

5051 to 5061 Yonge Street – Official Plan and Zoning By-law Amendment Applications – Preliminary Report

Date: February 1, 2021

To: North York Community Council

From: Acting Director, Community Planning, North York District

Wards: Ward 18 - Willowdale

Planning Application Number: 20 229112 NNY 18 OZ

Notice of Complete Application Issued: January 18, 2021

Current Use on Site: The existing building on the site includes single and two-storey retail. The site has approximately 59 metres of frontage along Yonge Street, 46 metres of frontage on Hillcrest Avenue and the total site area is 2,855 square metres.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 5051 to 5061 Yonge Street.

The proposed 42-storey (135 metres excluding mechanical) development includes non-residential uses in the first 6 storeys, with grade related retail located along Yonge Street. A residential tower above the base building would include a total of 350 units.

The proposed gross floor area (GFA) of the development is 38,814 square metres, consisting of 27,710 square metres of residential GFA and 11,104 square metres of non-residential GFA, including 750 square metres of retail space and 10,354 square metres of office space. The proposed floor space index (FSI) is 13.13 times the site area.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. 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 5051 to 5061 Yonge Street 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

At City Council's meeting of June 29, 2020, Council approved staff's recommended approach and work plan regarding the Growth Plan Conformity and Municipal Comprehensive Review outlined in a staff report. This includes the phased Major Transit Station Area ("MTSA") Prioritization Approach which is discussed in Attachment 2 to the report. The area surrounding North York Centre subway station is identified as being within Phase 1 of the work plan. See link below for further details:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH14.4>

On December 16, 2020, City Council considered a report from the Director of Project Design and Management, Transportation Services regarding the Reimagining Yonge Municipal Class Environmental Assessment Study. City Council endorsed the recommended design for the reconstruction of Yonge Street from Florence Avenue/Avondale Avenue to the Finch Hydro Corridor as generally shown in Attachment 1 to the report and the refinements shown in Attachment 2 to the report. Refer to the following link below for additional details:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.IE18.1>

At its meeting of January 19, 2021, Planning and Housing Committee considered a report from the Chief Planner and Executive Director, City Planning on the division's study work plan. One of the directions made by the Committee was to direct City Planning to initiate the focused review of the North York Centre Secondary Plan.

Further details on this report can be found at the link below:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH20.2>

ISSUE BACKGROUND

Application Description

This application proposes to amend the Official Plan and Zoning By-law for the property at 5051-5061 Yonge Street to permit a 42-storey (135 metres excluding mechanical) development which includes non-residential uses in the first 6 storeys, with grade related retail located along Yonge Street. A residential tower above the base building would include a total of 350 units.

The gross floor area of the proposed mixed-use development is 38,814 square metres, consisting of 27,710 square metres of residential GFA and 11,104 square metres of non-residential GFA, which includes 750 square metres of retail space on the ground floor along Yonge Street and 10,354 square metres of office space. Approximately 28% of the proposed development is non-residential uses. The proposed floor space index (FSI) is 13.13 times the site area.

The residential component of the proposed development includes a total of 350 dwelling units with a mix of unit types, consisting of 227 one-bedroom units (65%), 106 two-bedroom units (30%), and 17 three-bedroom units (5%). The proposed residential tower floor plate is 750 square metres. Unit sizes would range from 47 square metres (one bedroom unit) to 80 square metres (3 bedroom unit). The proposed development would include a total of 528 square metres of indoor amenity space and 724 square metres of outdoor amenity space, located on the seventh floor. The seventh floor would also feature 391 square metres of green roof.

