

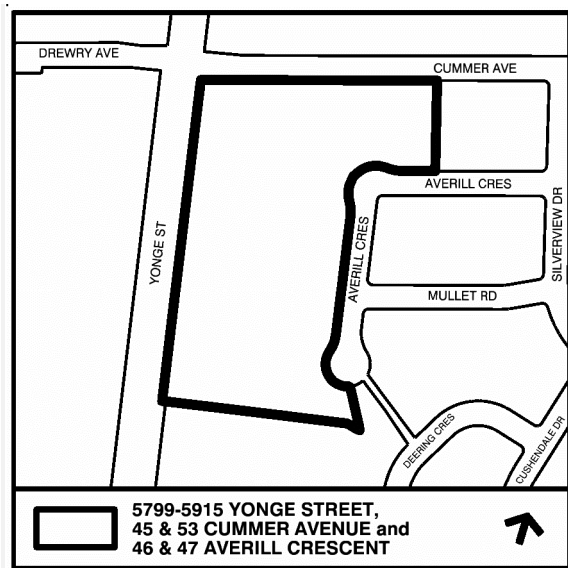
**5799-5915 Yonge Street, 45 and 53 Cummer Avenue,
46 and 47 Averhill Crescent -
Official Plan Amendment, Zoning By-law Amendment,
and Draft Plan of Subdivision Applications -
Status Report**

Date:	July 24, 2014
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 24 – Willowdale
Reference Number:	11 287471 NNY 24 OZ and 11 287481 NNY 24 SB

SUMMARY

These applications propose to permit the redevelopment of the 'Newtonbrook Plaza' lands at 5799 to 5915 Yonge St. to a mixed use project with 1,674 residential units, at-grade retail uses and office uses in 3 blocks with four buildings of 28, 36, 36 and 44 storeys in height. The development applications propose to retain and utilize remaining density on the existing Lester B. Pearson Place apartment and Cummer Avenue United Church lands at 45 and 53 Cummer Avenue and also propose parkland on the existing houses at 46 and 47 Averhill Crescent.

The applicant has appealed Council's failure to make a decision on the application within the timeframe established by the *Planning Act*. A pre-hearing was held on July 22, 2014 with a full hearing scheduled for September 15, 2015.



This report provides an update on the status of the application including issues identified to date by City Staff and agencies through the review process and recommends that staff report back to Council prior to the commencement of the Ontario Municipal Board (OMB) hearing or any potential future mediation.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City staff continue discussions with the applicant and other parties to the hearing, towards a revised application that appropriately addresses the issues identified in this report and any others that may be identified through the continuing review of the application, and to report back to North York Council prior to the commencement of the OMB hearing that may also include potential future mediation.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

In 2003, Council passed Zoning By-law No. 758-2003 to permit the existing 54-unit, 4-storey Lester B. Pearson Place apartment building at 45 Cummer Avenue on lands that are also part of the Cummer Avenue (previously Newtonbrook) United Church at 53 Cummer Avenue. These lands are part of the subject application.

In 2006, the OMB approved Zoning By-law 756-2006 for the lands to the south at 5791-5793 Yonge Street that included allowing for access from the properties at 5765-5785 Yonge Street to the signalized intersection on Yonge Street via a new public road that is proposed through these lands.

In 2011, North York Community Council adopted the report summarizing and initiating the 'Yonge Street North Planning Study' in the context of increasing development pressures and the appropriateness of current and potential future amendments to Official Plan policies and designations. The subject lands are within the study area for the 'Yonge Street North Planning Study'.

In January 2012, a preliminary report summarizing the proposal, planning context and issues to be resolved was adopted by North York Community Council. Among other matters, Community Council directed that a community consultation meeting with an expanded notice area be held in consultation with the Ward Councillor, and that the applications be reviewed in conjunction with the Yonge Street North Planning Study: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.NY12.45>

In November 2013, Council received the consultant's final report on the Study and requested City Planning staff to consult further with residents on an Implementation Plan that addresses a number of specific matters, to present historical traffic data and

alternative low and mid-rise built form options, and to report to Community Council on the results of the community consultation prior to finalizing any draft Official Plan amendments:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.NY27.28>

ISSUE BACKGROUND

After a pre-application community consultation meeting was held in April 2008 and presentation to the Design Review panel in June 2008, the applications were submitted in October 2011. Although several working sessions were held with the applicant to discuss the proposal no formal revisions were received on the original application as described in the January 2012 preliminary staff report and also summarized below.

On January 31, 2014 the applicant appealed the Official Plan and Zoning By-law Amendment and draft Plan of Subdivision applications to the Ontario Municipal Board. The first pre-hearing was held on July 22, 2014. The Silverview Community Association is a party to the hearing and there are 9 other participants. A full hearing is scheduled for September 15, 2015 with the potential for OMB mediation being considered for early 2015. Staff would provide a directions report to Community Council as part of entering into any formal mediation discussions at the OMB.

Proposal

The applicant is proposing Official Plan and Zoning By-law Amendments and a draft Plan of Subdivision to provide for a high density mixed use development on the southeast corner of Yonge Street and Cummer Avenue.

The proposed development consists of three new development blocks on Yonge Street with a proposed new public road to the east and south. The new public street through the site would extend south from Cummer Avenue immediately west of the existing Lester B. Pearson Place. Townhouses and a new public park would be on the east side of the new road and adjacent to the existing neighbourhood. The proposed blocks on Yonge Street would be created by two new east-west private streets to create 3 new mixed use development blocks of approximately 80 x 80 metres each in size. These two proposed new east-west private streets would provide visual and physical access from Yonge Street. These open space links continue east of the new public street to Averhill Crescent and Mullet Road. The new public street would extend to the southern limit of the site and then turn west to connect to the existing traffic signals on Yonge Street, a future public street west of Yonge Street and the future extension of the North York Centre Service Road (Beecroft Road). All vehicular access for parking and loading would be from this new public street or the 2 new private streets. East of the public street, south of Lester B. Pearson Place and adjacent to Averhill Crescent, 3 storey townhouses and a public park are proposed. The proposed public park would be located between Averhill Crescent and the new public road and would also include the lands at 46 and 47 Averhill Crescent. It would be approximately 0.4 hectares in size.

The applications propose to retain the existing uses at 45 and 53 Cummer Avenue: Lester B. Pearson Place and Cummer Avenue United Church. The applications also include the lands at 46 and 47 Averhill Crescent and propose to demolish these two detached houses for a portion of the new public park.

The proposed development includes 1,674 residential units having a gross floor area of 150,115 square metres, and 12,790 square metres of retail and office uses. Including the existing lands and floor space for Lester B. Pearson Place and Cummer Avenue United Church, the proposal represents a density of 4.18 times the area of the lands. The applicant's proposed Official Plan and Zoning By-law Amendments would allow additional density for retail and service commercial uses, bicycle room, and indoor recreational amenity area.

