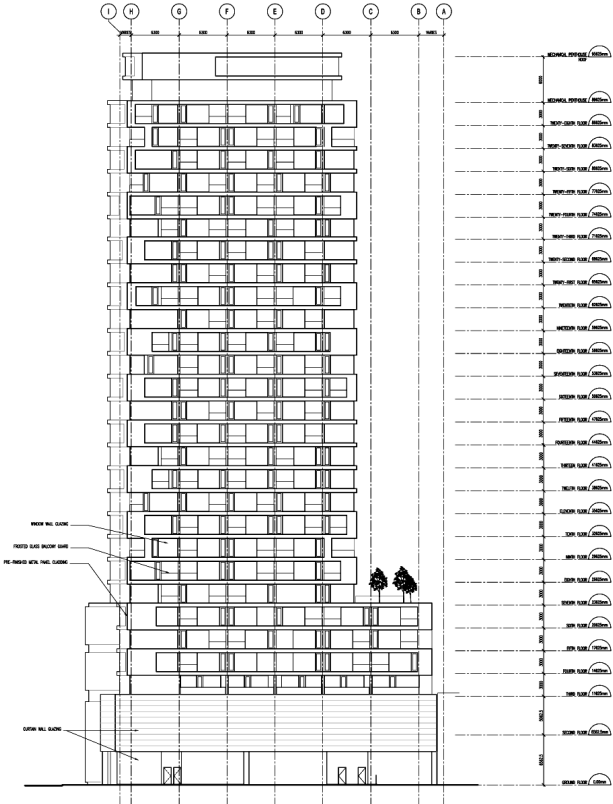
### Elevations

Applicant's Submitted Drawing

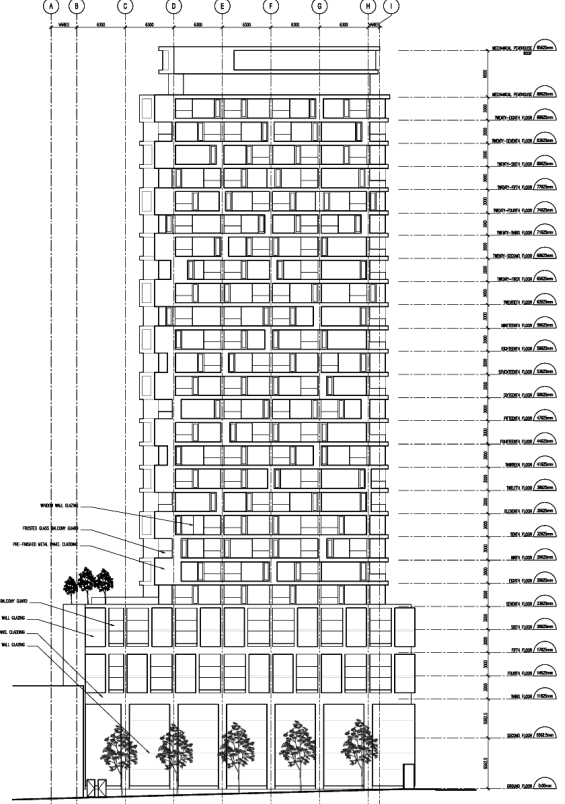
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2360 Yonge Street

