

5925-5931, 5935A, 5945-5949, 5959, and 5995 Yonge Street, 11, 15, 17, 19, 21, 23, and 25 Wedgewood Drive, 1-8 Doverwood Court, and 42, 44, 46, 48, 50, 52, and 54 Cummer Avenue - Official Plan and Zoning Amendment Applications - Preliminary Report

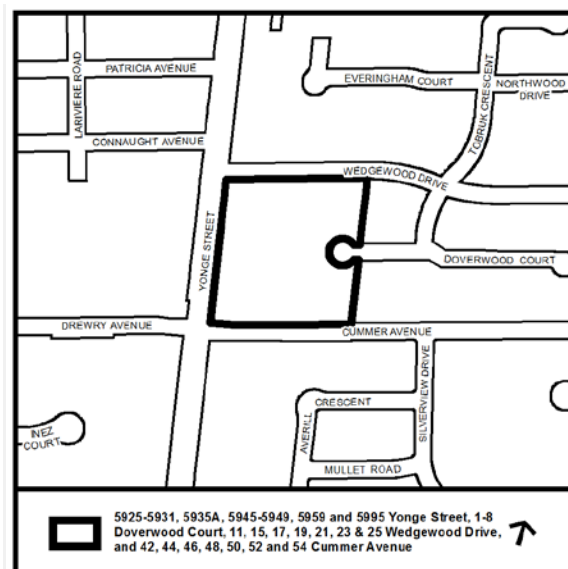
Date:	June 6, 2016
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 24 – Willowdale
Reference Number:	16 156133 NNY 24 OZ (OPA) and 16 121334 NNY 24 OZ (ZBLA)

SUMMARY

This application proposes to amend the Official Plan and Zoning By-laws to permit 4 residential and mixed use buildings with heights of 25, 29, 31, and 43 storeys with a total of 1,542 residential units and 1,902 parking spaces. The development is proposed to be built in 2 phases with phase 1 consisting of the 31 and 43 storey buildings and phase 2 consisting of the 25 and 29 storey buildings.

The properties subject to the Official Plan amendment application are 5925-5931, 5935A, 5945-5949, 5959, and 5995 Yonge Street, 11, 15, 17, 19, 21, 23, and 25 Wedgewood Drive, 1-8 Doverwood Court, and 42, 44, 46, 48, 50, 52, and 54 Cummer Avenue.

The properties subject to the zoning by-law amendment application are 5945-5949 Yonge Street, 5959 Yonge Street, 1 & 2



Doverwood Court, 15 Wedgewood Drive and 48 Cummer Avenue.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

This report recommends that a community consultation meeting be scheduled by City Planning staff in consultation with the Ward Councillor.

A final report and public meeting under the Planning Act will be scheduled following community consultation and the resolution of the outstanding issues, and provided the applicant provides all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 5925-5931, 5935A, 5945-5949, 5959, and 5995 Yonge Street, 11, 15, 17, 19, 21, 23, and 25 Wedgewood Drive, 1-8 Doverwood Court, and 42, 44, 46, 48, 50, 52, and 54 Cummer Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting 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

Rezoning Application for 5959 Yonge Street file No. 10 304240 NNY 24 OZ

In November 2010, 426099 Ontario Limited submitted a zoning by-law amendment application to permit two 14-storey residential apartment buildings containing 371 units and ground floor commercial uses at 5959 Yonge Street. On March 22, 2011 North York Community Council received a Preliminary Report on the application. The application was appealed to the Ontario Municipal Board on March 29, 2011 citing the City's failure to make a decision on the application within the time prescribed by the Planning Act as the reason for the appeal. The hearing for this application was deferred indefinitely. The October 13, 2011 Request for Directions report for this project can be found at the following link:

<http://www.toronto.ca/legdocs/mmis/2011/cc/bgrd/backgroundfile-41756.pdf>

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on April 23, 2015 and June 15, 2015 to discuss complete application submission requirements and other issues related to the proposed development including:

- site organization and built form;
- additional open space on the site;
- the location and scale of a new public street between Cummer Avenue and Wedgewood Avenue;
- transition in scale to *Neighbourhoods* designated lands;
- types of uses including uses at ground-level;
- pedestrian connections to Yonge Street;
- Yonge Street streetscape improvements including a central landscaped median;
- potential for an unencumbered public park;
- scale of new buildings;
- setbacks at grade for new buildings;
- tall building floor plates and separation distances between existing and proposed new buildings;
- building setbacks and step backs; and
- the public realm.

ISSUE BACKGROUND

Proposal

The applicant is proposing to amend the Official Plan, the former City of North York Zoning By-law and City-wide Zoning By-law. Only a portion of the site subject to the Official Plan amendment application has been included as part of the Zoning By-law amendment application. The properties subject to each application are described below.

Official Plan Amendment Application

The properties subject to the Official Plan amendment application are 5925-5931, 5935A, 5945-5949, 5959, and 5995 Yonge Street, 11, 15, 17, 19, 21, 23, and 25 Wedgewood Drive, 1-8 Doverwood Court, and 42, 44, 46, 48, 50, 52, and 54 Cummer Avenue. The purpose of the Official Plan amendment application is to change the land use designation from *Neighbourhoods* to *Mixed Use Areas* for the properties at 11, 15, 17, 19, 21, 23, and 25 Wedgewood Drive, 1-8 Doverwood Court, and 42, 44, 46, 48, 50, 52, and 54 Cummer Avenue.

No change in land use is proposed for the properties currently designated *Mixed Use Areas* at 5925-5931, 5935A, 5945-5949, 5959, and 5995 Yonge Street which are also subject to the Official Plan amendment application.

Zoning By-law Amendment application

The properties subject to the zoning by-law amendment application are 5945-5949 Yonge Street, 5959 Yonge Street, 1 & 2 Doverwood Court, 15 Wedgewood Drive and 48 Cummer Avenue.

The purpose of the Zoning By-law amendment application is to permit 4 residential and mixed use buildings with heights of 43, 31, 29, and 25 storeys. The applicant is proposing a total of 1,542 residential units and 1,902 parking spaces. The development is proposed to be built in 2 phases with Phase 1 consisting of the 43 and 31 storey buildings and Phase 2 consisting of the 29 and 25 storey buildings (see Attachment 1).

Phase 1

The first phase of the proposed development includes a 43-storey building (Building A) and a 31-storey building (Building B). The shared base building of the Phase 1 towers varies in height from 8 storeys (23.9 metres) adjacent to Yonge Street and 2 to 3 storeys (6.8 to 10.5 metres) towards the eastern portion (rear) of the site. The base building is proposed to contain retail uses at ground level along Yonge Street, residential units, and shared bicycle parking and amenity areas for the 2 towers. The base building and towers are proposed to share a 4 level underground parking structure. The existing co-op building at 5945-5949 Yonge Street is to be retained and does not form part of the proposed development. However, the applicant is proposing to include the rear portion of the co-op property, which currently contains surface parking for the co-op as part for the development site. The proposal includes 112 replacement parking spaces for the 15-storey co-op building to be located in P1 of the proposed underground parking garage. The applicant has not provided a detailed explanation of how they plan to accommodate the required residential parking, loading, garage pick-up for the co-op building during construction. In addition, the applicant has not provided the City with authorization from the owners of the co-op building for the Official Plan amendment or rezoning applications.

The proposal for Phase 1 of the development includes a private L-shaped driveway that would extend in a north-south direction from Cummer Avenue at the rear of the rezoning site and continue in an east-west direction toward Yonge Street. The driveway would require the demolition of the single detached house at 48 Cummer Avenue to allow for access to the site. The Yonge Street access point for the driveway would be located approximately in the centre of the site.