The proposed built form includes an 8 storey base building in each of the three blocks on Yonge Street. The southerly block would have two tall buildings of 36 storeys (122 metres) and 28 storeys (98 metres). The middle block would have one tall building of 44 storeys (145 metres), and the northerly block on the southeast corner of Yonge Street and Cummer Avenue would have a 36 storey building (125 metres). An access corridor and TTC entrance connection is also proposed within the northern development block.

The proposed site/subdivision plan is included in Attachment 1, elevations in Attachments 2-4, and the detailed site statistics are included in the Application Data Sheet in Attachment 9.

Site and Surrounding Area

The site is located on the southeast corner of Yonge Street and Cummer Avenue. The site includes the existing Newtonbrook Plaza, an 11-storey office building, Lester B. Pearson Place and Cummer Avenue United Church at 45 and 53 Cummer Avenue, and 2 existing detached houses at 46 and 47 Averhill Crescent. The site has an area of approximately 4.2 hectares with 260 metres frontage on Yonge Street and 190 metres frontage on Cummer Avenue.

The surrounding land uses are:

North: A 2 storey commercial building is on the northeast corner of Yonge Street and Cummer Avenue. Further north is a 15-storey apartment building, and also a former car dealership site which is currently under appeal at the OMB for two 14-storey apartment buildings. Detached houses are on the north side of Cummer Avenue east of Yonge Street. On the northwest corner of Yonge Street and Drewry Avenue is a 2 storey commercial building and further north on Yonge Street is a 6 storey and then a 16 storey apartment building.

South: A 22 storey and a 24 storey apartment building are on Yonge Street south of the subject lands. To the east of this development and sharing access to Yonge Street through the site is a 12-storey apartment building. Further south on Yonge Street

is a 19 storey office building, and behind this building and north of the hydro corridor and associated transit and parking facilities, are two apartment buildings.

East: Detached houses extend along the south side of Cummer Avenue. Detached houses are on the north and south ends of Averhill Crescent, which also abuts the site. A low density neighbourhood, Newtonbrook Park, Silverview Park and the Griffin Centre are also to the east of the site.

West: A 3 storey commercial and residential building is on the southwest corner of Yonge Street and Drewry Avenue. Two 6-storey residential apartment buildings are just west of this corner. Across Yonge Street from the subject site is a 13-storey apartment building, single storey automotive uses, a 2 storey Toronto Hydro building and a vacant site owned by Ontario Hydro.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 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. Key objectives include: building strong healthy communities; wise use and management of resources; and, protecting public health and safety. The PPS recognizes that the Official Plan is the most important tool to implementing the PPS, and that Official Plans are best at achieving "comprehensive, integrated and long-term planning." 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. City Council's planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

Almost the entire subject lands are located within the North York Centre including the Newtonbrook Plaza, Lester B. Pearson Place and Cummer Avenue United Church. North York Centre is planned to be a major focus of future population and employment growth in the City supported by transit services and other infrastructure. The Official Plan identifies how Secondary Plans are to manage the growth of these transit-supportive mixed use areas and protect adjacent *Neighbourhoods* from the encroachment of larger scale development. As part of the Centre, these lands are also designated *Mixed Use Areas*, where the Plan accommodates population and employment growth by providing criteria for the development of a broad range of uses.

The two detached houses at 46 and 47 Averhill Crescent at the southeast corner of the site are designated *Neighbourhoods*. *Neighbourhoods* are considered physically stable areas, and development in these areas is to respect and reinforce the existing physical character of the area.

North York Centre Secondary Plan

Located at the northeastern edge of the North York Centre Secondary Plan, the lands are designated '*Mixed Use Area G*' which provides for a range of commercial and residential uses while limiting commercial uses to a maximum of 20 per cent of the permitted gross floor area. A density of 2.2 times the area of the lot is permitted plus any available density incentives up to an additional 33% of the total gross floor area. Permitted heights range from 11 metres adjacent to the relevant residential property line (RRPL) and low density *Neighbourhood* area to the east, to a maximum of 50% and 70% of the horizontal distance from the RRPL. A portion of lands on Yonge Street has a maximum permitted height of 87 metres. Site-specific increases in height limits are discouraged by the Secondary Plan, however are possible where an improved built form is provided, and where there are no appreciable impacts on stable residential areas.

The Secondary Plan conceptually identifies a park and/or private owned and publicly accessible open space pedestrian connection from Yonge Street through the subject lands to Mullet Road and Silview Park to the east. The subject lands have also been identified as having two potential locations for public art.

On the west side of Yonge Street and opposite the south end of the subject lands, the Secondary Plan also includes the North York Centre Service Road. While not part of the Service Road network, the proposed subdivision includes a public road through the site that connects with this signalized intersection on Yonge Street.

Site specific policies also apply to the lands within the North York Centre Secondary Plan. Policy 13.6 applies to the Newtonbrook Plaza lands and provides for a maximum of 32 per cent of total gross floor area for commercial uses rather than the 20 per cent in *Mixed Use Area G*. Policy 13.1 applies to the Cummer Avenue United Church and Lester B. Pearson Place lands, and assigns the 2.2 times density to the lands provided the church lands continue to be used as a place of worship.

The two houses at 46 and 47 Averhill Crescent proposed to be part of a new park are not within the North York Centre Secondary Plan.

Yonge Street North Planning Study

Based on Council's consideration of the consultant's final report on the Yonge Street North Planning Study in November 2013, staff prepared a draft Implementation Plan for further consultation. Staff consulted with the community on the May 21, 2014 draft Implementation Plan emerging from the Yonge Street North Planning Study and expect to report back to Council in early 2015. The results of the Yonge Street North Planning Study and any final recommended Official Plan Amendment should be used to evaluate and inform the review of this application. The draft Implementation Plan is at: <http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Community%20Planning/Files/pdf/N/North%20Yonge%20Planning%20Study/Yonge%20Street%20North%20Secondary%20Plan%20May%2021%202014%20draft%20for%20publi.pdf>

COMMENTS

The January 2012 preliminary staff report identified a number of issues to be resolved. That report also recommended that the applications be reviewed in conjunction with the Yonge Street North Planning Study. This report summarizes the issues to be resolved through further discussions with the applicant and other parties to the OMB hearing. This report will form the basis of a further staff report back to Community Council prior to any OMB mediation and/or hearing.

Density

The proposed development is for 162,915 square metres of new gross floor area. This gross floor area is an estimate and is to be clarified based upon the definition of gross floor area in the North York Centre Secondary Plan.

In addition to the Newtonbrook Plaza lands, the applications include the lands at 45 and 53 Cummer Avenue (Cummer Avenue United Church and Lester B. Pearson Place), and also lands that are outside of the Secondary Plan area (46 and 47 Averhill Crescent). Based on the proposed gross floor area, and on the lands within the Secondary Plan area (not including Averhill Crescent), the density would be approximately 4.18 FSI (Floor Space Index). The application exceeds the Secondary Plan's permitted density of 2.2 FSI.

The Yonge Street North draft Implementation Plan released for public comments in May of 2014 proposes a density of 3.75 FSI for the lands on Yonge Street, and 2.2 FSI for the lands on the eastern portion of the site.