Servicing, loading and parking access to the proposed development would be from the east side of the building via Hillcrest Avenue, where one Type G, one Type B and two Type C loading spaces would be provided at grade. Parking access and egress would be via a ramp located at the northeast corner of the building. Five levels of vehicle parking would be provided, with a total of 278 vehicle parking spaces. Commercial and short-term bicycle parking would be provided on the ground floor (25 short term spaces and 29 commercial parking spaces). Long-term residential bicycle parking would be provided on parking level 1 (111 spaces) and parking level 2 (132 spaces). Office and commercial entrances to the building would be located on the corner of Yonge Street and Hillcrest Avenue, and the residential entrance would be located on Hillcrest Avenue. See statistics table below for additional details:

Category	December 14, 2020 Submission	
Site Area	2,885 square metres	
Building Setbacks from Property Line	North	1.5 metres
	South	0 metres
	East	1.27 metres
	West (Yonge Street)	4.0 metres
Building Stepbacks along Yonge Street Above the 1st Floor Above the 6th Floor	1.5 metres Dimension not identified on architectural plans. See Attachment No. 3 for additional details.	
Building Stepbacks along Hillcrest Ave Above the 1st Floor Above the 6th Floor	1.5 metres Dimension not identified on architectural plans. See Attachment No. 3 for additional details.	
Gross Floor Area (GFA) Residential	27,710.36 square metres	

Non-Residential (Retail)	749.86 square metres
Non-Residential (Office)	10,354.30 square metres
TOTAL GFA	38,814.52 square metres
Floor Space Index (FSI)	13.13 times the lot area
Building Height (excluding mechanical)	135.2 metres
Proposed Residential Units	
1 Bedroom	227 (65%)
2 Bedroom	106 (30%)
3 Bedroom	17 (5%)
Total	350
Amenity Area	
Indoor	528.45 square metres
Outdoor	723.66 square metres
Total	1,252.11 square metres
Proposed Vehicular Parking	278 spaces
Loading Spaces	1 Type B, 2 Type C, 1 Type G
Bicycle Parking (long-term residential / short term)	300 spaces (252 / 48)
Proposed Parkland Dedication	On-site or Off-site

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

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

See Attachment No. 1A - 1B of this report, for a three dimensional representation of the project in context, Attachment No. 2 - Location Map, Attachment No. 3 - Site Plan and Attachment No. 5 - Application Data Sheet for additional details.

Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Planning for Major Transit Station Areas

The Growth Plan (2020) as amended contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs are planned for the prescribed densities.

The property is located within 170 metres of the North York Centre TTC subway station.

Toronto Official Plan Policies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The

PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands shown as Centres on Map 2 of the Official Plan and Mixed Use Areas on Land Use Map No. 16. See Attachment No. 4 of this report for the Official Plan Land Use Plan Map.

On September 11, 2020, Official Plan Amendments 479 (Public Realm) and 480 (Built Form) came into force. There are new or revised policies regarding building types (including midrise buildings), building design and massing, parks, POPs (privately owned, publicly accessible spaces), and trees and natural areas, among other policies. The proposal will be evaluated against these policies.

The application is also located within the North York Centre Secondary Plan (NYCSP) and is designated Mixed Use Area A which permits commercial, institutional, public parks and recreational uses. Residential uses are not permitted. The NYCSP permits a floor space index of 4.5 times the lot area, however, density incentives of no more than 33 percent of the base density may be permitted subject to the provision of specific uses and facilities in accordance with the Plan. For the subject site, a maximum floor space index of 5.99 including the 33 percent increase for the provision of incentives is permitted. The NYCSP permits a maximum height of 100 metres above grade for the site.

The North York Centre Secondary Plan may be found here:

<https://www.toronto.ca/wp-content/uploads/2017/11/8fe9-cp-official-plan-SP-8-North-York-Centre.pdf>

Zoning By-laws

The subject site is zoned General Commercial (C1) under the former City of North York Zoning By-law No. 7625. Permitted uses in the C1 zone include any use permitted in the Residential Multiple Zone (RM5) zone such as an apartment house dwelling, multiple attached dwelling, nursing home, and hospital; a wide range of commercial uses, including restaurants, retail stores, personal service shops, banks, business and professional offices, medical offices, fitness centres, hotels, and any use permitted in the One-Family Detached Dwelling Zone (R5), among other uses. Some of the performance standards associated with this zone state that the maximum lot coverage for all other buildings than residential is 33.3% and the maximum permitted gross floor area within this zone is equal to 100% of the area of the lot.

