

6150 to 6160 Yonge Street, 9 to 11 Pleasant Avenue and 18 Goulding Avenue – Official Plan Amendment and Zoning By-law Amendment Applications – Final Report

Date: March 31, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 18 - Willowdale

Planning Application Number: *19 243755 NNY 18 OZ*

Related Site Plan Application Number: *19 243760 NNY 18 SA*

Related Draft Plan of Condominium Application Number: *21 231690 NNY 18 CD*

SUMMARY

This application proposes to construct a thirteen storey residential building with retail at grade at 6150-6160 Yonge Street, 9-11 Pleasant Avenue and 18 Goulding Avenue. The building would have 577 residential units and 299 vehicular parking spaces, including 57 for visitors. Overall, the proposal has a Gross Floor Area of 44,829 square metres for a Floor Space Index of 5.83.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law. The proposed building represents an appropriate level of intensification on the site and provides appropriate transition to the neighbourhood to the west. Further, it begins to establish the vision of the Yonge Street North Planning Study and will deliver transit infrastructure.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 6150-6160 Yonge Street, 9-11 Pleasant Avenue and 18 Goulding Avenue substantially in accordance with the draft

Official Plan Amendment attached as Attachment No. 5 to the report dated March 31, 2022 from the Director, Community Planning, North York District.

2. City Council amend Zoning By-law 569-2013, for the lands at 6150-6160 Yonge Street, 9-11 Pleasant Avenue and 18 Goulding Avenue, substantially in accordance with the draft zoning by-law amendment attached as Attachment No. 6 to the report dated March 31, 2022 from the Director, Community Planning, North York District.

3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment, as may be required.

4. City Council direct that prior to the issuance of the first above grade building permit, the Owner shall convey to the City an off-site parkland dedication, having a minimum size of 1,226 square metres, composed of the properties municipally known as 98 Patricia Avenue and 100 Patricia Avenue, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.

5. City Council approve the acceptance of the off-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition.

6. City Council direct that should the value of the off-site parkland dedication be less than the value of the parks levy, the difference shall be made up via a cash-in-lieu payment for the remaining shortfall, payable prior to the issuance of the first above grade building permit.

7. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the Owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry & Recreation (PF&R). The development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, PF&R, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

8. City Council authorize the City Solicitor to enter into an Agreement pursuant to Section 37 of the Planning Act and to have it execute and registered on title to the satisfaction of the City Solicitor, as follows:

(i) The community benefit recommended to be secured in the Section 37 Agreement is as follows:

a. prior to the issuance of the first above-grade building permit for the proposed development, the Owner shall make an upwardly indexed financial contribution to the City of \$3,500,000 to be allocated towards parkland and other community services and facility improvements within the Ward as well as streetscape

improvements which comply with the Streetscape Manual, to the satisfaction of the Chief Planner and Executive Director, City Planning, the General Manager of Parks, Forestry and Recreation and the General Manager of Transportation Services, in consultation with the Ward Councillor.

b. the amount in 8(i)(a) above will be indexed upwardly in accordance with Statistics Canada Residential or Non-Residential, as the case may be, Building Construction Price Index for the Toronto Census Metropolitan Area, reported quarterly by Statistics Canada in Building Construction Price Indexes Table 18-10-0135-01, or its successor, calculated from the date of the execution of the Agreement to the date of payment; and

c. in the event that the cash contribution in 8(i)(a) above has not been used for the determined purpose within three years of the amending zoning by-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning in consultation with the Ward Councillor, provided the purpose is identified in the Official Plan and will benefit the community in the vicinity of the lands.

(ii) The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

a. The Owner shall convey to the City as off-site parkland dedication the properties municipally known as 98 Patricia Avenue and 100 Patricia Avenue, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.

b. The Owner will construct and maintain the development of the site in accordance with Tier 1, Toronto Green Standard and the Owner will be encouraged to achieve Tier 2, Toronto Green Standard, or higher, where appropriate, consistent with the performance standards of Toronto Green Standards applicable at the time of the Site Plan Control application.

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

In June 2011, North York Community Council adopted a report summarizing and initiating the Yonge Street North Planning Study in the context of increasing development pressures and the appropriateness of current and potential future amendments to Official Plan policies and designations. The subject lands are within the

study area for the Yonge Street North Planning Study. In November 2013, Council received for information the consultant's final report on the Study and directed City Planning staff to undertake further work. This work included consulting with the community on an implementation plan for the study area including parkland acquisition, transportation improvements, density and streetscape improvements. Staff was also directed to provide historical data on congestion and traffic volumes and to present alternate built forms consisting of low- and mid-rise buildings.