Phase 2

The second phase of the proposed development includes a 29-storey building (Building C) located along Yonge Street and a 25-storey building (Building D) located further east. Similar to Phase 1, the shared base building of the towers varies in height from 8 storeys

(23.9 metres) adjacent to Yonge Street and 2 to 3 storeys (6.8 to 10.5 metres) towards the eastern portion (rear) of the site. The base building is proposed to contain, retail uses along Yonge Street, residential units, and shared bicycle parking and amenity areas for the 2 towers. The base building and towers are proposed to share a 4-level underground parking structure.

As part of Phase 2, the applicant is proposing to extend the driveway in a north-south direction to provide access to Wedgewood Avenue. The 2-storey single detached dwelling at 15 Wedgewood Drive would be demolished to allow for this connection.

Further information about the proposal for the portion of the site subject to the rezoning application (Phase 1 and 2) is as follows:

Rezoning Site, Shared Garage, Tower Separation, and Base Building Statistics

Total lot area	<ul style="list-style-type: none"> • 1.80 hectares (4.45 acres)
Total residential Gross Floor Area (GFA)	<ul style="list-style-type: none"> • 104,892.81 m²
Total commercial (Retail) GFA	<ul style="list-style-type: none"> • 1,679.64 m²
Total GFA	<ul style="list-style-type: none"> • 106,572.45 m²
Proposed Floor Space Index (FSI)	<ul style="list-style-type: none"> • 5.92 (excluding existing co-op building)
Total building coverage area	<ul style="list-style-type: none"> • 8,097.7 m² (44.97%) (excluding existing co-op building)
Total landscape area	<ul style="list-style-type: none"> • 5,225.6 m² (29.02%)
Total asphalt/hard surface area	<ul style="list-style-type: none"> • 4,662.9 m² (25.9%)
Tower Separation Distances	<ul style="list-style-type: none"> • 25 metres to 28.8 metres
Number of underground parking levels	<ul style="list-style-type: none"> • Phase 1 – 4 • Phase 2 – 4
Total number of parking spaces	<ul style="list-style-type: none"> • Phase 1 – 1,243 (917 occupant, 118 visitor, 116 replacement parking for co-op, 22 retail) • Phase 2 – 659 (534 occupant, 121 visitor, 4 retail)
Total number of bicycle parking spaces	<ul style="list-style-type: none"> • Phase 1 – 761 (686 occupant, 66 visitor, 2 retail, 7 retail visitor) • Phase 2 – 499 (451 occupant, 43 visitor, 1 retail, 4 retail visitor)
Total number of loading spaces	<ul style="list-style-type: none"> • Phase 1 – 1 • Phase 2 – 1 • Replacement for Co-op – 1
Indoor amenity area	<ul style="list-style-type: none"> • Phase 1 – 2,124 m² (located on level 1-3 of the base building) • Phase 2 – 1,677.3 m² (located on level 1-3 of the base building)

Outdoor amenity area	<ul style="list-style-type: none"> • Phase 1 – 2,685.73 m² (located on levels 1, 3, and 4 of the shared base building) • Phase 2 – 1,084.92 m² (located on levels 1, 3, and 4 of the shared base building)
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Individual Building Statistics

Proposed	Building A – Southwest Building	Building B – Southeast Building	Building C – Northwest Building	Building D – Southwest Building
Gross Floor Area (above grade)	36,454 m ² Residential: 35,017 m ² Commercial: 1,438 m ²	24,305 m ² Residential: 24,305 m ²	24,412 m ² Residential: 24,170 m ² Commercial: 242 m ²	20,401 m ² Residential: 20,401 m ²
Height (not including mechanical room)	43 storeys (122.95 metres)	31 storeys (86.95 metres)	25 storeys and (70.75 metres)	29 storeys and (81.35 metres)
First floor height	3.4 metres	3.4 metres	3.4 metres	3.4 metres
Tower Floorplate Size	810 m ²	810 m ²	810 m ²	810 m ²
Tower Dimensions in metres	42 east to west 21.5 north to south	21.5 east to west 42 north to south	42 east to west 21.5 north to south	21.5 east to west 42 north to south
# of Residential units (total 1,542)	555 1bdm: 401 2bdm: 154	384 1bdm: 255 2bdm: 139	328 1bdm: 146 2bdm: 182	275 1bdm: 109 2bdm: 166
# of Underground Parking Levels	4	4	4	4
Building setback from Yonge Street property line	6.5m	NA	6.5m	NA
Distance from curb to building face along Yonge Street.	10.2m	NA	10m	NA

Site and Surrounding Area

Site subject to the Official Plan amendment application

The site subject to the Official Plan amendment application is located on the northeast corner of Yonge Street and Cummer/Drewry Avenue. It is located outside the North York Centre Secondary Plan area. The northern boundary of the secondary plan area falls on the south side of Cummer Avenue.

The site consists of numerous properties currently occupied by a variety of uses along Yonge Street including retail, a former car dealership (recently converted into a sales centre), the 15-storey Sedona Place co-op apartment building at 5949 Yonge Street, surface parking lots including parking for the Sedona Place building, and 18 single detached dwellings fronting onto Wedgewood Drive, Doverwood Court, and Cummer Avenue. The site is generally square and flat with a frontage of approximately 196 metres, a depth of approximately 192.5 metres, and an area of 3.00 hectares (7.43 acres).

Site subject to the zoning by-law amendment application

The site subject to the zoning by-law amendment application consists of a 1.8 hectare (4.45 acre) portion of the Official Plan amendment site and represents Phase 1 and Phase 2 of the proposed development.

North: North of the site are 1-3 storey commercial uses along Yonge Street, a 20 storey apartment building at 6035-6081 Yonge Street, and 1 and 2-storey detached houses adjacent to the properties with frontage on Yonge Street.

South: The lands south of Cummer Avenue are subject to the North York Centre Secondary Plan. On the east side of Yonge Street is a commercial plaza (Newtonbrook Plaza) and an 11-storey office building. A development proposal for this site was appealed to the Ontario Municipal Board. The proposal is for a mixed use development consisting of 4 towers at 28, 34, 36, and 37 storeys, a new public street, and a public park (File Nos 11 287471 NNY 24 OZ and 11 287481 NNY 24 SB). At their meeting on July 7, 2015 City Council adopted the principles of settlement to guide the final Official Plan amendment, Zoning By-law amendment and plan of subdivision. South of the Newtonbrook Plaza lands there is a 22-storey apartment building and a 24-storey apartment building.

East: Detached houses are located to the east of the site.

West: On the west side of Yonge Street is a 6-storey residential building, a 16-storey residential building, and a 2-storey retail/commercial plaza.

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. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. The PPS states that the Official Plan is the most important vehicle for implementing 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 be consistent with the PPS and to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. Staff will review the proposal for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan designates the portion of the site fronting onto Yonge Street as *Mixed Use Areas* on Map 16, Land Use Plan. The remainder of the site is designated *Neighbourhoods* (see Attachment 5).

Chapter 2 – Shaping the City

Section 2.2.3 Avenues: Reurbanizing the Arterial Corridors

The lands that form the portion of the site fronting onto Yonge Street are located on an *Avenue* on Map 2 – Urban Structure in the Official Plan. *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment.

