

5294-5304 & 5306 Yonge Street – Official Plan & Zoning By-law Amendment Applications – Request for Directions

Date: June 7, 2019

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 18 - Willowdale

Planning Application Number: 17 218341 NNY 23 OZ

SUMMARY

The purpose of this report is to advise that a staff report entitled "5294-5306 & 5306 Yonge Street - Official Plan & Zoning By-law Amendment Applications - Request for Directions" will be finalized and made available for consideration in advance of the June 25, 2019 North York Community Council meeting.

COMMENTS

The application for 5294-5304 and 5306 Yonge Street has been appealed to the Local Planning Appeal Tribunal (the "LPAT") and a hearing has been scheduled to commence October 28, 2019. City Council, at its meeting of June 26, 2018, directed staff to oppose the application in its current form at the LPAT hearing but also to continue discussions with the applicant and report back to Council on the outcome of those discussions, as appropriate. Council also directed staff to require an on-site parkland dedication of 249 square metres fronting onto Yonge Street. City Council's decision may be found at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.NY31.3>.

The applicant has submitted a revised application which makes a number of modifications to the proposal and staff will be seeking further instructions from Council. These modifications include:

- A ten metre wide public park is now proposed fronting Yonge Street at the north end of the site. The park would have an area of approximately 352 square metres;
- A mid-block connection through the middle of the site from Yonge Street to Canterbury Place to be secured as a Privately Owned Publicly-Accessible Space (a "POPS");
- Modified setbacks and stepbacks of the base building and the tower;

- A Floor Space Index (a "FSI") of 8.75 which is a reduction from the originally proposed 9.61;
- A reduced height of 101.3 metres rather than 103.5 metres, although it remains thirty-three storeys; and
- A commercial parking lot is now proposed on the P1 level.

The pending report from the Director, City Planning, North York District will provide further detail on the modifications and recommendations on a position to take at the LPAT hearing on the revised proposal.

CONTACT

Guy Matthew, MCIP, RPP, Senior Planner
Tel. No. (416) 395-7102
E-mail: Guy.Matthew@toronto.ca

SIGNATURE

Joe Nanos, Director
Community Planning, North York District