The site is not subject to the City of Toronto Zoning By-law No. 569-2013.

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- City-Wide Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Complete Streets Guidelines;
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Design Guidelines for Privately Owned Publicly-Accessible Space; and
- Bird-Friendly Guidelines.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

COMMENTS

Reasons for the Application

The application to amend the Official Plan is required as the Mixed Use Area A designation does not permit residential uses and the proposed height and density exceed the permissions in the North York Centre Secondary Plan. The application to amend the Zoning By-law is required to establish new performance standards including but not limited to height, density, setbacks, and parking provisions.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Staff are reviewing this application against the PPS and the applicable Provincial Plans to establish the application's consistency with the PPS and conformity with the Growth Plan.

Given the recognition in Provincial Policy of the importance of official plans and long term planning, conformity with the PPS and A Place to Grow will be informed by conformity with the City's Official Plan.

Official Plan Conformity

Staff will continue to evaluate this planning application to determine its conformity with the Official Plan, including the application's conformity with the Urban Structure policies

in Chapter 2, the Built Form and Public Realm policies in Chapter 3 and the Mixed Use Areas policies in Chapter 4.

North York Secondary Plan

Staff are reviewing the application to determine its conformity to the North York Centre Secondary Plan. Some of the key policies are noted below:

Map 8-3 North York Centre South Land Use Areas designates the subject site as Mixed Use Area A, which permits 0% residential uses. The proposed application proposes over 70% of residential uses.

Map 8-6 North York Centre South Density Limits permits a maximum density of 4.5 times the site area for the subject site. The NYCSP does provide some flexibility on the permitted density by allowing applicants to increase the density beyond that shown on Map 8-6 of the Plan. Section 3.3 provides for density incentives above the maximum permitted densities, however, Section 3.2 sets a maximum increase above those limits to 33 percent. Section 3.2(b)(i) of the NYCSP states that in no event will the City approve a development proposal that exceeds this limit. The application proposes a density of 13.13 times the lot area whereas the maximum permitted density, inclusive of density incentives, is 5.99 times the lot area. Section 3.3 (d) Density Incentives also states that "for major office developments in the North York Centre, considered to be commercial or mixed use projects that provide new office space in excess of 15,000 square metres gross floor area, the monetary contribution provided may be partially or wholly offset by the costs of providing one or more continuous indoor pedestrian connections from the development to the transit terminal."

Map 8-8c Maximum Height Limits permits a maximum height of 100 metres for the subject site. The applicant's submitted plans indicate a building height of 135 metres excluding the mechanical penthouse for the 42-storey mixed use tall building.

Planning staff have concerns with the height, density and land use of the proposed development. Section 1.13 of the Secondary Plan states that any general changes to the heights, densities and boundaries of the secondary plan will only be done within the context of a comprehensive review and that ad hoc or site specific amendments of this plan that are not consistent with its goals, will not be approved. Furthermore, Policy 1.14, Site Specific Amendments, of the North York Centre Secondary Plan states that "in considering proposed site-specific amendments to this Secondary Plan, the City will be satisfied that the proposed amendment is minor in nature and local in scope, and that it does not materially alter the provisions of this Secondary Plan dealing with boundaries, land use, density, height or built form. However, the numeric limits contained in this Secondary Plan with respect to density, and the limits respecting height, will nonetheless be considered absolute." Without a comprehensive review of the North York Centre Secondary Plan, Planning staff are not currently supporting site specific density amendments to the Secondary Plan.

Considering council direction to study the MTSA boundaries and densities, the addition of a review of the North York Centre Secondary Plan to the City Planning work program and changes to the Planning Act, staff are reviewing the proposal and the

appropriateness of the proposed amendments to the Secondary Plan as the current language of the plan clearly discourages this approach.

Built Form, Public Realm, Planned and Built Context

Staff are assessing the suitability of the proposed site organization, building placement and setbacks, height, massing, and transition based on the City's Official Plan including Healthy Neighbourhoods Section 2.3.1, Public Realm Section 3.1.1, Built Form Section 3.1.2, Built Form - Tall Buildings 3.1.3 and Mixed Use Areas Section 4.5.