A framework for change is to be tailored to the situation of each *Avenue* through a local Avenue Study that will contain a vision and implementation plan that will set out:

- investments in community improvements by public agencies or public/private partnerships including streetscape improvements, transportation improvements, parks and open spaces, and upgraded water or sewer infrastructure; and
- contextually appropriate as-of-right zoning and other regulations designed to achieve high quality development along the *Avenue* which includes: permitted uses and maximum density and height limits; appropriate massing, scale, siting and organization of buildings; appropriate scale transitions to adjacent areas; and transit-supportive measures such as minimum development densities; maximum and minimum parking standards; and restrictions on auto-oriented retailing and services.

Development in *Mixed Use Areas* on *Avenues*, prior to an *Avenue* Study has the potential to set a precedent for the form and scale of reurbanization along the *Avenue*. In addition to the policies of the Plan for *Mixed Use Areas*, proponents of such proposals will also address the larger context and examine the implications for the segment of the *Avenue* in which the proposed development is located. This review will:

- include an assessment of the impacts of the incremental development of the entire *Avenue* segment at a similar form, scale and intensity, appropriately allowing for distinguishing circumstances;
- consider whether incremental development of the entire *Avenue* segment as identified in the above assessment would adversely impact any adjacent *Neighbourhoods* or *Apartment Neighbourhoods*;
- consider whether the proposed development is supportable by available infrastructure; and
- be considered together with any amendment to the Official Plan or Zoning By-law at the statutory public meeting for the proposed development.

Development requiring a rezoning will not be allowed to proceed prior to completion of an *Avenue* Study unless the review demonstrates to Council's satisfaction that subsequent development of the entire *Avenue* segment will have no adverse impacts within the context and parameters of the review.

An Avenue Segment Study has been submitted and is being reviewed by City staff.

Section 2.3.1: Healthy Neighbourhoods

The Healthy Neighbourhoods section of the Official Plan contains policies that specifically address the relationship between *Neighbourhoods* and areas with other Official Plan land use designations in order to ensure development is sensitive to the physically stable areas within the *Neighbourhoods* designation. Developments in *Mixed-Use Areas* that are adjacent or close to *Neighbourhoods* will:

- be compatible with those *Neighbourhoods*;
- provide a gradual transition of scale and density, as necessary to achieve the objective of the Official Plan through the stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- maintain adequate light and privacy for residents in those *Neighbourhoods*; and
- attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

Chapter 3 – Building a Successful City

Section 3.1.1: The Public Realm

Public realm policies are intended to promote beautiful, comfortable, safe and accessible streets, parks, open spaces, and public buildings. Quality architectural, landscape, and urban design and construction are to be promoted in private developments.

This section of the Official Plan includes policies that encourage new streets to be public streets. Private streets, where they are appropriate, should be designed to integrate into the public realm and meet the design objectives for new streets.

It also states that new streets will be designed to:

- provide connections with adjacent neighbourhoods;
- promote a connected grid of streets that offers safe and convenient travel options;
- extend sight lines and view corridors;
- divide larger sites into smaller development blocks;
- provide access and addresses for new development;
- allow the public to freely enter without obstruction;
- implement the Complete Streets approach to develop a street network that balances the needs and priorities of the various users and uses within the right-of-way;
- improve the visibility, access and prominence of unique natural and human-made features; and
- provide access for emergency vehicles.

Section 3.1.2: Built Form

The Built Form section of the Official Plan includes policies that require new development to be massed and its exterior façade, to be designed to fit harmoniously into its existing and/or planned context, and to limit its impact on neighbouring streets, parks, open spaces and properties by:

- massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion;
- incorporating exterior design elements, their form, scale, proportion, pattern and materials, and their sustainable design, to influence the character, scale and appearance of the development;
- creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan;
- providing for adequate light and privacy;
- adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces, having regard for the varied nature of such areas; and
- minimizing any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

Section 3.1.3: Built Form – Tall Buildings

The proposed residential and mixed use buildings are considered Tall Buildings. The Official Plan indicates that Tall Buildings are desirable in the right places, however they are not appropriate everywhere. Most of the proposed intensification is anticipated to be achieved with street oriented, grade related, or mid-rise building types. In assessing the

appropriateness of Tall building proposals key urban design considerations must be addressed, including:

- the built form principles of the Official Plan;
- demonstrating how the proposed building and site design will contribute to and reinforce the overall City structure;
- demonstrating how the proposed building and site relate to the existing and/or planned context;
- taking into the account the relationship of the topography and other tall buildings; and
- providing high quality, comfortable and usable publically accessible open space areas.

Section 3.2.1 – Housing

Section 3.2.1 of the Official Plan includes policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units. Policy 3.2.1.5 states that significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development, will secure existing rental housing units which have affordable and mid-range rents and may secure any needed improvements and renovations to the existing rental housing. As part of the lands subject to these applications are currently occupied by an existing 15-storey co-op apartment building at 5949 Yonge Street, which will be retained, Policy 3.2.1.5 applies to these applications.

Chapter 4 - Land Use Designations

Section 4.1 Neighbourhoods

A portion of the subject site is designated *Neighbourhoods* on Map 16, Land Use Plan (Attachment 5). *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

The Official Plan contains policies requiring development in established *Neighbourhoods* to respect and reinforce the existing physical character of the neighbourhoods, including in particular:

- patterns of streets, blocks and lanes, parks and public building sites;
- size and configuration of lots;
- heights, massing, scale and dwelling type of nearby residential properties;
- prevailing building type(s);
- setbacks of buildings from the street or streets;
- prevailing patterns of rear and side yard setbacks and landscaped open space;

- continuation of special landscape or built-form features that contribute to the unique physical character of the neighbourhood; and
- conservation of heritage buildings, structures and landscapes.

No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

The prevailing building type will be the predominant form of development in the neighbourhood. Some Neighbourhoods will have more than one prevailing building type. In such cases, a prevailing building type in one neighbourhood will not be considered when determining the prevailing building type in another neighbourhood.

Where a more intense form of development than the prevailing building type has been approved on a major street in a *Neighbourhood*, it will not be considered when reviewing prevailing building type(s) in the assessment of development proposals in the interior of the *Neighbourhood*.

Section 4.5 Mixed Use Areas

The subject site is also designated *Mixed Use Areas* on Map 16 in the Official Plan (see Attachment #5). *Mixed Use Areas* are intended to include a broad range commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and opens spaces and utilities.

Development in *Mixed Use Areas* is required to:

- create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependence and meets the needs of the local community;
- be located and massed to provide a transition between areas of different development intensity and scale;
- 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 space;
- provide attractive and safe pedestrian environments and take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for both residents and visitors;
- have access to schools, parks, community centres, libraries, and child care;
- locate and screen service areas, ramps, and garbage storage in developments to minimize the impact on adjacent streets and residents; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential building.

Official Plan Amendment 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and

refines the Healthy Neighbourhood, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals in the Official Plan to protect and enhance existing neighbourhoods and to allow limited infill on underutilised apartment sites in *Apartment Neighbourhoods*. In December 2015, the City submitted OPA 320 to the Minister of Municipal Affairs and Housing for approval. While OPA 320 is City Council's adopted policy, it is not yet in force.

Zoning

The subject site is regulated by both the former North York Zoning By-law 7625 and City-wide Zoning By-law 569-2013 with the exception of the property at 5959 Yonge Street which is not subject to By-law 569-2013.

Former City of North York Zoning By-law 7625

The properties at 5925-5937, the western portion of 5949 and 5995 Yonge Street are zoned C1 in the former City of North York Zoning By-law 7625. The property at 5959 Yonge Street is zoned C1 (5) – General Commercial Zone in the former City of North York Zoning By-law No. 7625. The C1 zoning allows for a wide variety of uses including detached and attached houses, apartments, offices, retail uses, restaurants, and institutional uses. The C1(5) zoning allows a motor vehicle dealership and accessory vehicle body repair shop in addition to the uses permitted in the C1 zone. The C1 and C1 (5) zoning permits a maximum density of 1 times the lot area. The maximum height permitted in the C1 and C1(5) zones is the lesser of 9.2 metres or three storeys.

