

**5350 Yonge Street – St. George’s Church
Yonge St. Streetscape
Site Plan Application – Action Required**

Date:	June 17, 2008
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	23 – Willowdale
Reference Number:	File No. 05 197174 NNY 23 SA

SUMMARY

This report responds to North York Community Council’s June 10, 2008 direction to report on the outstanding site plan control matters for St. George’s Church at 5350 Yonge Street.

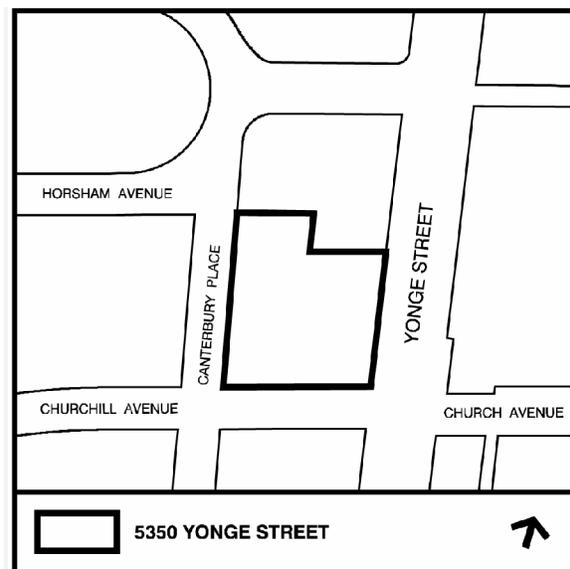
RECOMMENDATION

The City Planning Division recommends that:

- (1) The Chief Planner or his designate be authorized to give final approval to a Site Plan Control Application that incorporates a 6.0 metre wide sidewalk with enhanced pavement treatment on Yonge Street from Churchill Avenue to the northern boundary of the church property.

Financial Impact

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



DECISION HISTORY

On November 19, 2007 City Council amended the Zoning By-law No. 7625 for the northwest corner of Yonge Street and Churchill Avenue to permit reconstruction of a new St. George's Church on the Yonge Street frontage, and to allow for a 25-storey residential condominium on the Canterbury Place frontage. The Zoning By-law for the development came into effect on January 30, 2008.

At its November 19, 2007 meeting, City Council:

“approved in principle the site plan drawings and Site Plan Control Approval Conditions..... [including that]: The owner shall submit 3 copies of revised landscape plans/site plan drawings detailing the location and species of trees on Yonge Street and extent of enhanced pavement treatment on Yonge Street, to the satisfaction of the Director, Community Planning, North York District, and in consultation with the local Councillor, as may be required.”

On June 10, 2008 North York Community Council requested that:

“...if the outstanding site plan control matters for the property at 5350 Yonge Street and 77 Canterbury Place (St. George's Church), have not been resolved by June 16, 2008, that the Director, Community Planning, North York District, report to North York Community Council for its meeting on July 7, 2008, on the outstanding issues.”

ISSUE BACKGROUND

The Yonge Street Streetscape design for North York Centre was adopted by North York City Council in 1990. The Yonge Street streetscape was adopted to provide a unifying streetscape for development in North York Centre. In keeping with urban character of the Centre, the streetscape includes an enhanced pedestrian sidewalk, with widened sidewalk pavement and distinctive, enhanced decorative paving pattern, and shade trees.

While appropriate for active retail uses along Yonge Street, the standard 10 metre wide Yonge Street streetscape treatment may be varied for the church. As an institution located on a corner lot the church creatively presents an opportunity to reinterpret the standard Yonge Street streetscape to complement the church design, while still maintaining the critical design elements and overall themes of the Yonge Street streetscape that unify North York Centre and give it a unique image.

The Yonge streetscape was not addressed when the Zoning By-law was approved, as the location and species of trees and the extent of the enhanced pavement treatment on the Yonge Street streetscape was deferred to the site plan process. Staff from City Planning, Technical Services, and Parks, Forestry and Recreation met on several occasions to determine how the Council-approved Yonge Street Streetscape for North York Centre could best be adapted to the church. Staff also met with the applicant and Councillor to

help determine what potential adjustments to the Council adopted streetscape would be appropriate.

COMMENTS

Staff and the applicant (St. George's Church) have not been able to agree on one main issue, that being the width of the enhanced sidewalk in front of the church on Yonge Street. Staff is recommending that the standard enhanced pavement treatment with 'key' granite pattern on Yonge Street be reduced from 10 metres wide to 6 metres. The church is proposing a 3.6 metre wide pavement width.