The draft Implementation Plan also includes a total maximum level of residential gross floor area that can be achieved on all properties within the Study area and north of the utility corridor prior to commencement of the of the Yonge subway line extension and Cummer subway station construction. At 150,115 square metres of residential floor space, the proposed development is below the total maximum permitted pre-subway residential gross floor area of 659,680 square metres.

While the draft Implementation Plan is considering increases in density to a portion of the North York Centre Secondary Plan, the proposed application represents a significant level of density increase over what is currently provided. The overall density proposed and its impact on the area is an issue that remains a concern that is under review.

Section 37 Density Incentives

The application proposes a density incentive of up to 7,200 square metres of additional gross floor area in the form of retail and service commercial uses fronting onto Yonge Street, Cummer Avenue and the 2 proposed private streets. While the proposed by-law amendment also includes indoor recreational amenity space and bicycle rooms in accordance with the Secondary Plan's density incentive policies, indoor at grade bicycle rooms are not shown on the submitted plans for either the residential or commercial uses.

The Secondary Plan provides for a maximum 33% increase through density incentives, or in this case from 2.2 up to 2.9 FSI. This section of Yonge Street is not identified by the Secondary Plan as a 'Prime Frontage Area' location where retail uses are both required and eligible as a density incentive. The Secondary Plan enables density increases to be achieved through various other alternatives, such as including major offices connected to transit terminals, or through full market value monetary contributions towards public recreational centres or social facilities. These alternatives could also be considered in any revised proposal.

The Yonge Street North draft Implementation Plan proposes to add this section of Yonge Street to the Prime Frontage area and for retail uses to be eligible as a density incentive. Including retail floor space beyond the 30 metre limit identified in the Secondary Plan may be appropriate as a site specific amendment, however should be reviewed in relation to the final approved block structure and streetscape. The draft Implementation Plan proposes additional eligible density incentives including for non-residential uses in excess of 10,000 square metres, and for parkland conveyances over and above required parkland dedications. Amendments to the parkland dedication and Section 37 policies in the North York Centre Secondary Plan were also adopted by Council on July 8, 2014 through Official Plan Amendment Number 249, although this policy is not yet in full force and effect:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.NY33.51>

The application proposes a density incentive for retail and commercial uses in both a scale and location that is not permitted by the current Secondary Plan. The draft Implementation Plan is considering this and other types of density incentives which could be used, in conjunction with the base density issue identified above, to help review and evaluate the proposal, and other potentially appropriate incentives.

Land Use – Residential and Non-Residential Uses

The draft by-law proposes 1,674 dwelling units in upwards of 150,115 square metres of residential floor space. The proposed commercial floor space of 12,800 square metres makes up about 8 per cent of the total development. Portions of the proposed non-residential uses are also proposed on the Cummer Avenue frontage and at a depth from the Yonge Street frontage.

The lands are designated *Mixed Use Area G* which provides for a range of residential and commercial uses while limiting commercial uses to a maximum of 20 per cent of the total permitted gross floor area. A site-specific policy also applies to the Newtonbrook Plaza lands which provides for a maximum of 32 per cent of the total gross floor area. At about 8 per cent the proposed development does not exceed either of these thresholds. The Secondary Plan currently prohibits the proposed non-residential uses in a Buffer Area contiguous to stable residential areas to the north and east outside of the Secondary Plan area.

In addition to the required retail uses in the Prime Frontage Area noted above, the Yonge Street North draft Implementation Plan proposes that the Mixed Use Area designation be

revised to require at least 15 per cent of the maximum permitted gross floor area to be for non-residential uses. At about 8 per cent, the proposed development is below this minimum threshold. The draft Implementation Plan also reduces the Buffer Area to permit commercial uses at greater depths from Yonge Street and on the Cummer Avenue frontage, as is being proposed by the development.

The proposed mix of land uses are in keeping with the current Secondary Plan, however, in conjunction with the planned infrastructure improvements to the area such as the Cummer Subway Station, the draft Implementation Plan is considering whether the proposed level of non-residential uses is appropriate.

Built Form and Transition to Neighbourhood

The proposed development's 4 towers have heights of 98, 122, 125 and 145 metres. The base building of each of the 3 blocks have heights of 30 to 33 metres. The amendment to the North York Centre Secondary Plan proposes to shift the Relevant Residential Property Line (RRPL) to the east of the North York Centre boundary and on the east side of a proposed new park at 46 and 47 Averhill Crescent.

The proposed tall building heights exceed the 87 metre and angular plane height limits in the North York Centre Secondary Plan. The Secondary Plan provides criteria for increases in building heights such as not having appreciable impacts on the residential amenity area of stable residential areas. The proposed built form is to be assessed against this and both the City's Tall Building and Infill Townhouse Guidelines in particular regarding floor plate size and separation distances, to provide an appropriate transition to the adjacent *Neighbourhood*. The massing of the base buildings also exceeds the 25 metre maximum in the Secondary Plan, and the impact of this massing on the pedestrian-scale street environment also remains a concern that needs to be assessed.

The Yonge Street North draft Implementation Plan does not propose amending the maximum 25 metre base building policy or other tall building stepback policies. The proposed built form policies would also retain the current 11 metre height limit at the edge of the Secondary Plan area. The draft Implementation Plan proposes to increase the Yonge Street frontage to a height limit of 125 metres, and require any increase in building height to be below a 45 degree angular plane measured from the nearest Relevant Residential Property Line. The proposed shift in the Relevant Residential Property Line could potentially result in any parkland dedications contiguous to the Secondary Plan being used to justify inappropriate height increases in other areas; however, such a site-specific amendment may be appropriate if the overall built form and parkland objectives of the Secondary Plan can also be achieved.

The proposed development represents an increase in the maximum permitted building heights which are being reviewed against current criteria in the Secondary Plan, the City's urban design guidelines, and the emerging policies in the Yonge Street North draft Implementation Plan. The heights of the base and tall building components need to be reviewed to provide for an appropriate pedestrian environment and transition to *Neighbourhoods* outside the Secondary Plan area.

Parks, Open Space, Amenity Areas and Pedestrian Environment

The proposal includes a new public park of just over 0.4 hectares on the east side of the proposed new public road and adjacent to the *Neighbourhoods* to the east. A portion of the park also extends outside the Secondary Plan boundary on the lands at 46 and 47 Averhill Crescent. Private indoor recreational space is proposed on the 9th levels of each of the 3 base buildings and is adjacent to proposed outdoor recreation space. The draft Official Plan Amendment proposes that the Secondary Plan's private outdoor recreational space requirement may be achieved on the rooftop of the podium buildings instead of at grade. The proposal includes improvements to the Yonge Street and Cummer Avenue streetscapes and 2 east-west private streets connecting and visually extending from Yonge Street to Averhill Crescent and Mullet Road located to the east of the new public street, townhouses and park along the eastern edge of the site. The proposed development includes a possible pedestrian connection to a planned subway station at the P1 level. The street level entrance is proposed at about 50 metres south of Cummer Avenue with a hallway through a parking garage.