The eastern portion of the property at 5945-5949 Yonge Street as well as the properties at 1, 15, 17, 19, 21, 23, and 25 Wedgewood Drive, 1-8 Doverwood Court and 42, 44, 46, 48, 50, 52, and 54 Cummer Avenue are zoned R4 – Residential Zone Fourth Density. The R4 zone designation allows for one single family detached dwelling per lot as well as limited home occupations, recreational, and institutional uses such as schools, public libraries, and day nurseries.

City-wide Zoning By-law 569-2013

The western portion of the property at 5945-5949 Yonge Street is zoned CR1.0 (c1.0, r1.0) SS2 – Commercial Residential as are the properties at 5925-5935 Yonge Street (east side only). The property at 5995 Yonge Street is zoned CR1.0 (c1.0, r1.0) SS3. Permitted uses include a variety of commercial and residential uses including a financial institution, medical office, park, retail store, apartment building, mixed use building and townhouse. The maximum lot coverage is 33% and the maximum height permitted is 10.5 metres or 3 storeys. The CR zone permits a maximum density of 1.0 times the area of the site. The property at 5959 Yonge Street is not part of by-law 569-2013.

The remaining portion of the site subject to the application is zoned *Residential Detached* with a site-specific exception (RD (f15.0; a550)(x5)). This zoning designation permits one single family detached dwelling per lot as well as limited home occupations, recreational, and institutional uses such as schools, public libraries, and day nurseries.

Other requirements of this zoning designation are a minimum lot area of 550 square metres, minimum lot frontage of 15 metres, maximum lot coverage of 30% and a maximum height of 10 metres or 2 storeys. The existing site-specific exception allows for a minimum side yard setback of 1.8 metres.

Yonge Street North Planning Study

In June 2011, North York Community Council adopted a 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 November 2013, Council received for information the consultant's final report on the Study and required 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>

On May 28, 2014, City Planning held a community consultation meeting to consult with residents on a draft implementation plan for the Yonge Street North Planning Study. The draft implementation plan is available on the City's website 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>

A final implementation plan for the Yonge Street North Planning Study has not yet been prepared for Council's consideration.

Site Plan Control

The proposed development is subject to Site Plan Approval. A Site Plan Control application has not been submitted.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Tree Preservation

The applicant has submitted an arborist report for Phase 1 of the development only. In Phase 1 there are 29 trees subject to the City's tree protection by-laws located on the site

or within 6 metres of the site boundary. A total of 23 trees are proposed to be removed. All of the trees proposed to be removed are on private property with the exception of one City-owned street tree in front of 48 Cummer Avenue.

An arborist report, tree preservation plan and landscape plan have been submitted with the application and circulated to the City's Urban Forestry staff for their review. Urban Forestry staff has confirmed that an Arborist report for Phase 2 of the proposed development will be required as part of the full review of the proposed Zoning By-law amendment application.

Reasons for the Application

The purpose of the Official Plan amendment application is to re-designate the portion of the subject site designated *Neighbourhoods* to *Mixed Use Areas*. The purpose of the Zoning By-law amendment application is to permit the proposed apartment use, increase the permitted building height from 3-storeys to allow for buildings of up to 43 storeys, to increase the allowable density from 1 times the area of the site to 5.92 times the area of the Zoning By-law amendment site, and to establish the appropriate development standards to permit the proposed development.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Opinion Report;
- Avenue Segment Study;
- Community Services and Facilities Study;
- Draft Urban Design Guidelines;
- Preliminary Geotechnical and Hydrogeological Investigation;
- Arborist Report;
- Phase 1 and 2 Environmental Site Assessment;
- Tree Preservation Plan;
- Toronto Green Standards Checklist;
- Functional Servicing Report;
- Stormwater Management Report;
- Traffic Impact Study;
- Stage 1 Archaeological Background Study; and
- Pedestrian Level Wind Study.

The Official Plan amendment and Zoning by-law amendment application submitted on January 26, 2016 listed the following properties as subject to the application: 5949 Yonge Street (the Sedona Place co-op building property), 5959 Yonge Street, 15 Wedgewood Drive, 1 & 2 Doverwood Court, and 48 Cummer Avenue.

A Notification of Incomplete Application for the Official Plan amendment and Zoning By-law amendment applications issued on February 24, 2016 identified the outstanding material required for a complete application submission as follows:

- outstanding fees; and
- computer generated building massing model.

The outstanding computer generated building massing model was submitted on March 8, 2016 and a Notification of Complete Application for the Official Plan amendment application only was subsequently issued on March 29, 2016. The Zoning By-law amendment application remains incomplete.

On May 16, 2016 the applicant amended the Official Plan amendment application to include all of the following properties: 5925-5931, 5935A, 5945-5949, 5959, and 5995 Yonge Street, 11, 15, 17, 19, 21, 23, and 25 Wedgewood Drive, 1-8 Doverwood Court, and 42, 44, 46, 48, 50, 52, and 54 Cummer Avenue. The applicant has advised that the additional properties were intended to be part of the original application but were unintentionally omitted from the application form.

Issues to be Resolved

Planning staff have significant concerns with this application in its current form and will require the resolution of the issues listed below:

- appropriateness of changing the Official Plan designation from *Neighbourhoods* to *Mixed Use Areas* on the eastern portion of the site;
- implications of encroaching eastward into established *Neighbourhoods* for lands along the Yonge Street corridor without a comprehensive planning framework;
- conformity with the Official Plan policies, including the sections on "Avenues", "Public Realm", "Built Form" and "Built Form – Tall Buildings", "Housing" "Neighbourhoods" and "Mixed Use Areas";
- authorization for the development applications from the owners of the properties at 5925-5931 Yonge Street, 5935 Yonge Street, 5949 Yonge Street, 5995 Yonge Street, 11, 17, 19, 21, 23 and 25 Wedgewood Drive, 3, 5, 7, 4, 6 and 8 Doverwood Court, 38, 42, 44, 46, 50, 52 and 54 Cummer Avenue;
- configuration and location of private driveways and desirability of a public street network connecting Cummer Avenue to Wedgewood Drive;
- assessment of the Traffic Impact Study including the need to demonstrate the feasibility of a fully signalized access on Wedgewood Drive while aligning with Connaught Avenue;
- need for proposal to address transit infrastructure, active transportation facilities, and transportation demand management measures to reduce the transportation impact on existing neighbourhoods and improve conditions of site for non-automobile users;
- review of site access, circulation, and parking;
- tower heights, massing, and density of the proposal;
- consistency with the Tall Building Design Guidelines;

- size of the tower floor plates;
- height and massing of the base buildings including their siting and scale along Yonge Street;
- assessment of community services and facilities;
- height of the first floors;
- setbacks, stepbacks and transition from the existing and proposed property lines and adjacent *Neighbourhoods*;
- skyview, shadow, light and privacy impacts on the surrounding area and proposed amenity areas;
- pedestrian level wind mitigation;
- overall fit of the proposal within the existing and planned context of the area;
- potential for on-site parkland dedication and a publicly accessible open space;
- improvements to the public realm, pedestrian circulation, and streetscape;
- need for continuous pedestrian realm weather protection;
- location and quality of on-site amenity areas and open spaces;
- assessment of site servicing and stormwater management;
- submission of an Arborist report for Phase 2 of the proposed development;
- confirming the status of the co-op building lands as it relates to the proposed development;
- if the co-op building does form part of the application, then securing the existing rental housing units within the existing co-op building and evaluating existing building amenities and facilities in accordance with Official Plan policies;
- potential impacts to the existing co-op buildings during construction including but not limited to interim parking, loading, and garbage pick-up;
- appropriateness of a possible severance of the Sedona Place co-op building property at 5945-5949 Yonge Street;
- implementation plan for the proposed phasing of the development;
- potential build-out of all lands subject to the Official Plan amendment application and associated impacts on the surrounding neighbourhood;
- mix of dwelling unit types including the provision of family size and affordable dwelling units;
- interim impacts on existing properties not included in the Zoning By-law amendment application; and
- identification and securing of public benefits pursuant to Section 37 of the Planning Act.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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E-mail: ateixei@toronto.ca