Staff will also be assessing the proposal against the City-Wide Tall Building Design Guidelines and the policies and urban design objectives of the North York Centre Secondary Plan.

On a preliminary basis, issues of concern include:

- Demonstrating how the proposed building and site design relate to the existing and/or planned context, including the proposed density, height and scale of development;
- Analysis on whether the height, density and massing of the proposed building is appropriate;
- Review of proposed setbacks and stepbacks, including the relationship to Yonge Street and Hillcrest Avenue;
- Streetscape design for Yonge Street and Hillcrest Avenue;
- Review of indoor and outdoor amenity space, including amount and location;
- Location and configuration of ground floor uses including retail units along Yonge Street; office and residential lobbies;
- Discussion regarding parkland dedication;
- Location and configuration of loading and underground parking accesses; and
- Investigate opportunity for a direct indoor pedestrian connection to the North York Centre TTC subway station.

The applicant has submitted a Sun/Shadow Study and a Pedestrian Level Wind Study in support of the application that are currently being reviewed by City staff.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant

has submitted a Tree Inventory and Arborist Report which are currently under review by City staff.

The report concludes that there are a total of 6 trees on and within six metres of the subject property. The removal of 5 trees is required to accommodate the proposed development.

Staff will assess the appropriateness of the applicant's proposal and tree protection and replacement measures.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

A Community Services and Facilities study has been submitted with the application and is currently under review.

Parkland Dedication

The City of Toronto Parkland Strategy is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The Strategy includes a new methodology to measure and assess parkland provision, using the baseline of residential population against the area of parkland available across the city. According to the Strategy's methodology, the development site is currently in an area with 4 -12 square metres of parkland per person, which is less than the city-wide average provision of 28 square metres of parkland per person in 2016. The development site is also within an Areas of Parkland Need per Figure 18 of the Parkland Strategy, which highlights areas where the city will focus and prioritize parks planning and acquisitions. Given the future expected growth both on the development site itself and surrounding sites, a parkland deficit will be generated if no new parks are created. This anticipated parkland deficit must be addressed through the creation of a new park to serve the future population.

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 4,666.70 square metres or 228.96 % of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site is applied to the residential use while the

non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 220.16 square metres.

The applicant is required to satisfy the parkland dedication requirement through an on-site dedication. The park is to comply with Policy 3.2.3.8 of the Toronto Official Plan.

However, in this instance and as per the Toronto Municipal Code Chapter 415-26 C, Parks, Forestry & Recreation would accept the conveyance of lands off-site, but within approximately 800 metres of the applicant's site, that would expand an existing park or create a new park as the required parkland dedication. The size and location of the off-site conveyance would be subject to the approval of the General Manager, Parks, Forestry & Recreation. If the pursuit of an off-site dedication is not successful, an on-site dedication will be required.

Growing Up: Planning for Children in New Vertical Communities

On July 28, 2020 City Council adopted the updated Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines and directed City Planning staff to apply the Growing Up Guidelines in the evaluation of new and under review multi-unit residential development proposals with greater than 20 residential units. The objective of the guidelines is to direct how new development can better function for larger households and increase liveability at three scales: the unit, the building, and the neighbourhood.

The proposed development would contain a total of 350 residential units consisting of:

- 227 one-bedroom units (65%)
- 106 two-bedroom units (30%)
- 17 three-bedroom units (5%).

Staff will evaluate the unit mix and unit sizes to determine if they meet the intent of the Growing Up Guidelines. Staff will also review the appropriateness of the amount of indoor and outdoor amenity areas, as well as the suitability and configuration of amenity spaces for families with children and for pets.

Infrastructure/Servicing Capacity

The applicant has submitted a Functional Servicing and Stormwater Management Report, a Geotechnical Report, and a Hydrogeological Investigation. These reports will allow City staff to review and evaluate the effects of the proposed development on the City's municipal servicing infrastructure. It will also identify and provide the rationale for whether the City requires the applicant to provide new infrastructure and/or upgrades to the existing infrastructure in order to accommodate the proposed development. These reports are currently under review by Engineering and Construction Services staff.