The North York Centre Secondary Plan conceptually identifies one park or private and publically accessible open space pedestrian connection from Yonge Street through the site to Mullet Road and Silverview Park to the east. The Secondary Plan does not identify a park on the eastern edge of the site as proposed.

The Secondary Plan identifies the Yonge Street frontage as part of the Yonge Street Promenade with an enhanced streetscape and with potential locations for public art in 2 locations on Yonge Street.

The Yonge Street North draft Implementation Plan includes a park on the conceptual park and open space plan at the eastern edge of the site, as is proposed. The draft Implementation Plan also adds a publically accessible open space to the southeast corner of Yonge Street and Cummer Avenue and extends the Yonge Street Promenade and enhanced pedestrian streetscape around the corner onto the south side of Cummer Avenue. The draft Implementation Plan also directs the final design of the planned Cummer subway station to be integrated with development to facilitate pedestrian friendly access to the subway.

On a relatively large development site such as this, the proposed development provides the opportunity to add a larger scale park to the community and to link it to other green spaces and emerging public realm and pedestrian connections in the area. The appropriateness of the park and opportunity to expand and/or link it to other areas should be considered in the review of the application.

Streets and Blocks

The proposed plan of subdivision includes a new 20 metre public road extending south from Cummer Avenue immediately west of the existing Lester B. Pearson Place to the southern limit of the site and connecting to the existing traffic signal on Yonge Street. Where this road connects to Yonge Street, it has been designed to align with the existing

signalized intersection and planned Service Road (Beecroft Road extension) on the west side of Yonge Street.

The 2 east-west private roads noted above divide the site into 3 development blocks and may provide the opportunity to phase the development. These private streets are proposed to serve as both pedestrian access and connections through the site and are also proposed to be shared with vehicular access to parking and loading facilities.

The North York Centre Secondary Plan includes a site specific policy on the lands to the south of this proposed development. It indicates that the City will enter into a Section 37 Agreement with the owner of 5791, 5793 and 5795 Yonge Street obligating a conveyance of lands for the road connection to Yonge Street. The proposed development is based on this future conveyance.

The Yonge Street North draft Implementation Plan proposes to add a new collector road that matches with the alignment of the proposed new road and also to add this connection as part of a new Bike Plan for the area. The proposed Bike Plan also adds bicycle parking to the Yonge Street and Cummer and Drewry Avenue intersection as well as detailed Bike Plan policies. The draft Implementation Plan adds policies to secure new roads as part of development, and proposes to limit or phase development so that the full densities permitted by the Secondary Plan not be achieved until the lands for the full road connections are also secured.

The detailed design of the proposed roads and resulting block structure needs to be determined as part of the ongoing review of the application. As a large site, the proposed development appropriately provides for a more urban structure of small development and park blocks, framed by a public road network. The application is to be reviewed to determine the best structure of streets and blocks that will provide appropriate locations for access and inform and organize the final built form types and land uses.

Other Issues

Several other outstanding issues were identified in the December 2011 preliminary staff report, and also have been raised in the circulation and that remain under review. These include:

- servicing and stormwater management issues;
- access to loading areas from the proposed new public and private streets;
- pedestrian realm and public/private road function, safety and associated streetscape; and
- below-grade subway station connections.

Additional issues may be identified through the continuing review of the application and considered in a future report to Community Council.

Conclusions

The proposed development is a large scale redevelopment of a large and important location in North York Centre. The proposed Official Plan and Zoning By-law Amendment and draft Plan of Subdivision have been appealed to the Ontario Municipal Board, with a hearing date set for September 15, 2015. Staff recommend that discussions continue with the applicant to address the issues identified in this report. The Silverview Community Association, as a party to the OMB hearing, should also be consulted. Staff will report back to North York Community Council seeking further direction as part of any OMB proceedings which may also include mediation.

CONTACT

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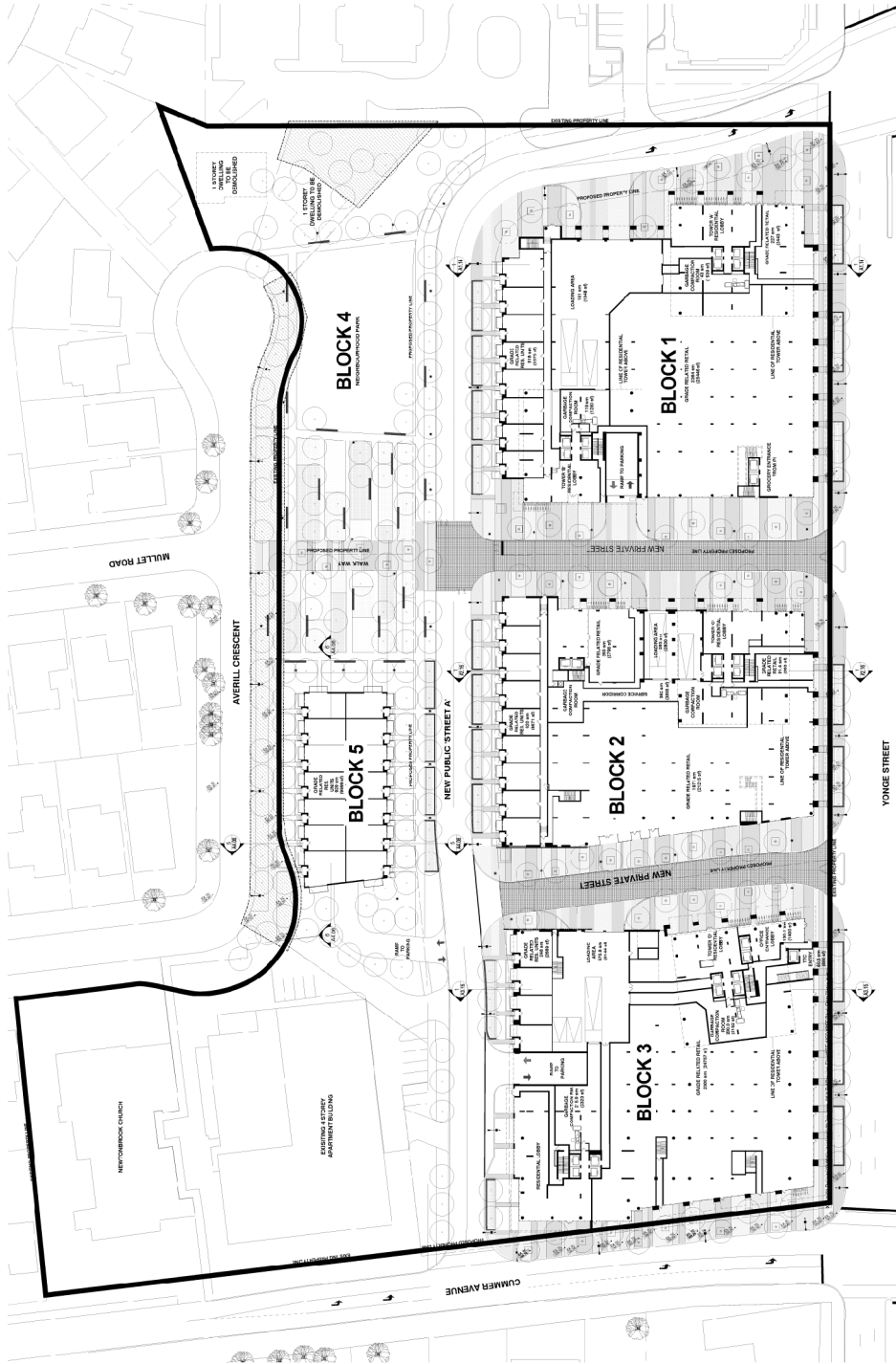
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site/Subdivision Plan
Attachment 2: West Elevations
Attachment 3: East Elevations
Attachment 4: Townhouse Elevations
Attachment 5: Official Plan
Attachment 6: North York Centre Secondary Plan - Density
Attachment 7: North York Centre Secondary Plan - Height
Attachment 8: Zoning
Attachment 9: Application Data Sheet

