

5995 to 5997 Yonge Street – Zoning By-law Amendment Application – Status Report

Date: November 12, 2020

To: North York Community Council

From: Acting Director, Community Planning, North York District

Wards: Ward 18 - Willowdale

Planning Application Number: 19 251072 NNY 18 OZ

SUMMARY

The Preliminary Report to North York Community Council for the rezoning application at 5995-5997 Yonge Street recommended that staff hold a community consultation meeting together with the local Ward Councillor. However, Community Council referred the report back to staff in order to give the applicant an opportunity to revise the application to address areas of concern such as height and density. Staff were directed to report back on the outcome of those discussions, which is the purpose of this report.

Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 5995 to 5997 together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

The current application was submitted on November 19, 2019 and a Preliminary Report on the application was considered by North York Community Council on February 5, 2020. Community Council referred the report back to staff "in order to provide the applicant an opportunity to revise the application to address areas of concern, such as height and density, and directed staff to report back to the North York Community Council on the outcome of those discussions". Community Council's direction is available at

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.NY13.10>.

The Preliminary Report by staff which discusses the proposal, policy context and identifies a preliminary set of issues with the application is available at

<http://www.toronto.ca/legdocs/mmis/2020/ny/bgrd/backgroundfile-145186.pdf>.

ISSUE BACKGROUND

Application Description

This application proposes to amend former City of North York Zoning By-law 7625 and City of Toronto Zoning By-law 569-2013 for the property at 5995-5997 Yonge Street to permit a forty storey mixed-use building with a height of 126.9 metres. The ground floor would contain non-residential uses totaling 619 square metres with residential on the floors above. A total of 443 residential units are proposed with 174 parking spaces proposed on three levels underground. The total gross floor area is 35,242 square metres which results in a Floor Space Index of 12.8.

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>.

The Preliminary Report by staff which discusses the proposal, policy context and identifies a preliminary set of issues with the application is available at

<http://www.toronto.ca/legdocs/mmis/2020/ny/bgrd/backgroundfile-145186.pdf>.

COMMENTS

Application Status

As directed by Community Council, staff have had discussions with the applicant about making revisions to the application, including reducing the proposed height and density. However, the applicant has not made any revisions to the original application filed in 2019.

On August 4, 2020 the applicant appealed the application to the Local Planning Appeal Tribunal due to Council's failure to make a decision within the timeframe prescribed by the *Planning Act* (Case No PL200313). A Case Management Conference has been scheduled for November 27, 2020. The status of that appeal may be found at <https://www.omb.gov.on.ca/ecs/CaseDetail.aspx?n=PL200313>.

Community Consultation

Although the applicant has not made changes to their application, in light of the appeal it is prudent to hold a community consultation meeting to inform the public about the application and receive their feedback. As the proposal in its current form will be the subject of the upcoming hearing it is appropriate to present it to the community. Community consultation is an important part of the planning process and community feedback helps to determine the public interest with respect to development proposals.

Next Steps

Following the public consultation process, staff will prepare a Request for Direction Report for North York Community Council to receive direction on a position to take at the upcoming Local Planning Appeal Tribunal hearing.

CONTACT

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

SIGNATURE

John Andreevski, Acting Director
Community Planning, North York District