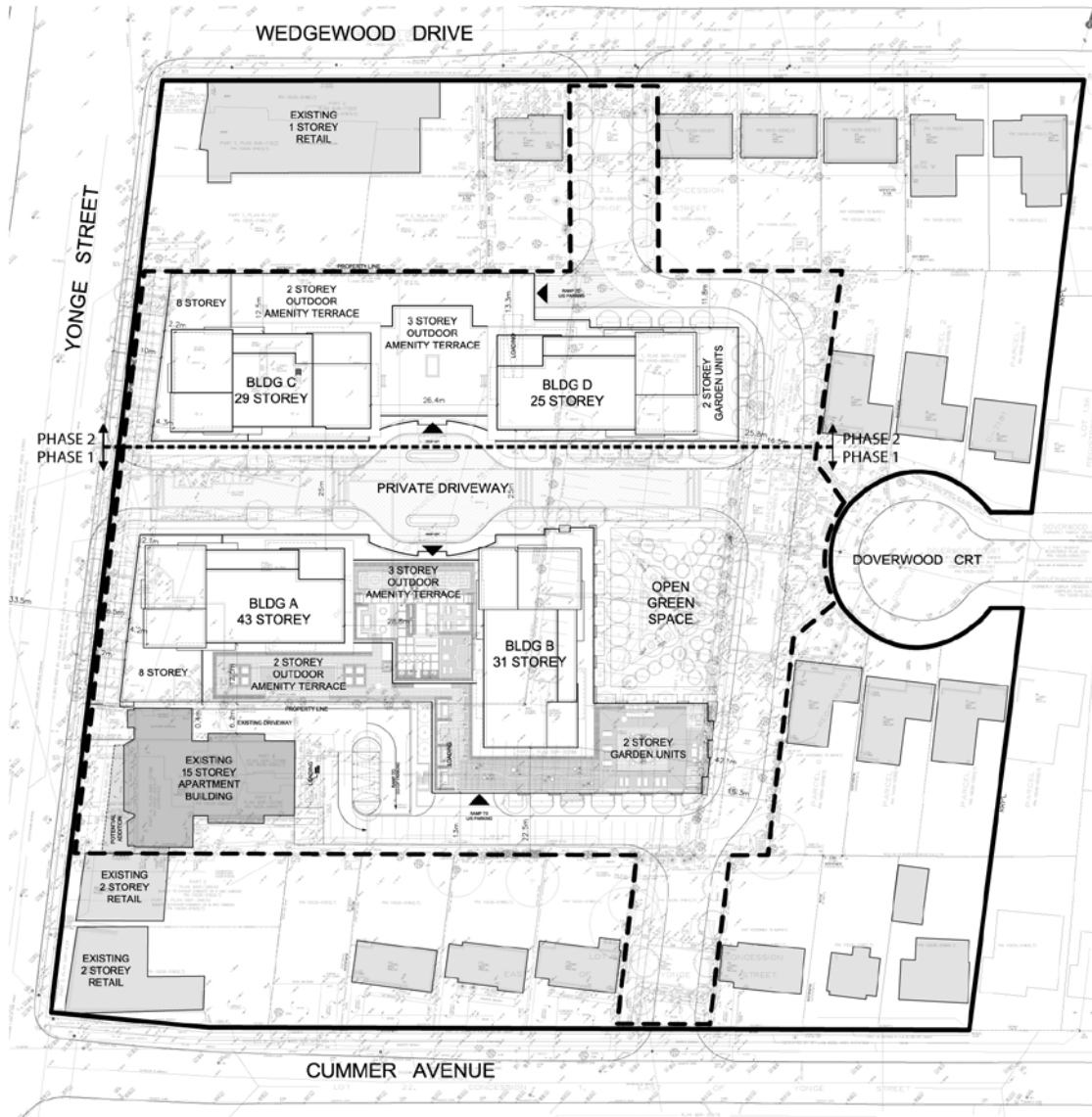
SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a: North Elevation – Buildings A and B
Attachment 2b: North Elevation – Buildings C and D
Attachment 2c: South Elevation – Buildings A and B
Attachment 2d: South Elevation – Buildings C and D Elevation
Attachment 2e: East Elevation – Buildings B and D
Attachment 2f: West Elevation – Buildings A and C
Attachment 3: Zoning – By-law 7625
Attachment 4: Zoning – By-law 569-2013
Attachment 5: Official Plan
Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

