



Background Information
submitted by Councillor Stintz

Tracking Status

- This item was considered by North York Community Council on June 13, 2012 and was adopted with amendments.

North York Community Council consideration on June 13, 2012

| | | | | |
|---------|--------|---------|--|---------|
| NY17.40 | ACTION | Amended | | Ward:16 |
|---------|--------|---------|--|---------|

Preliminary Report - Zoning By-law Amendment Application - 2360 Yonge Street

Community Council Decision

North York Community Council directed that:

1. City Planning staff study and evaluate this application in the context of other submitted development proposals, potential development sites and existing development within the block between Yonge Street to the east, Orchard View Boulevard to the south, Duplex Avenue to the west and Helendale Avenue to the north and determine the appropriateness of creating an area specific policy for the block through this study.
2. City Planning staff schedule a community consultation meeting together with the Ward Councillor.
3. City Planning staff give notice for the community consultation meeting to landowners and residents within 120 metres of the site and the notice area for the community consultation meeting be extended to include, in addition to the 120 metre radius notice area, all landowners and residents in the area bounded by Yonge Street to the east, Edith Avenue to the west, Roselawn Avenue to the north, and Eglinton Avenue to the south, and that the applicant pay the City for the costs associated with extending the notice area.
4. City Clerk's staff give notice for the public meeting for this proposal, under the Planning Act, according to the regulations of the Planning Act.

Origin

(May 28, 2012) Report from the Director, Community Planning, North York District

Summary

This application proposes to amend former City of Toronto Zoning By-law 438-86 to permit a 28-storey mixed-use building at 2360 Yonge Street (commonly known as 2360-2378 Yonge Street) with a height of 90 metres, excluding mechanical equipment. The proposed building consists of a six-storey base building (24 metres) with a 22-storey tower element above the base. A total of 145 parking spaces are proposed in five levels of below grade parking. The total gross floor area proposed for the building is 17,544 m², with 234 dwelling units and 2,270

m2 of commercial gross floor area in the basement and first two floors of the building, resulting in a proposed density of 12.2 times the area of the lot.

The report provides information on the submitted rezoning application and identifies preliminary issues with the proposal. This report also seeks direction on the processing of the application and the community consultation process.

As a separate rezoning application has been submitted for the site immediately to the west of the subject site, City Planning staff are recommending that both applications be studied and evaluated in the context of the block formed by Yonge Street, Orchard View Boulevard, Duplex Avenue and Helendale Avenue and determine whether an area specific policy should be created for the block through this study and evaluation.

The report also identifies significant concerns with the proposed building height, density, how the building transitions to low-rise development in close proximity to the site, resulting shadow impacts of the building on the surrounding neighbourhood, streets and open spaces and separation distances to adjacent sites. City staff will work with the applicant through the review of the application and the study and evaluation of the block to resolve these concerns.

The outcomes of the study and evaluation of the block is targeted for the first quarter of 2013, with a final report to consider this application targeted shortly thereafter, provided all required information to complete the review of the application is submitted by the applicant in a timely manner.

Background Information

(May 28, 2012) Preliminary Report and Attachments 1-5 from the Director, Community Planning, North York District on Zoning By-law Amendment Application for 2360 Yonge Street

(<http://www.toronto.ca/legdocs/mmis/2012/ny/bgrd/backgroundfile-47734.pdf>)

Communications

(June 11, 2012) E-mail from Ann King, Stanley Knowles Housing Co-operative (NY.New.NY17.40.1)

Motions

Motion to Adopt Item moved by Councillor Karen Stintz (Carried)

Motion to Re-open Item moved by Councillor Karen Stintz (Carried)

Motion to Amend Item moved by Councillor Karen Stintz (Carried)


That North York Community Council:

1. Adopt the staff recommendations in the Recommendations Section of the report (May 28, 2012) from the Director, Community Planning, North York District, with Recommendation 3 being amended to include the following:

“that the notice area of the community consultation meeting be extended to include, in addition to the 120 metre radius notice area, all landowners and residents in the area bounded by Yonge Street to the east, Edith Avenue to the west, Roselawn Avenue to

the north, and Eglinton Avenue to the south, and that the applicant pay the City for the costs associated with extending the notice area.”

Source: Toronto City Clerk at www.toronto.ca/council

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Tracking Status

- This item was considered by North York Community Council on June 13, 2012 and was adopted with amendments.