A Transportation Impact Study prepared by BA Group was also submitted by the applicant to evaluate the effects of the development on the transportation system, and to suggest any transportation improvements that are necessary to accommodate the

travel demands and impacts generated by the development. This report is currently under review by Transportation Services and Transportation Planning staff.

Section 37 Community Benefits

The Official Plan authorizes the City to apply Section 37 of the Planning Act to pass by-laws to allow for increases in height and/or density that are not otherwise permitted by the Zoning By-law in return for the provision, by the applicant, of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title for projects that meet the development thresholds identified in the Official Plan.

This site is located within the North York Centre Secondary Plan which specifies a maximum increase in density of 33 percent above the permitted base density in exchange for the provision of facilities within the development or the North York Centre, or if facilities are not provided, the additional density may be purchased in accordance with the plan. The proposal is seeking to exceed the base density, and the additional density will be required to be provided via incentive uses/floor areas or through the purchase of the density in accordance with the North York Centre Secondary Plan policies.

Further discussion with the Ward Councillor, City staff, residents and the applicant will be required to determine the extent and nature of the Section 37 community benefits that the applicant would be required to provide, should the proposal proceed to approval in some form.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Staff are reviewing the TGS checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Additional information on the Toronto Green Standard may be found here:

<https://www.toronto.ca/city-government/planning-development/official-planguidelines/toronto-green-standard/>

Other Matters

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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E-mail: Perry.Korouyenis@toronto.ca

SIGNATURE

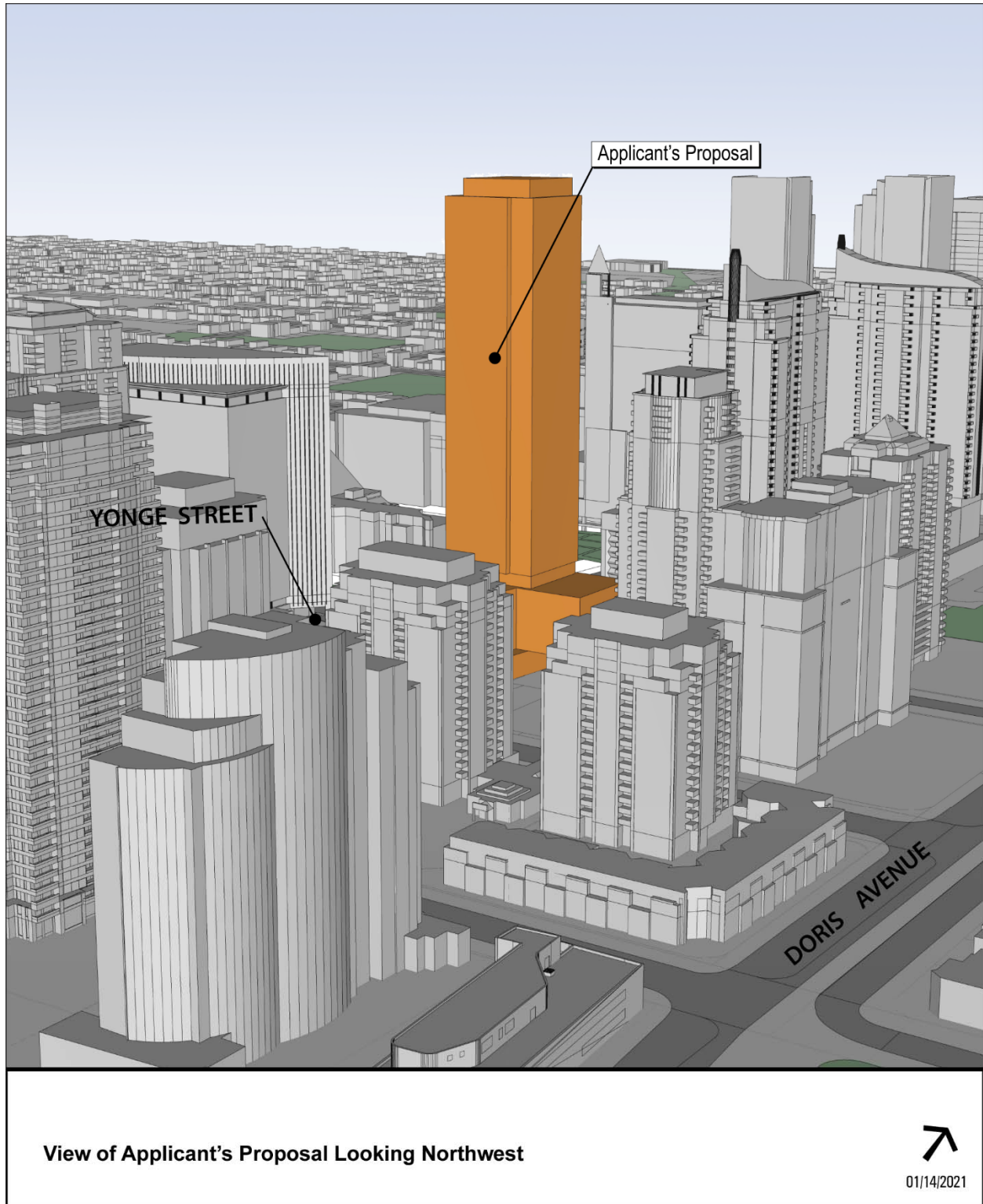
Al Rezoski, AICP
Acting Director
Community Planning, North York District

