

**4917- 4975 Yonge Street, 23 Hollywood Avenue and 18 Spring Garden Avenue - Official Plan Amendment, Zoning By-law Amendment and Site Plan Control Applications – Supplementary Report**

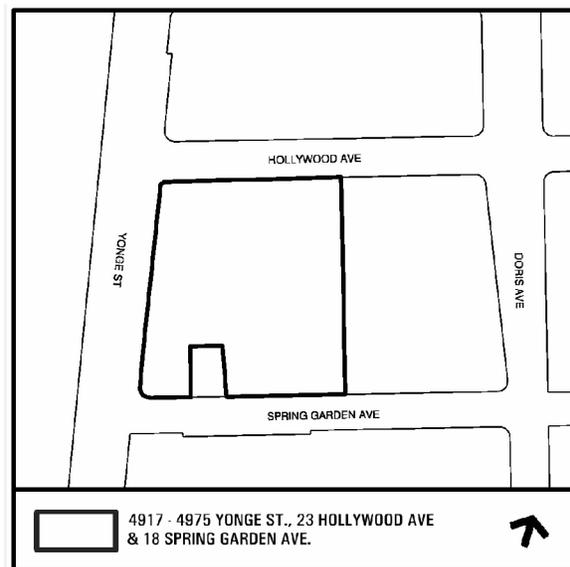
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|--------------------------|---|
| <b>Date:</b>             | August 6, 2014                                    |
| <b>To:</b>               | North York, Community Council                     |
| <b>From:</b>             | Director, Community Planning, North York District |
| <b>Wards:</b>            | Ward No. 23 – Willowdale                          |
| <b>Reference Number:</b> | 11 330487 NNY 23 OZ and 10 108155 NNY 23 SA       |

**SUMMARY**

At its meeting of June 14, 2014, North York Community Council (NYCC) deferred consideration of a final report on the application to amend the North York Centre Secondary Plan and Zoning By-law 7625 to permit a revised design for the previously approved 34-storey mixed-use building at 4917 to 4975 Yonge Street and amendments to Zoning By-law 7625 respecting the shared driveway between the existing apartment buildings at 23 Hollywood Avenue and 18 Spring Garden Avenue and the new mixed-use building proposed at 4917-4975 Yonge Street. NYCC requested that staff report back on two matters to the August 12, 2014 meeting of NYCC.

This report provides information on the status of the items requested by NYCC concerning the Royal Canadian Legion Branch 66 at 6 Spring Garden Avenue and the future views of the proposed building from the existing apartment building at 65 Spring Garden Avenue.

This report also advises that the Official Plan and Zoning By-law amendment



application has been appealed by the applicant to the Ontario Municipal Board (OMB) due to Council's failure to make a decision within the prescribed period under the *Planning Act*. As a result of the appeal, the decision on the application is now within the jurisdiction of the OMB rather than Council.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council receive the Supplementary Report dated August 6, 2014 from the Director, Community Planning, North York District.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

On June 17, 2014 North York Community Council deferred consideration of a final report on Official Plan Amendment, Zoning By-law Amendment and Site Plan applications at 4917-4975 Yonge Street, 23 Hollywood Avenue and 18 Spring Garden Avenue. The deferral included two components as follows:

1. To provide the applicant with the opportunity to meet with representatives of the Royal Canadian Legion Branch 66 (6 Spring Garden Avenue), and staff in Community Planning, North York District, in order to explore the desirability of expanding the southern podium with a rebuilt Legion and associated community space and that staff report back to the August 12, 2014 meeting of North York Community Council.
2. Request that the applicant meet with representatives of Atrium II (65 Spring Garden Avenue) to discuss their concerns that the additional height being requested will obstruct their views and to consider any revisions which may be necessary to appropriately address these concerns.

## **COMMENTS**

The applicant has submitted a letter included as Attachment 1 to this report, outlining the actions taken to date in response to the requests by NYCC and these are summarized below.

### Royal Canadian Legion

A without prejudice meeting was held on July 3, 2014 with the applicant's representative, staff from City Planning and Children's Services and the Ward Councillor to explore the desirability of expanding the southern podium with a rebuilt Legion and associated community space. The applicant has advised that further discussions with the Ward Councillor concerning the Legion property are anticipated.