Attachment 1: Site Plan/Subdivision Plan



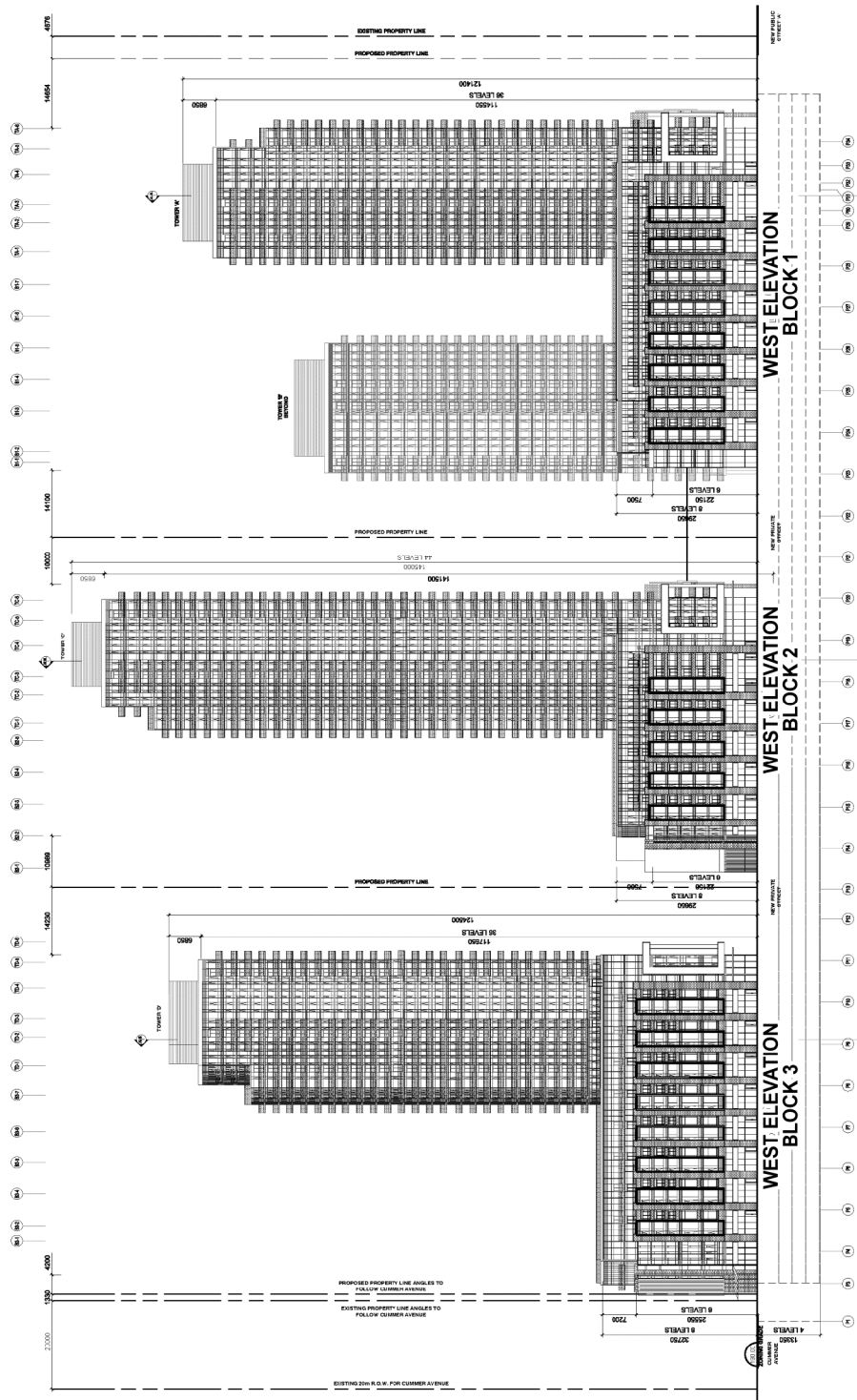
Site Plan 5799-5915 Yonge Street, 45 & 53 Cummer Avenue and 46 & 47 Averill Crescent

Applicant's Submitted Drawing

Not to Scale
11/07/2011

File # 11 287471 NNY 24 0Z

Attachment 2: West Elevations



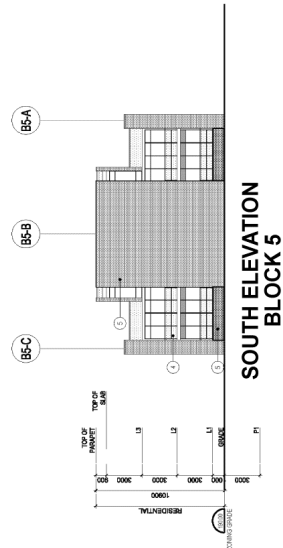
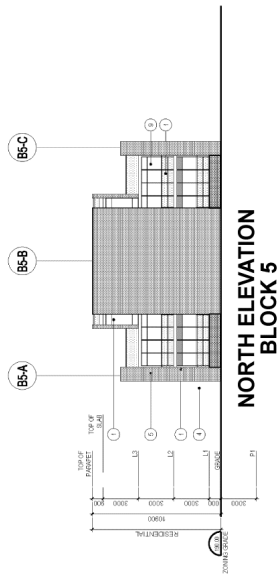
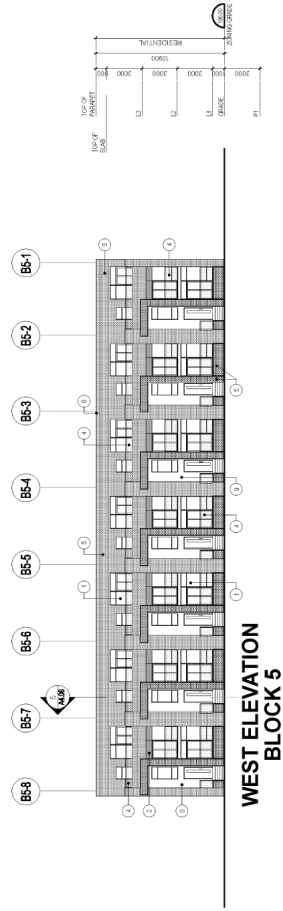
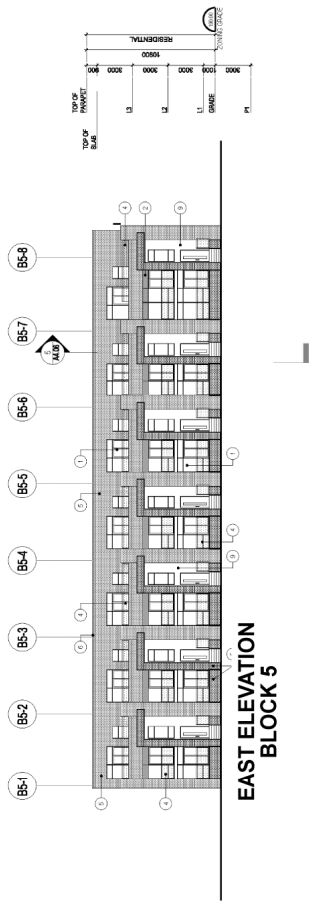
Elevations 5799-5915 Yonge Street, 45 & 53 Cummer Avenue and 46 & 47 Averhill Crescent