ATTACHMENTS

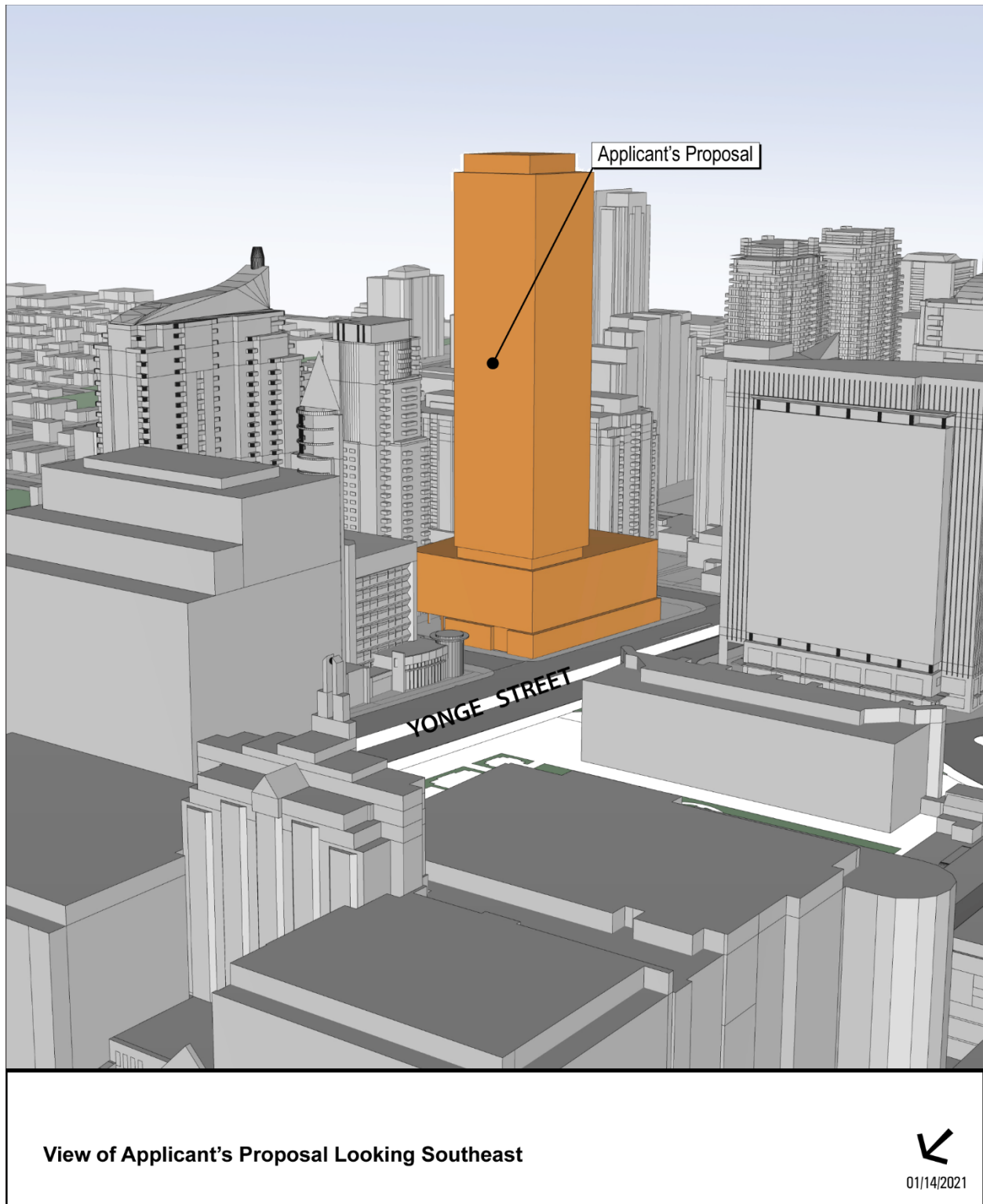
City of Toronto Drawings

Attachment 1A: 3D Model of Proposal in Context Looking Northwest
Attachment 1B: 3D Model of Proposal in Context Looking Southeast