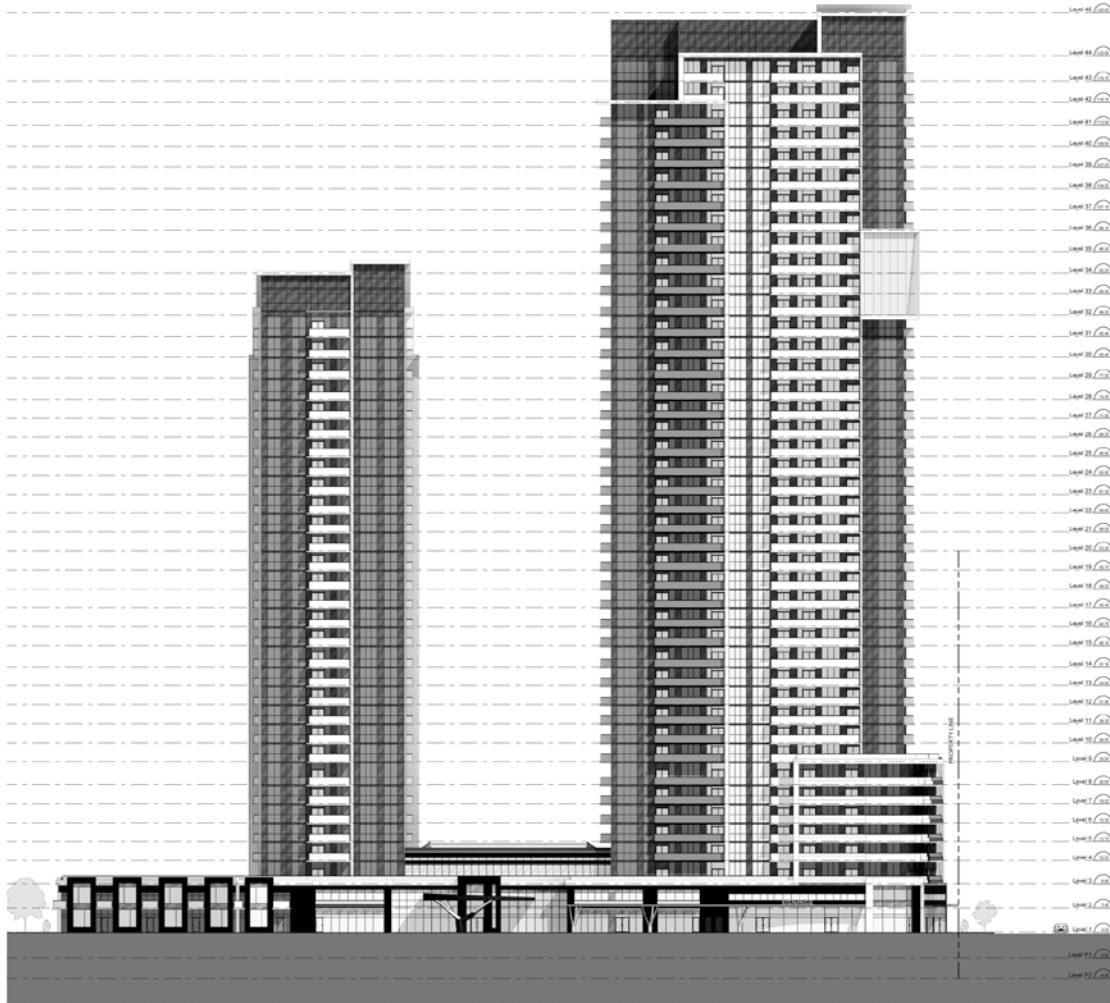
Not to Scale
05/05/2016



File # 16 121334 NNY 24 0Z

5925-5931, 5935A, 5945-5949, 5959 and 5995 Yonge Street,
1-8 Doverwood Court, 11, 15, 17, 19, 21, 23 & 25 Wedgewood Drive,
and 42, 44, 46, 48, 50, 52 and 54 Cummer Avenue