Applicant's Submitted Drawing

Not to Scale
11/07/2011

File # 11 287471 NNY 24 02

Attachment 4: Townhouse Elevations



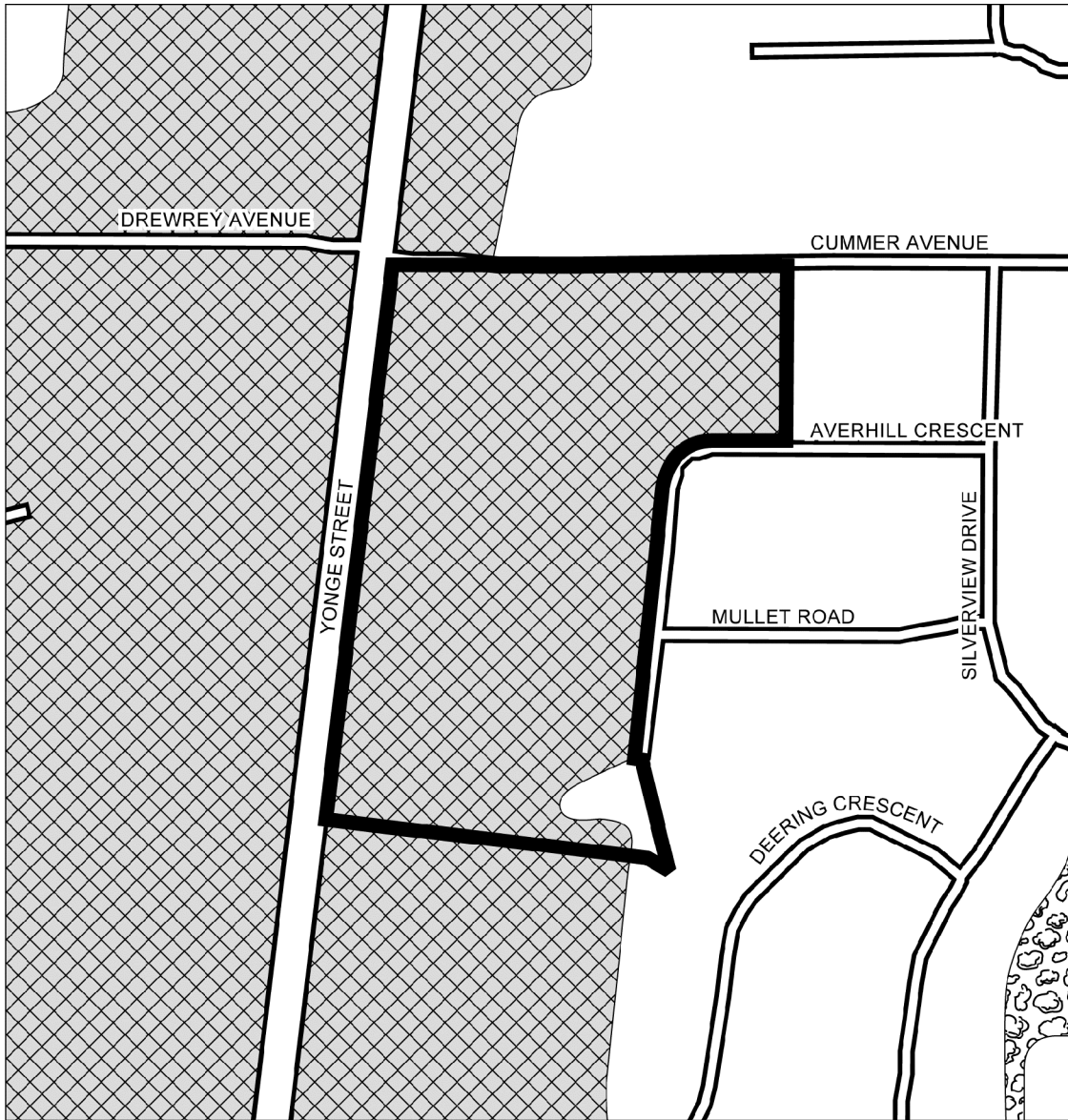
Elevations
 5799-5915 Yonge Street, 45 & 53 Cummer Avenue and 46 & 47 Averill Crescent