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Application Data Sheet

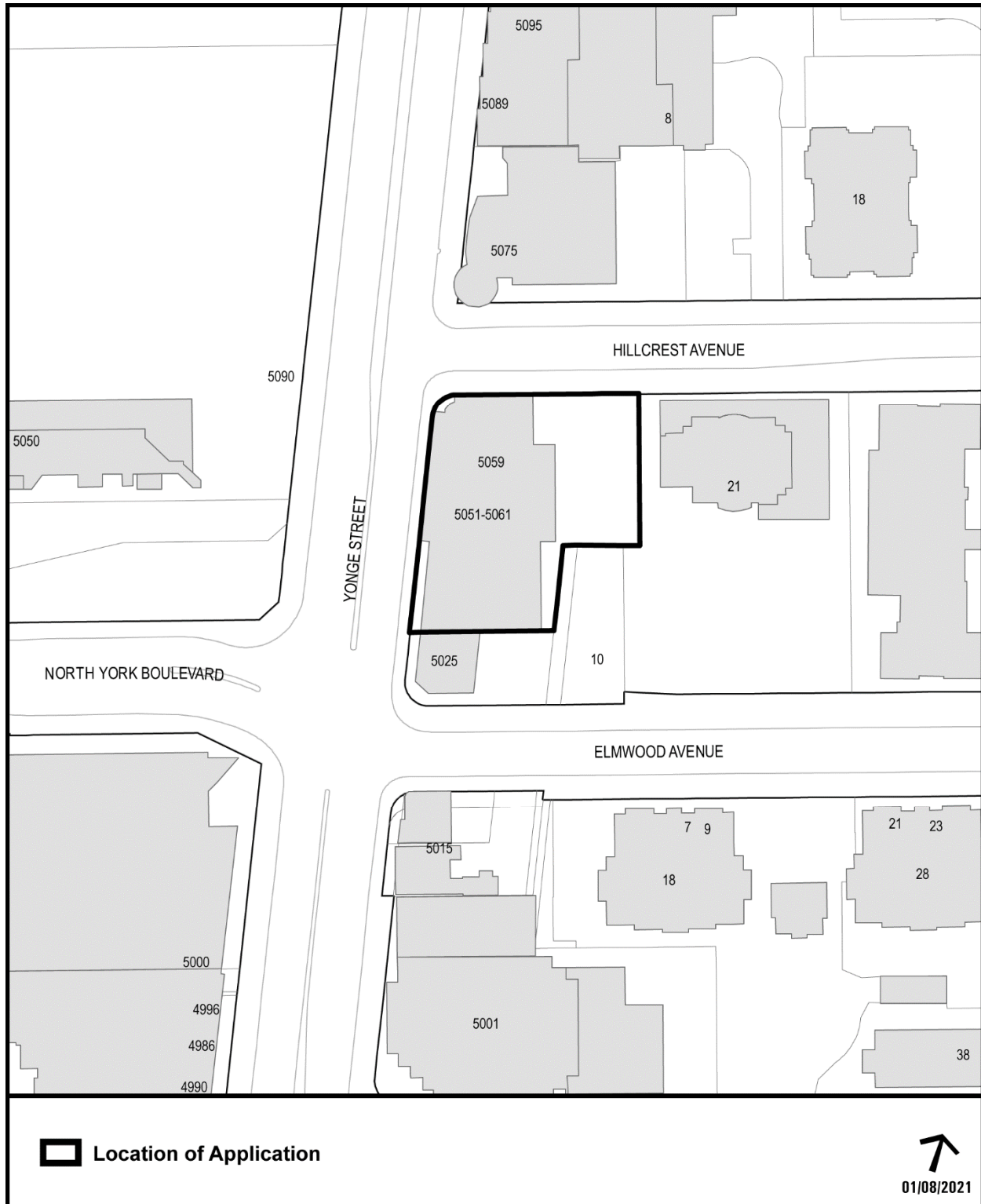
Attachment 1A: 3D Model of Proposal in Context Looking Northwest



