

## **2490-2514 Yonge Street, 10-12 Castlefield Avenue, and portions of 20 Castlefield Avenue and 567 Duplex Avenue – Official Plan Amendment and Zoning Amendment Applications – Final Report**

Date: December 10, 2019

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 8 - Eglinton-Lawrence

### **SUMMARY**

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This application proposes to amend the Official Plan and Zoning By-law for the properties at 2490-2514 Yonge Street, 10-12 Castlefield Avenue, and portions of 20 Castlefield Avenue and 567 Duplex Avenue to permit a 14-storey (56 metres) mixed use building containing 150 dwelling units and retail uses at grade along Yonge Street. The Capitol Theatre façade and existing canopy structure are proposed to be incorporated into the development. The Capitol Theatre would be commemorated by replication of its volume on the ground floor, and the vestibule space would be rebuilt to a similar footprint.

A total of 191 vehicular and 162 bicycle parking spaces are proposed, and would be accessed from a driveway off of Castlefield Avenue. The proposal has an overall gross floor area of 18,675.4 square metres, of which 1,402.7 square metres are proposed to be dedicated to non-residential uses at grade, with the remaining 17,271.2 square metres of gross floor area dedicated to residential uses. An overall floor space index (FSI) of 6.21 is proposed.

The proposal includes a proposed land exchange with the City, where approximately 650 square metres of Toronto Parking Authority (TPA) lands with frontage on Castlefield Avenue would be acquired by the applicant to be incorporated in the proposed development proposal in exchange for an equivalent or nearly equivalent area of land with frontage on Duplex Avenue to be conveyed to the City.

### **COMMENTS**

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Planning staff are finalizing a Final Report and recommendations for consideration by North York Community Council at its meeting of January 8, 2020.

## **CONTACT**

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## **SIGNATURE**

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