Applicant's Submitted Drawing

Not to Scale
 11/07/2011

File # 11 287471 NNY 24 0Z

Attachment 5: Official Plan



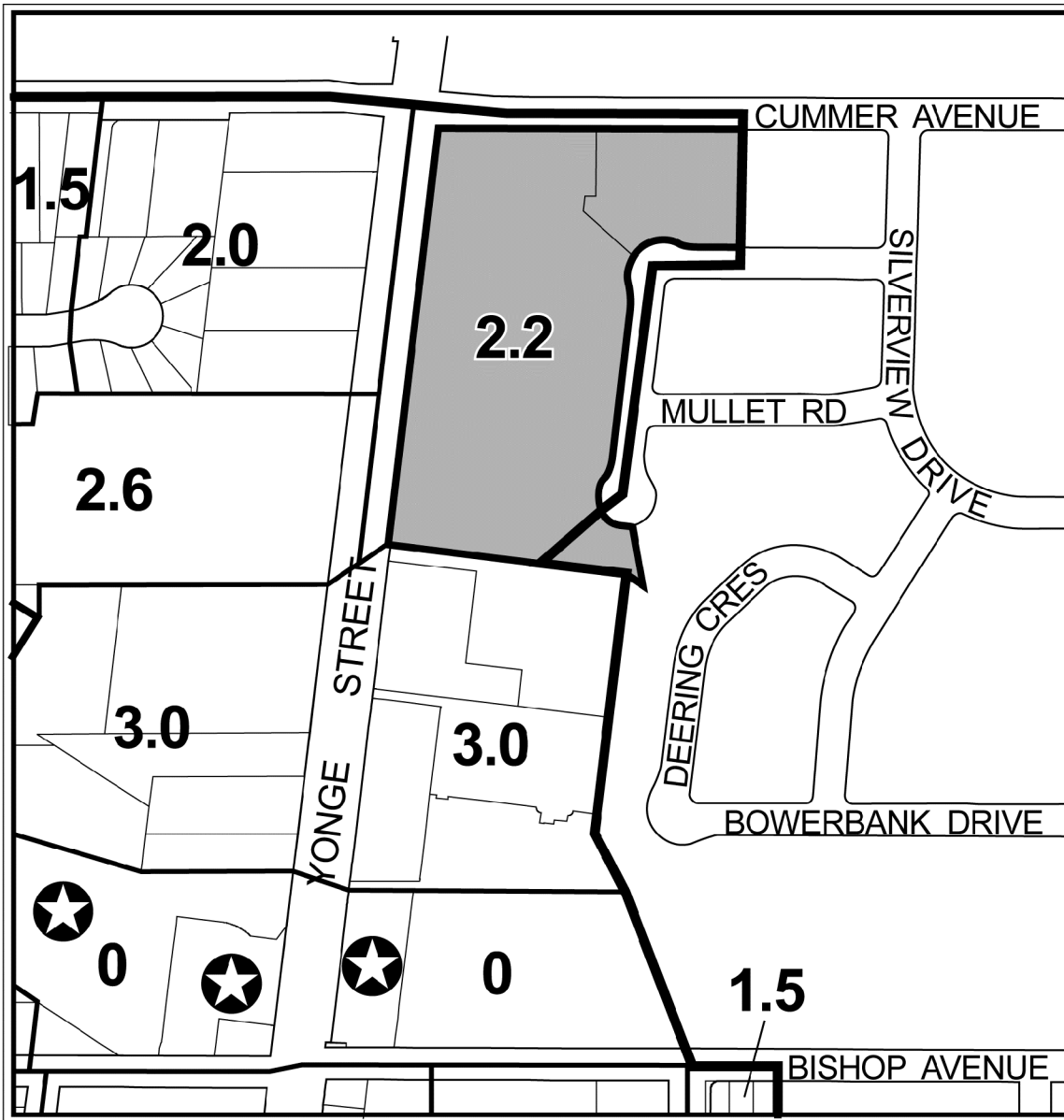
Toronto City Planning
Official Plan

5799-5915 Yonge Street, 45 & 53 Cummer Avenue
 and 46 & 47 Averill Crescent
 File # 11 287471 NNY 24 0Z

- | | |
|---|--|
|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Mixed Use Areas | |


 Not to Scale
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Attachment 6: North York Centre Secondary Plan – Density



5799-5915 Yonge Street, 45 & 53 Cummer Avenue
and 46 & 47 Averill Crescent

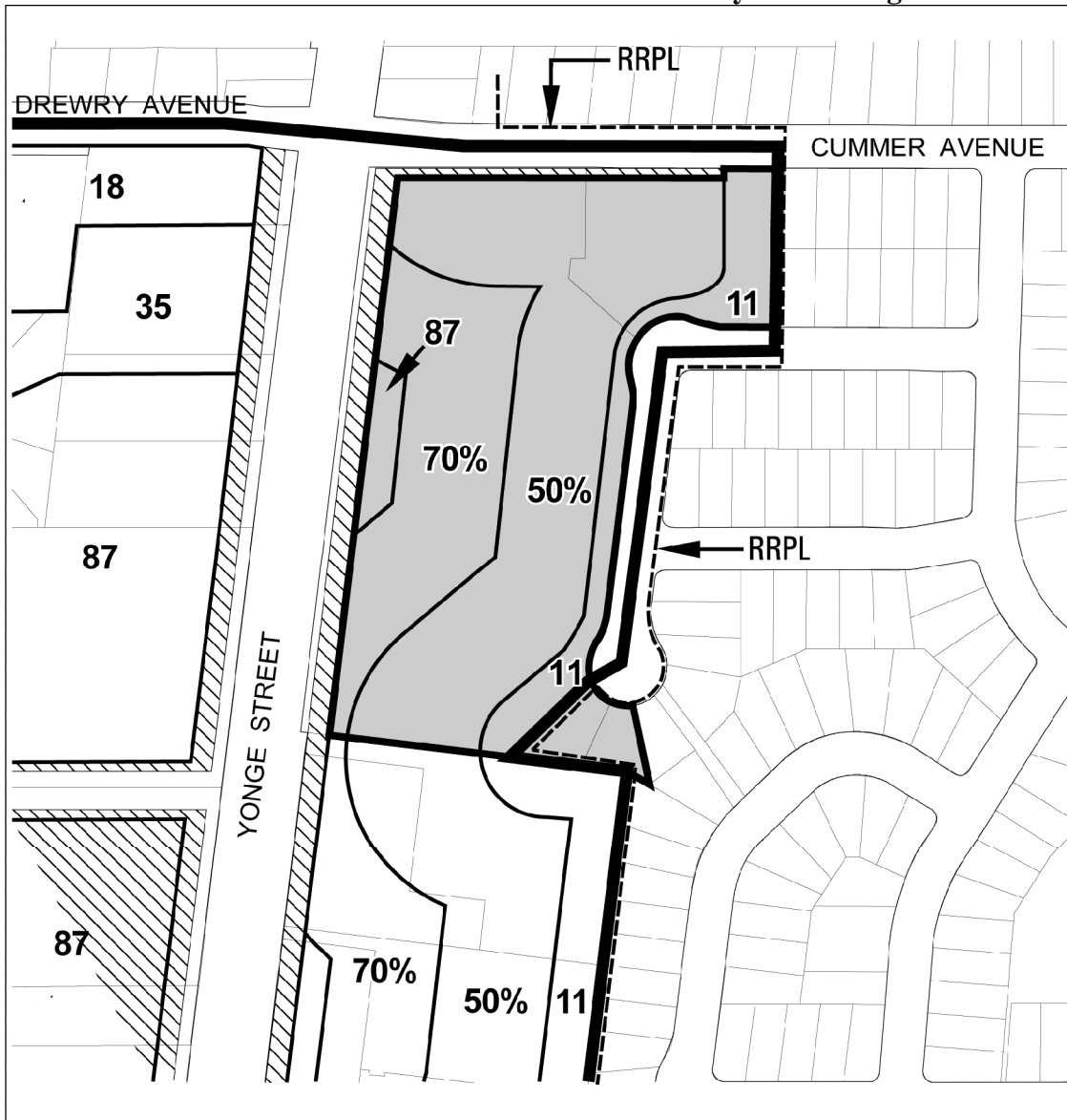
North York Secondary Plan-Maximum Density

File # 11 287471 NNY 24 0Z

-  Site Location
 -  Secondary Plan Boundary
 -  Density can only be assigned to these lands pursuant to the Official Plan, North York Centre Secondary Plan, Section 3 or Section 13
- Note: Density Limits are exclusive of density incentives and transfers