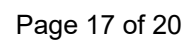
Attachment 1B: 3D Model of Proposal in Context Looking Southeast



Attachment 2: Location Map



Staff Report for Action - Preliminary Report - 5051-5061 Yonge Street



Attachment 4: Official Plan Map



5051 - 5061 Yonge Street

Official Plan Land Use Map #16

File # 20 229112 NNY 18 02

	Location of Application		Parks & Open Space Areas
	Neighbourhoods		Parks
	Mixed Use Areas		Other Open Space Areas

↑
Not to Scale
01/14/2021

Attachment 5: Application Data Sheet

Municipal Address: 5051-5061 YONGE ST Date Received: December 14, 2020
 Application Number: 20 229112 NNY 18 OZ
 Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Official Plan and Zoning By-Law Amendment application to permit a 42-storey mixed-use building. The proposed development includes non-residential uses in the first 6-storeys, with grade related retail located along Yonge Street between Hillcrest Avenue and Elmwood Ave, and a residential tower above.

Applicant	Architect	Owner
URBAN STRATEGIES INC	KirKor Architects	FCMT HOLDINGS
197 Spadina Avenue	& Planners	(ONTARIO) CORP
Toronto, ON	20 DeBoers Drive	4525 Kingston Rd
M5T 2C8	Suite 400	Suite 2201
	Toronto, ON	Toronto, ON
	M3J 0H1	M1E 2P1

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas	Site Specific Provision: N
Zoning: C1 & R4	Heritage Designation: N
Height Limit (m): 100	Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq m): 2,855 Frontage (m): 59 Depth (m): 46

Building Data	Existing	Retained	Proposed	Total
Residential GFA (sq m):			27,710.36	27,710.36
Non-Residential GFA (sq m):			11,104.16	11,104.16
Total GFA (sq m):			38,814.52	38,814.52
Height - Storeys:	2	N/A	42	42
Height - Metres:	N/A	N/A	135	135

Lot Coverage Ratio (%): 59.61 Floor Space Index: 13.13

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	27,710.36	
Retail GFA:	749.86	
Office GFA:	10,354.30	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units

by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			350	350

Other:

Total Units:	350	350
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Total Residential Units by Size

Rooms	Studio 1 Bedroom	2 Bedroom	3+ Bedroom
Retained:			
Proposed:	227	106	17
Total Units:	227	106	17

Parking and Loading

Parking Spaces:	278	Bicycle Parking Spaces:	300	Loading Docks:	4
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