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WEST ELEVATION



EAST ELEVATION

# Elevations

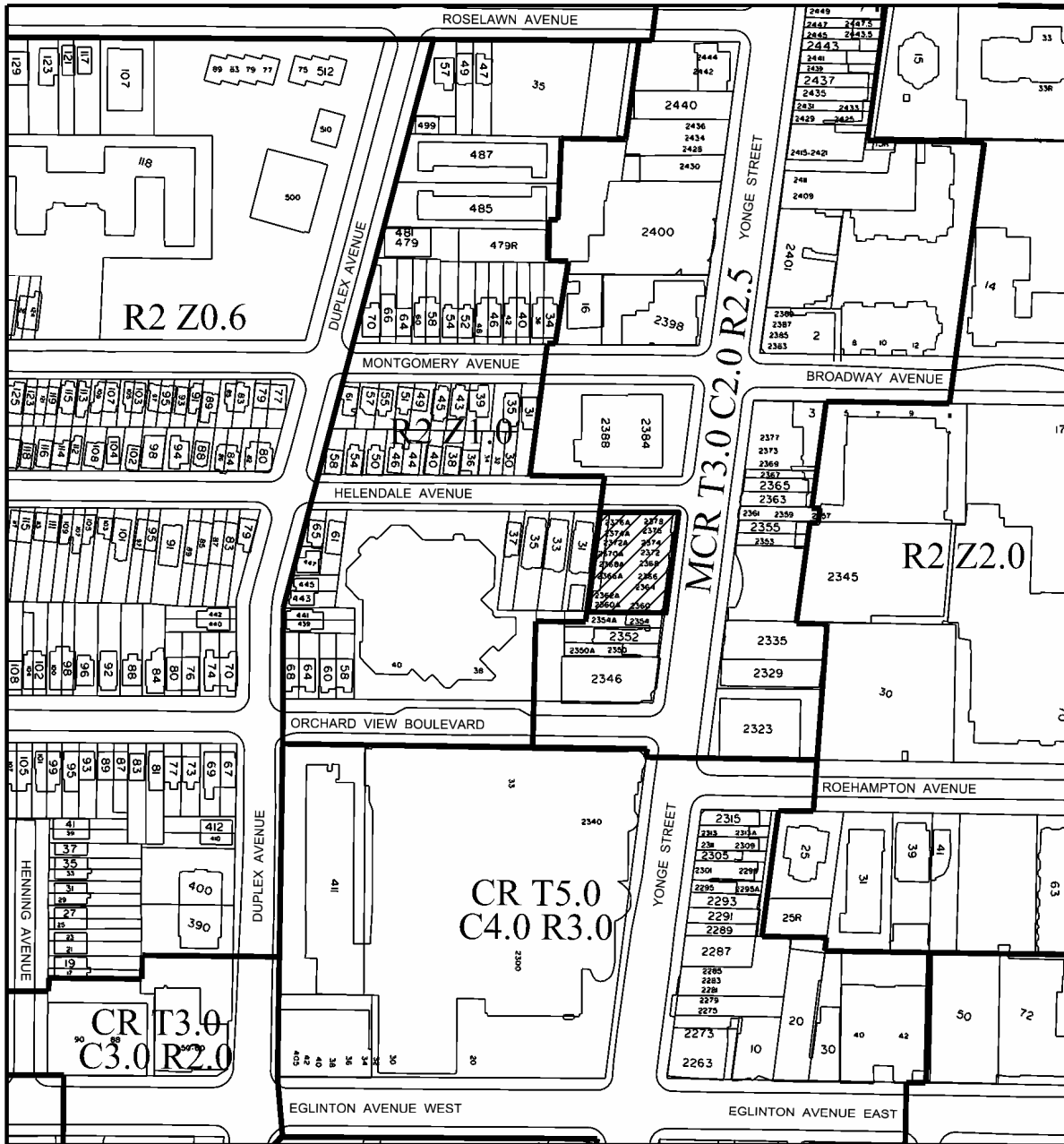
Applicant's Submitted Drawing

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2360 Yonge Street

File # 12 168197 NNY 16 0Z

# Attachment 3: Zoning



**2360 Yonge Street**

File # 12 168197 NNY 16 0Z