Not to Scale
11/25/2011

Attachment 7: North York Centre Secondary Plan - Height

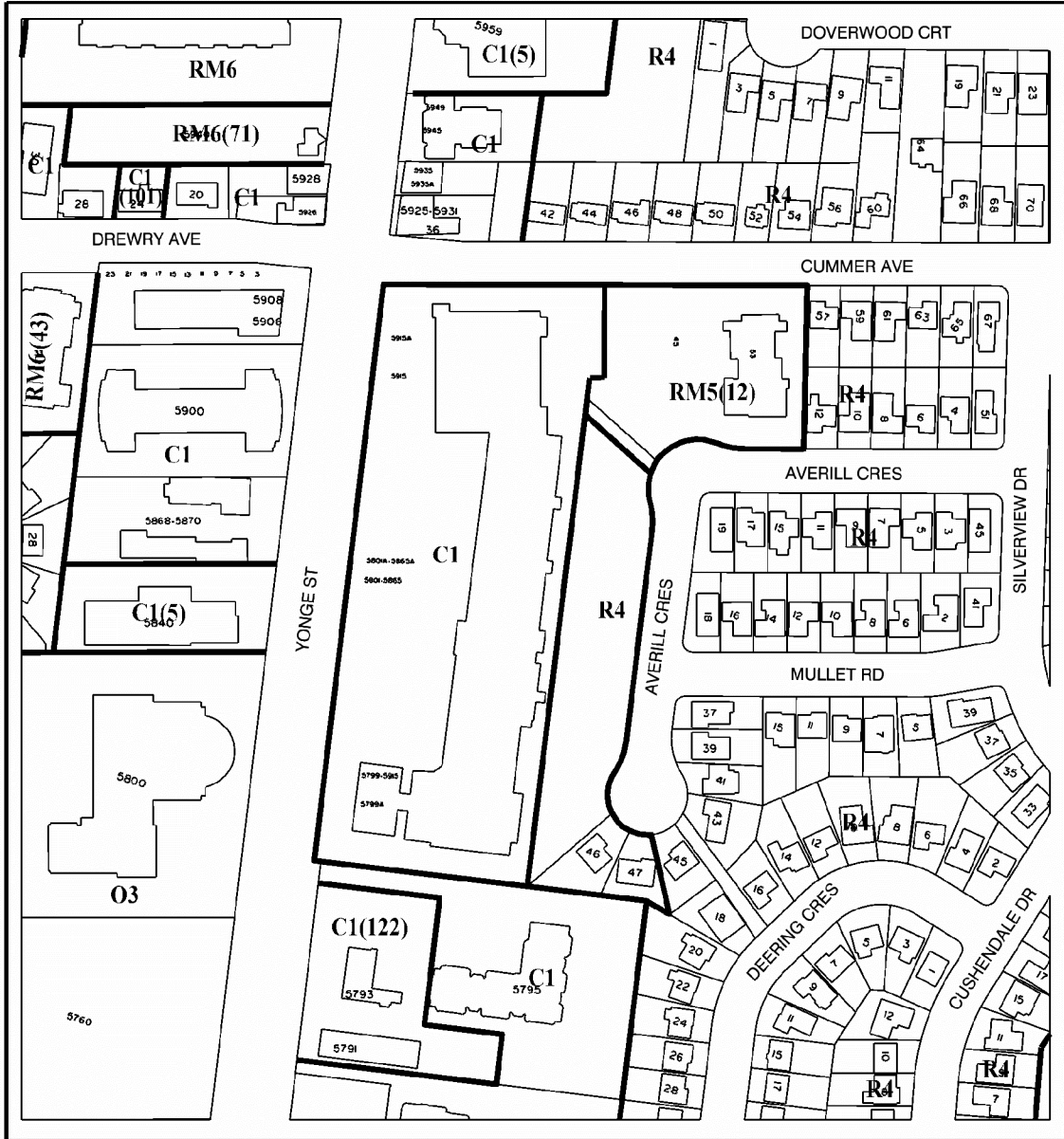


5799-5915 Yonge Street, 45 & 53 Cumber Avenue
and 46 & 47 Averill Crescent
File # 11 287471 NNY 24 0Z

North York Secondary Plan-Maximum Heights

Site Location	The Lesser of 35m or 12 Storeys	Maximum 70% Horizontal Distance from RRPL
Secondary Plan Boundary	Maximum 87m Above Grade	Street Facade Limit as per Section 5.3 of this Secondary Plan
The Lesser of 11m or 3 Storeys	Maximum 50% Horizontal Distance from RRPL	Relevant Residential Property Line (RRPL)
The Lesser of 18m or 6 Storeys		Not to Scale 11/24/2011

Attachment 8: Zoning By-law



5799-5915 Yonge Street , 45 & 53 Cummer Avenue and 46 & 47 Averill Crescent
 File # 11 287471 NNY 24 02

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- O3 Semi-Public Open Space Zone

↑
 Not to Scale
 Zoning By-law 7625
 Extracted 11/07/2011

Attachment 9: Application Data Sheet

Application Type	Official Plan Amendment, Rezoning, Plan of Subdivision	Application Number:	11 287471 NNY 24 OZ
Details	Rezoning, Standard	Application Date:	October 5, 2011
Municipal Address:	5799 to 5915 Yonge St., 45 and 53 Cummer Avenue, 46 and 47 Averhill Crescent		
Location Description:	CON 1 EY PT LOT 22 PLAN 5345 BLK A LOT 242 TO 252 **GRID N2401		
Project Description:	Proposed redevelopment of the 'Newtonbrook Plaza' and adjacent lands for a mixed-use project with 1,674 residential units in 3 blocks with 4 buildings of 28, 36, 36 and 44 storeys, at-grade retail uses, office uses, townhouses and a new public street and park.		

Applicant:	Agent:	Architect:	Owner:
MCCARTHY TETRAULT LLP	John Dawson, MCCARTHY TETRAULT LLP	WALLMAN ARCHITECTS	SILVERCORE INC./CUMMER YONGE INVESTMENT LTD.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas and Neighbourhoods	Site Specific Provision:	North York Centre Secondary Plan 13.1 and 13.6
Zoning:	C1, R4, RM5(12)	Historical Status:	N
Height Limit (m):	8m-87m	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	41779	Height:	Storeys:	28, 36, 36 44
Frontage (m):	260		Metres:	98, 122, 125, 145
Depth (m):	190			
Total Ground Floor Area (sq. m):	16499			Total
Total Residential GFA (sq. m):	150115		Parking Spaces:	1745
Total Non-Residential GFA (sq. m):	12800		Loading Docks	8
Total GFA (sq. m):	162915			
Lot Coverage Ratio (%):	47			
Floor Space Index:	4.2			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	TBD		
Rooms:	0	Residential GFA (sq. m):	150115
Bachelor:	0	Retail GFA (sq. m):	7258
1 Bedroom:	962	Office GFA (sq. m):	5532
2 Bedroom:	712	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	1674		

CONTACT:	PLANNER NAME:	Robert Gibson, Senior Planner
	TELEPHONE:	(416) 395-7059