Attachment 2a: North Elevation - Buildings A and B



North Elevation - Building A & B

Applicant's Submitted Drawing

Not to Scale
03/30/2016

**5945-5959 Yonge Street, 1 & 2 Doverwood Court,
48 Cummer Avenue and 15 Wedgewood Drive**

File # 16 121334 NNY 24 0Z

Attachment 2b: North Elevation – Buildings C and D



North Elevation - Building C & D

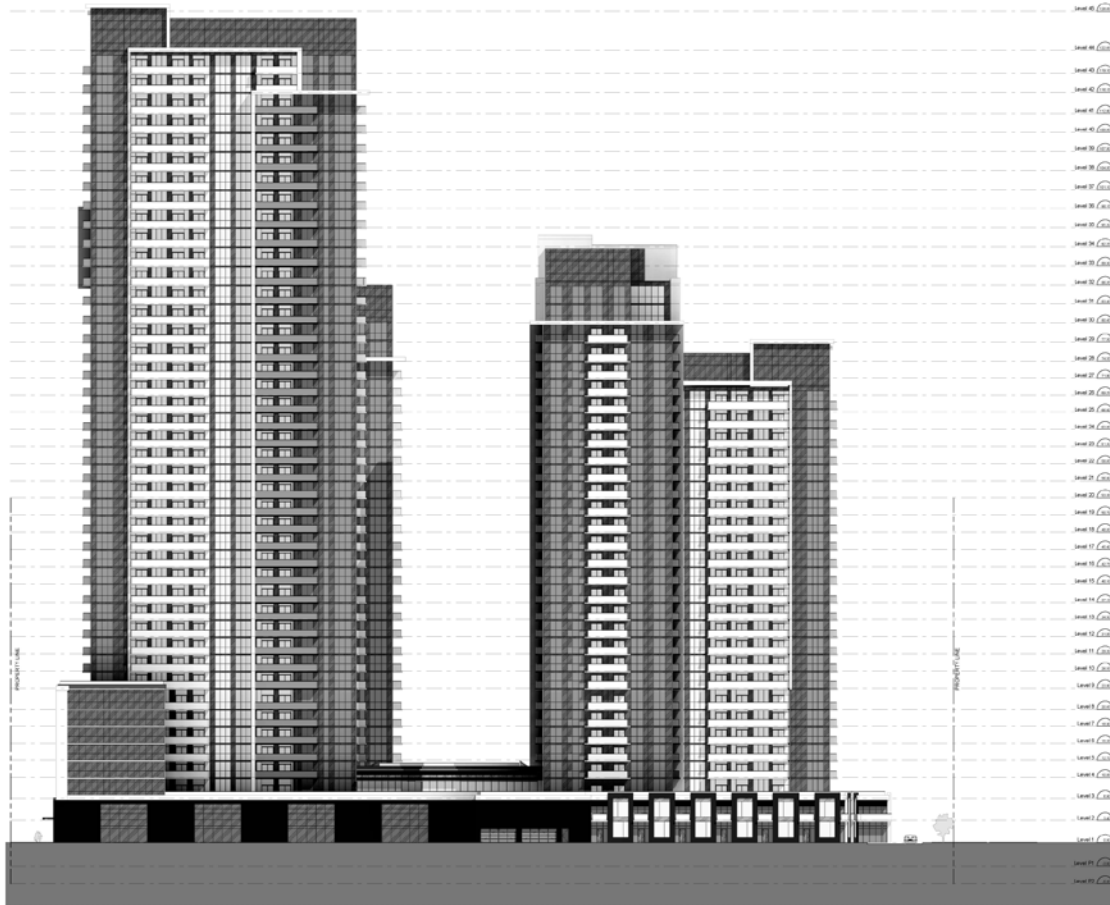
Applicant's Submitted Drawing

Not to Scale
03/30/2016

**5945-5959 Yonge Street, 1 & 2 Doverwood Court,
48 Cummer Avenue and 15 Wedgewood Drive**

File # 16 121334 NNY 24 0Z

Attachment 2c: South Elevation – Buildings A and B



South Elevation - Building A & B

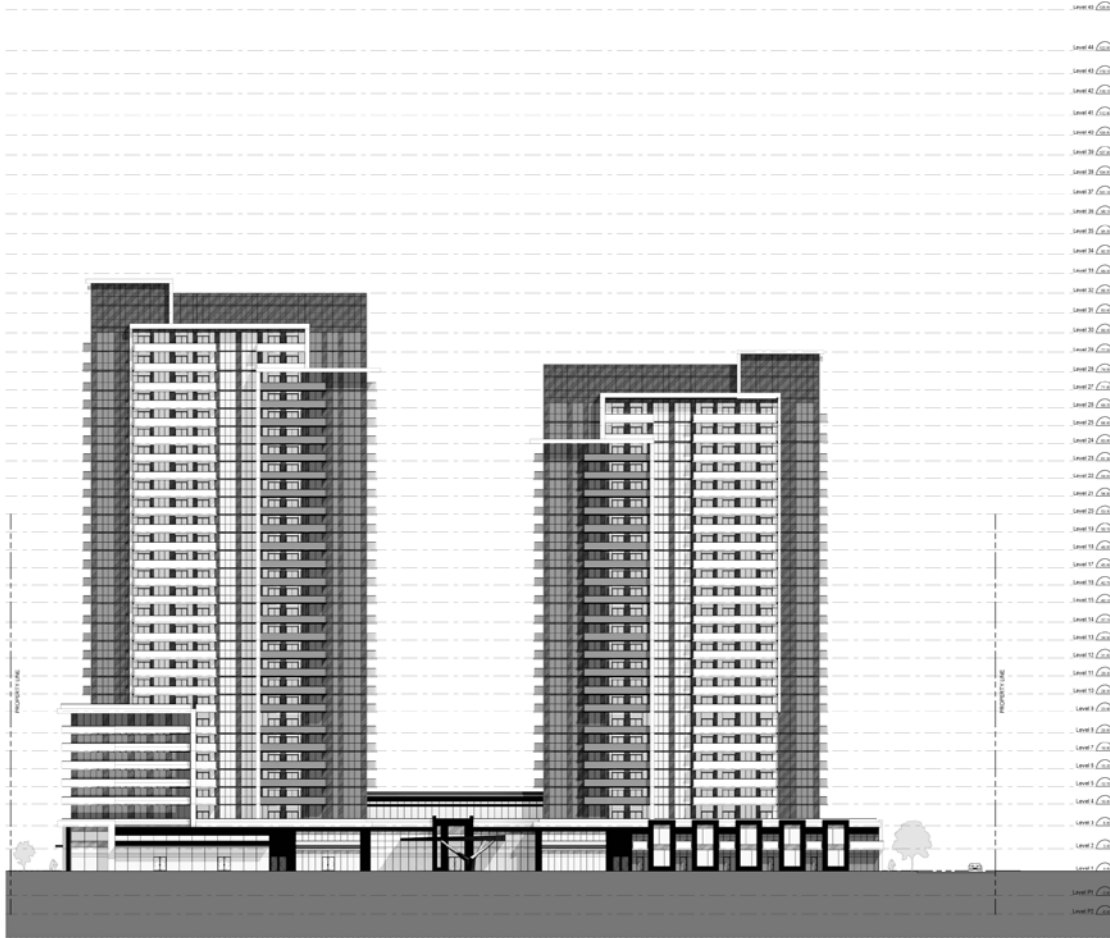
Applicant's Submitted Drawing

Not to Scale
03/30/2016

**5945-5959 Yonge Street, 1 & 2 Doverwood Court,
48 Cummer Avenue and 15 Wedgewood Drive**

File # 16 121334 NNY 24 0Z

Attachment 2d: South Elevation – Buildings C and D



South Elevation - Building C & D

Applicant's Submitted Drawing

Not to Scale
03/30/2016

**5945-5959 Yonge Street, 1 & 2 Doverwood Court,
48 Cummer Avenue and 15 Wedgewood Drive**

File # 16 121334 NNY 24 0Z

Attachment 2e: East Elevation - Buildings B and D



East Elevation - Building B & D

Applicant's Submitted Drawing

Not to Scale
03/30/2016

**5945-5959 Yonge Street, 1 & 2 Doverwood Court,
48 Cummer Avenue and 15 Wedgewood Drive**

File # 16 121334 NNY 24 02

Attachment 2f: West Elevation – Buildings A and C



West Elevation - Building A & C

Applicant's Submitted Drawing

Not to Scale
03/30/2016

**5945-5959 Yonge Street, 1 & 2 Doverwood Court,
48 Cummer Avenue and 15 Wedgewood Drive**

File # 16 121334 NNY 24 0Z

Attachment 3: Zoning By-law 7625



Zoning By-Law No. 7625

5925-5931, 5935A, 5945-5949, 5959 and 5995 Yonge Street,
1-8 Doverwood Court, 11, 15, 17, 19, 21, 23 & 25 Wedgewood Drive,
and 42, 44, 46, 48, 50, 52 and 54 Cummer Avenue

File # 16 121334 NNY 24 QZ



OPA



Rezoning

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM5 Multiple-Family Dwellings Fifth Density Zone

- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone

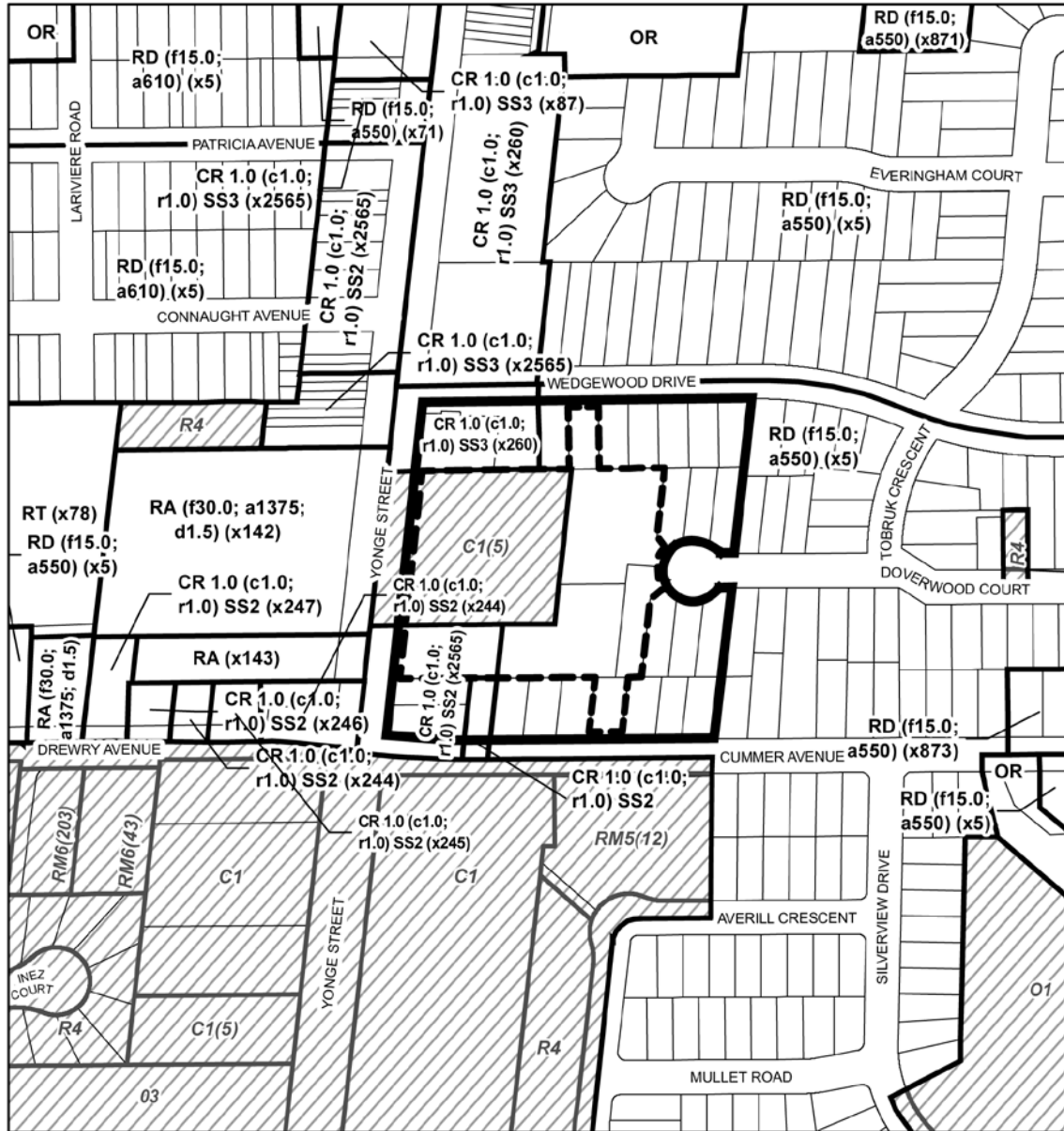
- O1 Open Space Zone
- O3 Semi-Public Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale
Extracted 04/11/2016

Attachment 4: Zoning By-law 569-2013



5925-5931, 5935A, 5945-5949, 5959 and 5995 Yonge Street, 1-8 Doverwood Court, 11, 15, 17, 19, 21, 23 & 25 Wedgewood Drive, and 42, 44, 46, 48, 50, 52 and 54 Cumber Avenue