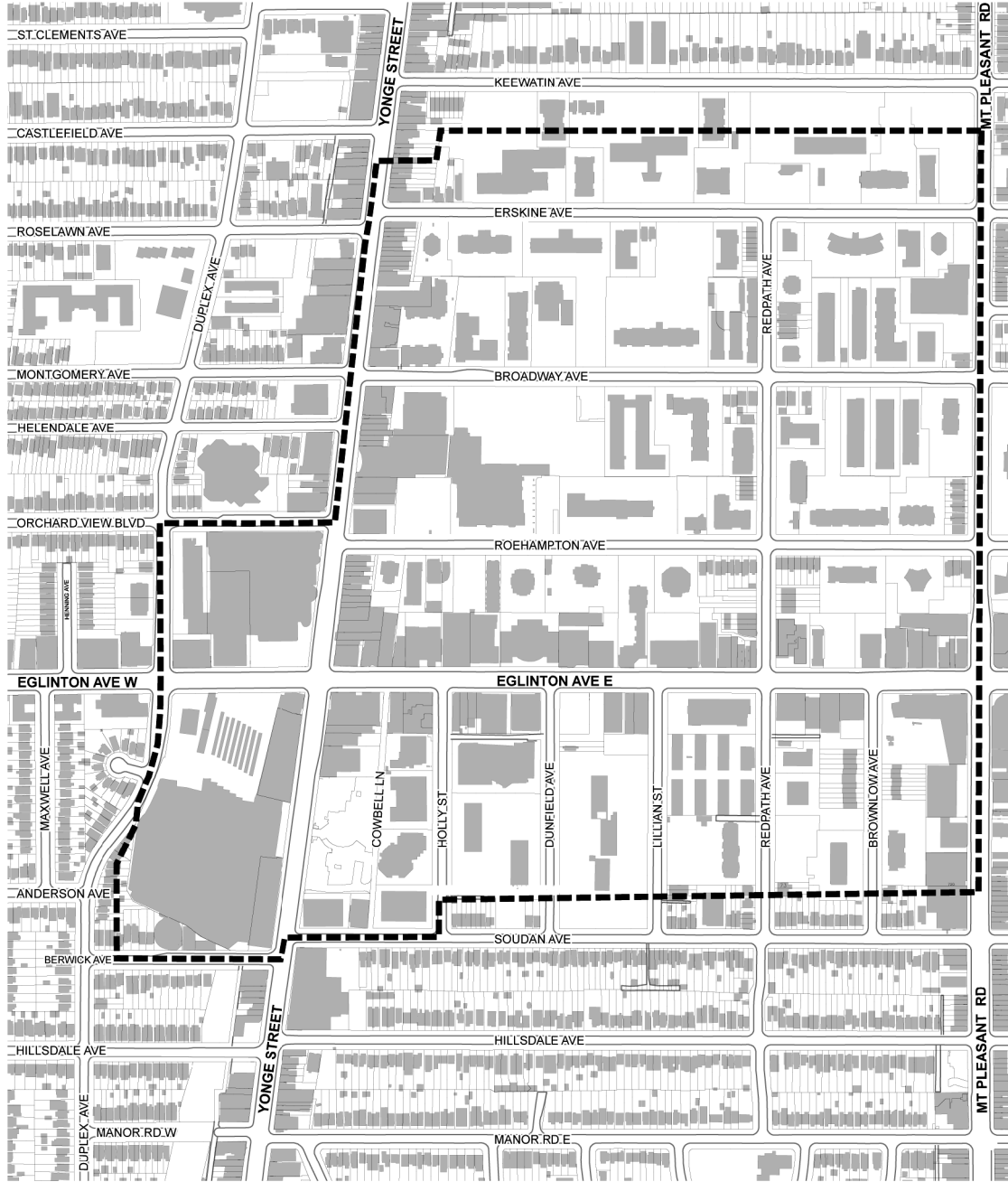
- R2 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District



Not to Scale  
 Zoning By-law 438-86 (as amended)  
 Extracted 05/09/2012



# Attachment 4: Yonge-Eglinton Centre



## Yonge-Eglinton Centre

2360 Yonge Street



Not to Scale  
05/09/2012



File # 12 168197 NNY 16 0Z