Council's direction can be found at

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.NY27.28>

Information on the status of the study, including community consultation to-date, can be found on the study's webpage: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/yonge-street-north-planning-study/>

At its meeting of January 8, 2020, North York Community Council considered a Preliminary Report (Item 12.5) which identified a set of preliminary issues for the subject application. Community Council directed staff to hold a community consultation in order to inform the community about the application and receive their input.

North York Community Council's decision and a copy of the Preliminary Report may be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.NY12.5>.

PROPOSAL

The application proposes to amend the Official Plan and zoning by-law to permit a thirteen storey residential building (44 metres not including the mechanical space) with retail at grade along Yonge Street. The building's primary frontage is along Yonge Street with the building wrapping around both corners fronting onto both Goulding Avenue and Pleasant Avenue. The massing of the building steps down towards the existing detached dwellings to the west of the site. Along Goulding Avenue the building steps down from thirteen storeys, to ten to five storeys with a terrace above. Along Pleasant Avenue the building has more stepping, ultimately down to four storeys at the west end of the site. Along Goulding Avenue and Pleasant Avenue, the proposed building contains two-storey residential units at grade which have private patios and doors with direct access onto the street.

The proposal contains a total of 577 residential units and 790 square metres of retail space along Yonge Street. Vehicular parking will be provided in two levels of underground parking which would be accessed by a private driveway from Pleasant Avenue. This private driveway would also provide access to a Type "C" and a Type "G" loading space located within the building.

Planned to be incorporated into the building is an Emergency Exit Building ("EEB") as part of the extension of the TTC's Line 1 subway into York Region.

For more information on the proposal, please see Attachment 1 for the Application Data Sheet and Attachments 8 and 9 for the Site Plan and elevation drawings.

Area Context

The site is located on the west side of Yonge Street and spans the block between Goulding and Pleasant Avenues. Along Yonge Street the site is currently developed with a funeral home and associated surface parking for employees and visitors. The rear of the site is developed with detached dwellings that front onto Pleasant and Goulding Avenues.

To the west of the site, is a low-density, residential neighbourhood made up of detached dwellings and Goulding Park which includes Goulding Park Community Centre. To the north and south of the site along Yonge Street are one- and two-storey buildings with a range of retail, service and office uses. Across the street, on the east side of Yonge Street is an automotive dealership and a supermarket.

Reasons for Application

The application for an Official Plan amendment is required for the portion of the proposed building located within the *Neighbourhoods* designation. Within the *Neighbourhoods* designation the applicant is proposing underground parking, a vehicular access driveway and portions of the building which are four storeys in height. Four storey walk-up apartment buildings are permitted in *Neighbourhoods* but only when they meet the criteria in Policy 4.1.5 of the Official Plan.

The application to amend the zoning by-laws is required to allow the mixed-use, residential land uses proposed as well as to amend certain performance standards to permit the proposed building including the proposed height and density.

APPLICATION BACKGROUND

Application Submission Requirements

The following reports/studies were submitted in support of the application:

- Arborist Report
- Archaeological Assessment
- Avenue Segment Review
- Energy Efficiency Report
- Noise Impact Study
- Pedestrian Level Wind Study
- Planning Rationale
- Public Consultation Strategy
- Sun/Shadow Study
- Toronto Green Standards Checklist
- Transportation Impact Study
- Tree Preservation Report
- Urban Design Brief

The submitted materials, including the reports listed above are available on the City's Application Information Centre at:
<http://app.toronto.ca/AIC/index.do?folderRsn=RZUQb%2FW%2FUMQ58vQPU1ATaA%3D%3D>

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan amendments and Zoning By-law standards. Comments are also being used in the evaluation of the Site Plan Control application.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given had an opportunity to view the oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning.

The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on August 28, 2020. This was an amendment to the 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).

The Growth Plan (2020) 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 ten minute walk. The Growth Plan (2020) requires that, at the time of the next MCR, the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs plan for the prescribed densities.

Toronto Official Plan

This application has been reviewed against the policies of the [City of Toronto Official Plan](#) as follows:

The site, along Yonge Street, is identified on Map 2 of the Official Plan as being located on an *Avenue*. The policies in Chapter 2 provide guidance on these areas and states that growth in the city will be directed to these areas in addition to the *Centres*, *Employment Areas* and the *Downtown*. Growth is directed to these areas in order to people and jobs in areas well served with surface transit and rapid transit stations and to promote mixed-use development to increase opportunities for living close to work and to encourage walking and cycling for local trips. New development on lands adjacent to planned transportation networks, such as the extension of the TTC's Line 1 subway, is required to be compatible with and supportive of the long-term purpose of the corridor.