### View of Proposed Development from 65 Spring Garden Avenue (Atrium II)

The applicant's representative has advised that he met with the residents of Atrium II and has taken photographs from the rooftop of the Atrium II apartment building to illustrate the current and proposed view from the existing building to the site and of the proposed building. The applicant has provided photographs and perspectives and these are included in Attachment 2. Three views are shown, the first is a photograph of the current view from the Atrium II building to the subject site, the second illustrates this view with the proposed building at the currently permitted height of 100 metres, and the third is a perspective showing the proposed building at the requested height of 114 metres.

The applicant advises that there is little difference in the views between the approved 100 metre high building and proposed 114 metre high building and that in both views, the highest portion of the building to be constructed at 4917-4975 Yonge Street is well removed from the Atrium II building at 65 Spring Garden Avenue and is largely screened by the existing 36-storey building at 18 Spring Garden Avenue, and as a result the applicant is not proposing any changes to the building.

### **Ontario Municipal Board Appeal**

On July 18, 2014, the applicant appealed the Official Plan and Zoning By-law Amendment application to the Ontario Municipal Board (OMB) due to Council's failure to make a decision within the prescribed period under the *Planning Act*. As a result of the appeal, the decision on the application is now within the jurisdiction of the OMB rather than Council. A hearing date has not been scheduled.

### **CONTACT**

Sue McAlpine, Senior Planner  
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### **SIGNATURE**

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Allen Appleby, Director  
Community Planning, North York District

### **ATTACHMENTS**

Attachment 1: Applicant Letter on Status of Deferral Items  
Attachment 2: Views of 4917-4975 Yonge Street from 65 Spring Garden Avenue

## Attachment 1: Applicant Letter on Status of Deferral Items

# ANALOGICA

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Partner

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Via E-Mail

18 July 2014

Susan McAlpine, Senior Planner  
Community Planning, North York District  
City of Toronto  
North York Civic Centre  
5100 Yonge Street  
TORONTO M2N 5V7

Dear Ms McAlpine:

**Re: 4917-4975 Yonge Street – Community Council Resolution NY33.50**

I write pursuant to our telephone conversation this past Wednesday with respect to Community Council's resolution on 17 June 2014 concerning agenda item N33.50, Final Report – Official Plan Amendment, Zoning By-law Amendment and Site Plan Control Applications – 4917-4975 Yonge Street, 23 Hollywood Avenue and 18 Spring Garden Avenue, enclosed for ease of reference.

Regarding item 1 of that resolution, further discussions with the Ward Councillor are anticipated, in addition to those that have taken place to date.

Regarding item 2 of that resolution, I enclose three photographic perspectives responding to the reported view concerns of Atrium II residents. The first ("Existing Condition") simply shows the current view from the roof of the Atrium II building at 65 Spring Garden Avenue, located to the east of the subject site at the far end of the City block to the south of Spring Garden Avenue. The second ("Approved Condition") shows the same view corridor as it would appear with the presently zoned building at 4917-4975 Yonge Street, located at the far west end of the City block to the north of Spring Garden Avenue. The third ("Proposed Condition") shows that view as it would appear with the proposed building. As is readily apparent, the difference

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between the latter two perspectives is insignificant. In both instances, the highest portion of the building to be constructed at 4917-4975 Yonge Street – well removed from the Atrium II building – is largely screened by the existing building at 18 Spring Garden Avenue, which appears in the foreground.

I trust this information is of some assistance.

Sincerely,



G.S. Belza

encl.

c Paul Byrne  
Councillor John Filion

**Attachment 2: Views of 4917 -4975 Yonge Street from 65 Spring Garden Avenue  
Existing Condition, Approved Building Height and Proposed Building Height**

**4917-4975 YONGE ST.**

PERSPECTIVE - EXISTING CONDITION



# 4917-4975 YONGE ST.

PERSPECTIVE - APPROVED CONDITION (100M BLDG. HT)



# 4917-4975 YONGE ST.

PERSPECTIVE - PROPOSED CONDITION (114M BLDG. HT)