A 6 metre wide sidewalk should provide sufficient and appropriate space for pedestrian movement to the north and south that will also increase as redevelopment of these areas occur. The 6 metre sidewalk will also help to provide space for patrons of the church especially during larger events, and for TTC passengers waiting at the bus shelter, without damaging any adjacent grassed boulevard.

A major issue with resolving the streetscape design appears to be the costs associated with these improvements. The cost associated with Yonge Street streetscape improvements is typically the responsibility of the Yonge Street property owner and should form part of a site plan agreement.

CONTACT

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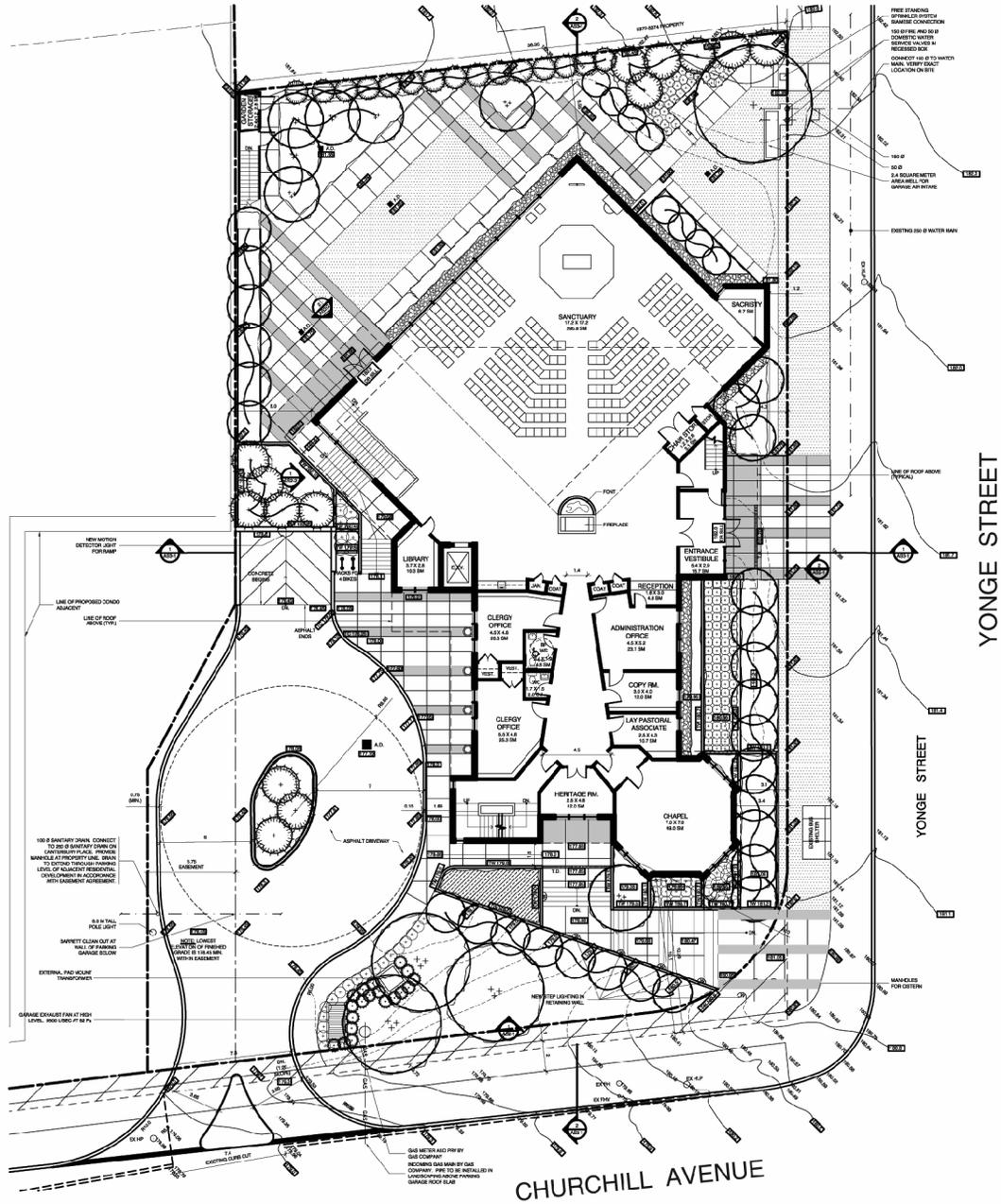
SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Church Site Plan
Attachment 2: Church Elevations