Zoning By-Law No. 569-2013

File # 16 121334 NNY 24 0Z

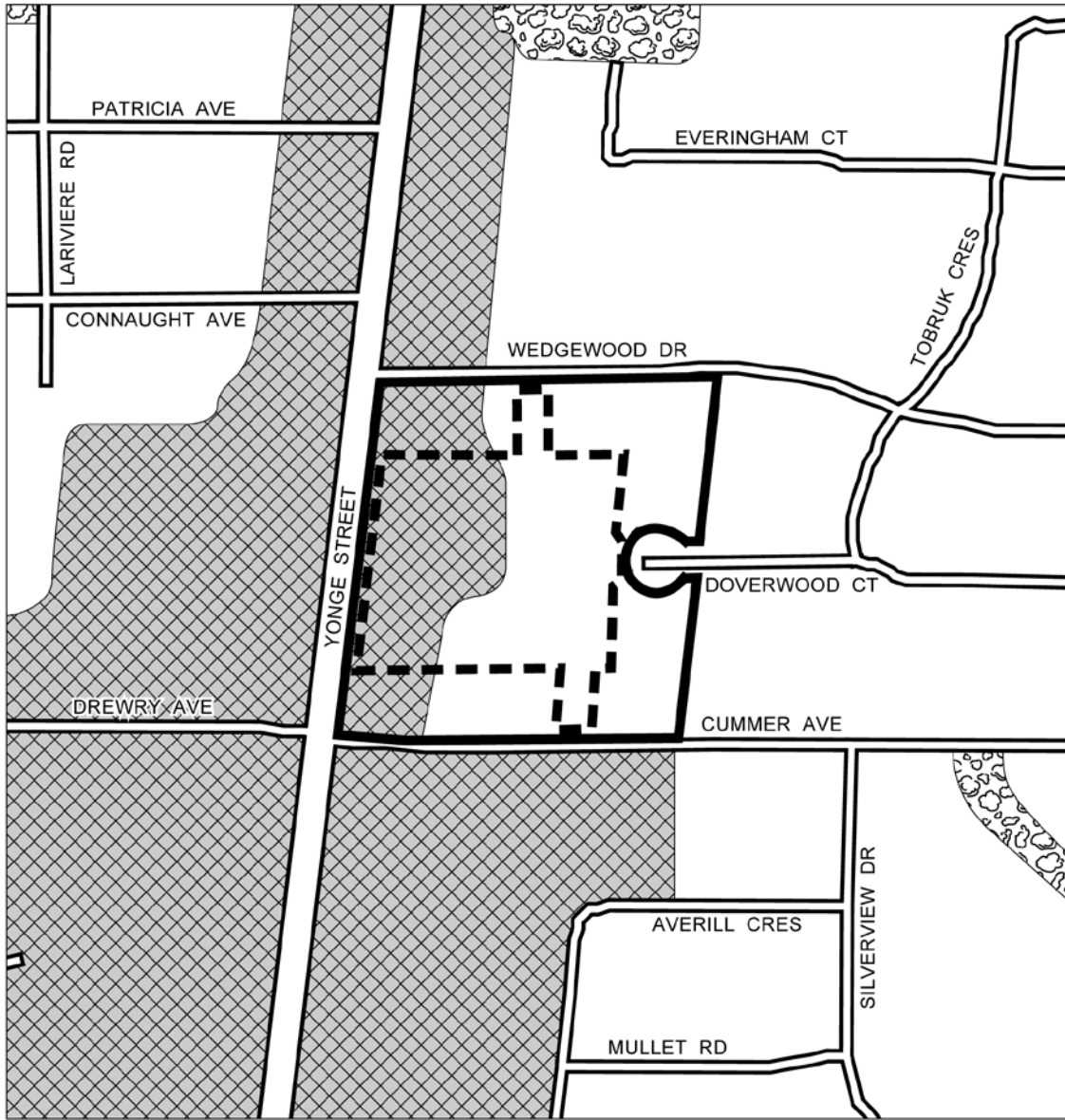
	OPA		Rezoning		See Former City of North York By-Law No. 7625
	RD Residential Detached		RA Residential Apartment		R4 One-Family Detached Dwelling Fourth Density Zone
	RT Residential Townhouse		CR Commercial Residential		RM5 Multiple-Family Dwellings Fifth Density Zone
			OR Open Space Recreation		RM6 Multiple-Family Dwellings Sixth Density Zone
					C1 General Commercial Zone
					O1 Open Space Zone
					O3 Semi-Public Open Space Zone



Not to Scale
Extracted: 04/11/2016

Staff report for action – Preliminary Report - 5925-5931, 5935A, 5945-5949, 5959, and 5995 Yonge Street, 11, 15, 17, 19, 21, 23, and 25 Wedgewood Drive, 1-8 Doverwood Court, and 42, 44, 46, 48, 50, 52, and 54 Cumber Avenue

Attachment 5: Official Plan



5925-5931, 5935A, 5945-5949, 5959 and 5995 Yonge Street, 1-8 Doverwood Court, 11, 15, 17, 19, 21, 23 & 25 Wedgewood Drive, and 42, 44, 46, 48, 50, 52 and 54 Cummer Avenue

Extract from Official Plan

File # 16 121334 NNY 24 0Z

- OPA
- Rezoning
- Neighbourhoods
- Mixed Use Areas

- Parks & Open Space Areas
- Parks

Not to Scale
04/11/2016

Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	16 121334 NNY 24 OZ
Details	OPA & Rezoning, Standard	Application Date:	January 26, 2016
Municipal Address:	5925-5931, 5935A, 5945-5949, 5959, and 5995 Yonge St, 11, 15, 17, 19, 21, 23, and 25 Wedgewood Dr, 1-8 Doverwood Ct, and 42, 44, 46, 48, 50, 52, and 52 Cummer Ave		
Location Description:	CON 1 EY PT LOT 23 **GRID N2401		
Project Description:	The purpose of the Official Plan and Zoning By-law amendment applications is to permit 4 residential and mixed use buildings with heights of 25, 29, 31, and 43 storeys. The applicant is proposing a total of 1,542 residential units and 1,902 parking spaces. The applicant is proposing the development be built in 2 phases with phase 1 consisting of the 31 and 43-storey buildings and phase 2 consisting of the 25 and 29 storey buildings.		

Applicant:	Agent:	Architect:	Owner:
GHODS BUILDERS INC, 333 SHEPPARD AVE E, SUITE 300, TORONTO ON, M2N 3B3	GHODS BUILDERS INC, 333 SHEPPARD AVE E, SUITE 300, TORONTO ON, M2N 3B3	KIRKOR ARCHITECTS AND PLANNERS, 20 MARTIN ROSS AVE, TORONTO ON, M3J 2K8	5959 YONGE STREET LIMITED, 333 SHEPPARD AVE E, SUITE 300, TORONTO ON, M2N 3B3

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods, Mixed Use Areas	Site Specific Provision:	Y
Zoning:	C1, C1(5), R4	Historical Status:	N
Height Limit (m):	9.2, 10	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	18,006.3	Height:	Storeys:	25, 29, 31, 43
Frontage (m):	122		Metres:	Up to 123
Depth (m):	140			
Total Ground Floor Area (sq. m):	8,102.84			Total
Total Residential GFA (sq. m):	104,893		Parking Spaces:	1,902
Total Non-Residential GFA (sq. m):	1,680		Loading Docks	3
Total GFA (sq. m):	106,573			
Lot Coverage Ratio (%):	45			
Floor Space Index:	5.92			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	104,893
Bachelor:	0	Retail GFA (sq. m):	1,680
1 Bedroom:	911	Office GFA (sq. m):	0
2 Bedroom:	631	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	1,542		

CONTACT: PLANNER NAME: Alex Teixeira, Senior Planner
TELEPHONE/EMAIL: 416-395-7110 / ateixei@toronto.ca