North York Community Council consideration on June 13, 2012

| | | | | |
|---------|--------|---------|--|---------|
| NY17.41 | ACTION | Amended | | Ward:16 |
|---------|--------|---------|--|---------|

Preliminary Report - Zoning By-law Amendment Application - 31, 33, 35 and 37 Helendale Avenue

Community Council Decision

North York Community Council directed that:

1. City Planning staff study and evaluate this application in the context of other submitted development proposals, potential development sites and existing development within the block formed by Yonge Street to the east, Orchard View Boulevard to the south, Duplex Avenue to the west and Helendale Avenue to the north and determine the appropriateness of creating an area specific policy for the block through this study.
2. City Planning staff schedule a community consultation meeting together with the Ward Councillor.
3. City Planning staff give notice for the community consultation meeting to landowners and residents within 120 metres of the site and the notice area for the community consultation meeting be extended to include, in addition to the 120 metre radius notice area, all landowners and residents in the area bounded by Yonge Street to the east, Edith Avenue to the west, Roselawn Avenue to the north, and Eglinton Avenue to the south, and that the applicant pay the City for the costs associated with extending the notice area.
4. City Clerk's staff give notice for the public meeting for this proposal, under the Planning Act, according to the regulations of the Planning Act.

Origin

(May 28, 2012) Report from the Director, Community Planning, North York District

Summary

This application proposes to amend former City of Toronto Zoning By-law 438-86 to permit a 24-storey apartment building at 31, 33, 35 and 37 Helendale Avenue with a height of 72 metres, excluding mechanical equipment. The proposed building consists of a five-storey base building fronting Helendale Avenue with a 19-storey tower above the fifth storey. A total of 148 parking spaces are proposed in four levels of below grade parking. The gross floor area proposed for the building is 13,809 m², with 231 dwelling units, resulting in a proposed density

of 8.5 times the area of the lot.

The application also proposes to replace the 18 existing one-bedroom, rental dwelling units located on site. The applicant has submitted an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental units. This will be reviewed concurrently with the rezoning application.

The report provides information on the submitted rezoning application and identifies preliminary issues with the proposal. This report also seeks direction on the processing of the application and the community consultation process.

As a separate rezoning application has been submitted for the site immediately to the east of the subject site, City Planning staff are recommending that both applications be studied and evaluated in the context of the block formed by Yonge Street, Orchard View Boulevard, Duplex Avenue and Helendale Avenue and determine whether an area specific policy should be created for the block through this study and evaluation.

The report also identifies significant concerns with the proposed building height, density, how the building transitions to low-rise development in close proximity to the site, resulting shadow impacts of the building on the surrounding neighbourhood, streets and open spaces and separation distances to adjacent sites. City staff will work with the applicant through the review of the application and the study and evaluation of the block to resolve these concerns.

A report on the outcomes of the study and evaluation of the block is targeted for the first quarter of 2013, with a final report to consider this application targeted shortly thereafter, provided all required information to complete the review of the application is submitted by the applicant in a timely manner.

Background Information

(May 28, 2012) Preliminary Report and Attachments 1-6 from the Director, Community Planning, North York District, on Zoning By-law Amendment Application for 31, 33, 35 and 37 Helendale Avenue
(<http://www.toronto.ca/legdocs/mmis/2012/ny/bqrd/backgroundfile-47746.pdf>)

Communications

(June 8, 2012) E-mail from Tom Cohen, Chair, Eglinton Park Residents' Association (NY.New.NY17.41.1)

(June 11, 2012) E-mail from Ann King, Stanley Knowles Housing Co-operative (NY.Main.NY17.41.2)

Motions

Motion to Adopt Item moved by Councillor Karen Stintz (Carried)


Motion to Re-open Item moved by Councillor Karen Stintz (Carried)


Motion to Amend Item moved by Councillor Karen Stintz (Carried)
That North York Community Council:

1. Adopt the staff recommendations in the Recommendations Section of the report (May 28, 2012) from the Director, Community Planning, North York District, with Recommendation 3 being amended to include the following:

“that the notice area of the community consultation meeting be extended to include, in addition to the 120 metre radius notice area, all landowners and residents in the area bounded by Yonge Street to the east, Edith Avenue to the west, Roselawn Avenue to the north, and Eglinton Avenue to the south, and that the applicant pay the City for the costs associated with extending the notice area.”

Source: Toronto City Clerk at www.toronto.ca/council

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