Attachment 1: Church Site Plan



Site Plan - Church Building

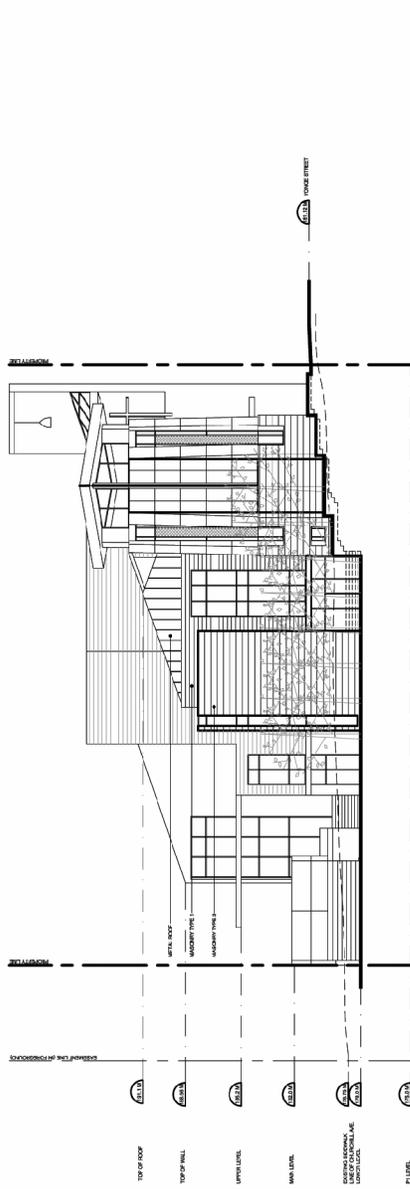
5350 Yonge Street

Applicant's Submitted Drawing

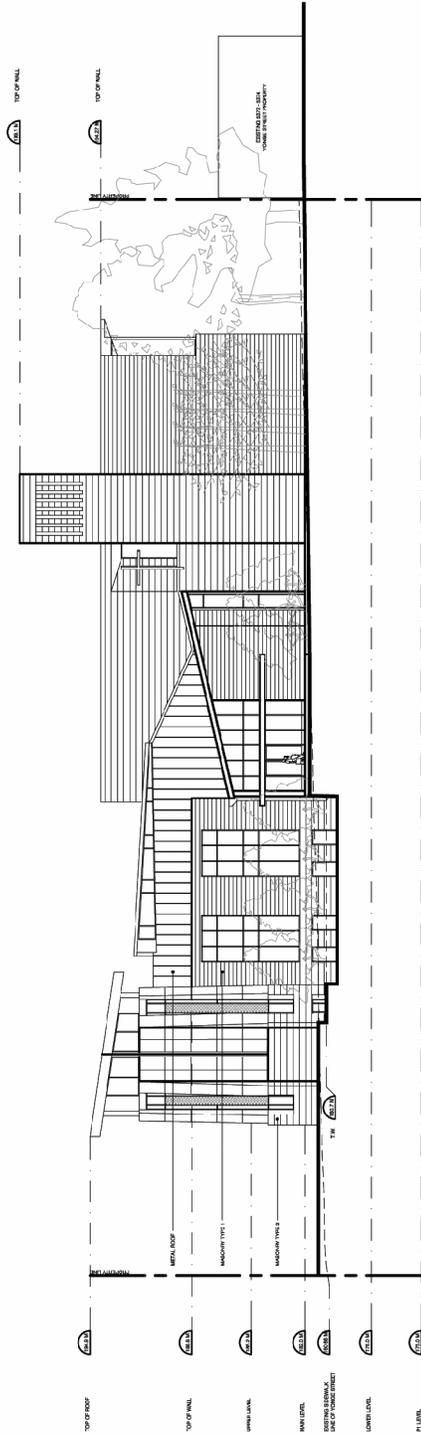
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Attachment 2: Church Elevations



South Elevation



East Elevation

Elevations - Church Building

Applicant's Submitted Drawing

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09/24/07

5350 Yonge Street

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