



REPORT FOR INFORMATION

5294-5304 & 5306 Yonge Street – Official Plan & Zoning By-law Amendment Applications – Supplementary Report

Date: July 5, 2019

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: Ward 18 – Willowdale

SUMMARY

This application proposes to amend the Official Plan and Zoning By-law to permit a thirty-three storey residential building with retail on the ground floor at 5294-5304 and 5306 Yonge Street. The applicant has appealed the application to the Local Planning Appeal Tribunal (the "LPAT") due to Council's failure to make a decision on the applications within the time prescribed by the *Planning Act* and a hearing has been scheduled to commence on October 28, 2019. On May 31, 2019, the applicant submitted a revised proposal in the form of a "With Prejudice", or public, settlement offer.

Staff reported to the June 25, 2019 meeting of North York Community Council on the "With Prejudice" settlement offer in a report dated June 24, 2019 and entitled "5294-5304 & 5306 Yonge Street - Official Plan & Zoning By-law Amendment Applications - Request for Directions Report" from the Director, Community Planning, North York District. The purpose of this report is to correct the parking statistics in the report dated June 24, 2019.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of June 25, 2019, Community Council considered a report dated June 24, 2019 and entitled "5294-5304 & 5306 Yonge Street - Official Plan & Zoning By-law Amendment Applications - Request for Directions Report". Community Council submitted the item to the July 16 and 17, 2019 meeting of City Council without recommendations. Community Council's decision and staff's

Request for Direction Report may be found at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.NY7.7>.

REVISED PROPOSAL - PARKING

In the Request for Directions report dated June 24, 2019 on the revised submission, the report identified the number of proposed parking spaces for residents and visitors incorrectly. The correct parking for the proposal is shown in the table below:

	Revised Proposal
Vehicular Parking - Residents	217
Vehicular Parking - Visitors	27
Vehicular Parking - Retail	4

The report also identified the P1 level of the underground parking garage as being a commercial parking garage, however it is not proposed as a commercial garage but rather standard visitor, retail and residential parking.

COMMENTS

This correction does not affect the position of staff as outlined in the June 7, 2019 Request for Directions Report. The applicant has still not demonstrated what the cumulative impact the proposed density increase would have on the transportation infrastructure, should similar soft sites in the North York Centre Secondary Plan propose densities at a similar level as proposed in this application.

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SIGNATURE

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