Chapter 3 of the Official Plan contains policies with regards to the public realm and built form. The public realm, made up of both public and private lands, will foster complete, well-connected walkable communities that meet the needs of people and support a mix of uses. It will contribute to the identity and physical character of the City and its neighbourhoods. New parks and open spaces are directed to be located and designed to connect and extend, wherever possible, to existing parks, natural areas and other open spaces.

The Built Form policies of the Official Plan directs that development will be located and organized to fit within the its existing and planned context, framing and supporting adjacent streets. Buildings should be located parallel to the street, locate main building entrances on prominent building facades and provide ground floor uses that allow for "eyes on the street". Vehicular parking, access, servicing and ramps should be located within the building and provide underground parking. Development should be located and massed to frame the edge of the public realm with good street proportion and ensure access to direct sunlight and dayling on the public realm by providing streetwall heights and setbacks the fit into the existing and/or planned context and stepping back building mass above the streetwall height. It should provide transition in scale within the site.

The site is designated, on Map 16 of the Official Plan as both *Mixed Use Areas and Neighbourhoods*. *Mixed Use Areas* are intended to accommodate most of the anticipated retail, office and employment growth anticipated to occur in the coming decades as well as much of the new housing. Development in these areas are to locate and mass new buildings to transition between areas of different development intensity and scale and also to frame the edges of streets with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets. Development in *Mixed Use Areas* should take advantage of nearby transit services and locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences.

Lands designated *Neighbourhoods* are considered physically stable areas made up of lower scale buildings no taller than four storeys. Development in these areas will respect and reinforce the existing physical character of the neighbourhood including the prevailing building type(s) and prevailing heights, massing, scale, density and dwelling type of nearby residential properties.

The outcome of staff analysis and review of relevant Official Plan policies and designations are summarized in the Comments section of the Report.

Yonge Street North Planning Study

Staff are currently undertaking the Yonge Street North Planning Study in order to development a policy framework to guide future growth along this section of Yonge Street and the surrounding areas. The study has identified several character areas with varying building forms to respond to the location of the site.

The emerging vision for the area along this stretch of Yonge Street is for an avenue character. The lots fronting onto Yonge Street would have a height similar to that of the right-of-way of Yonge Street with stepping down to the rear of the site. Through the emerging vision, it is expected that the lands currently designated *Neighbourhoods*, on the site and to the west of the site will be redesignated *Mixed Use Areas*.

While not currently policy, the emerging vision and draft policies were reviewed and considered in the evaluation of this application, together with the inforce policies of the official plan.

Zoning

The site has several zoning designations under former City of North York Zoning By-law 7625. The lots on Yonge Street are zoned General Commercial Zone (C1) which allows for a range of commercial and institutional uses. It also permits residential uses which are permitted in the R5 and RM5 zones, including apartments, provided they meet the requirements of that zone. However, the only use permitted on the lands known as 6150 Yonge Street are a funeral establishment under site specific exception C1(78) (By-laws 28158 and 33016).

The site is also subject to City of Toronto Zoning By-law 569-2013 which zones the Yonge Street lands as Commercial Residential: CR 0.6 (c0.6; r0.0) SS3 and 6150 Yonge Street is subject to exception CR 248. This zoning does not permit residential on the site and carries forward By-law 28158 which permits only a funeral establishment on 6150 Yonge Street.

The lots on Pleasant and Goulding Avenues are zoned One-Family Detached Dwelling Fourth Density (R4) under By-law 7625 and RD under By-law 569-2013. Detached dwellings and some institutional uses are the only uses permitted in these zones.

The City's Zoning By-law 569-2013 may be found on the City's website at <https://www.toronto.ca/zoning>.

Design Guidelines

Avenues and Mid-rise Buildings Study and Performance Standards

City Council adopted the Avenues and Mid-rise Buildings Study and an addendum containing performance standards for mid-rise buildings. They identify a list of best practices and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and step backs, sunlight and skyview, pedestrian realm conditions, transition to *Neighbourhoods* and *Parks and Open Space Areas* and corner sites. The link to the guidelines is here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/>.

City Council also adopted a revised Mid-Rise Building Performance Standards Addendum, for staff to use together with the 2010 approved Mid-Rise Building Performance Standards in the preparation of area studies or during the evaluation of development applications, where mid-rise buildings are proposed and Performance Standards are applicable, until such time as City Council adopts updated Mid-Rise Building Design Guidelines. Council's decision is here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>.

Other guidelines that informed the review of this application include the [Pet Friendly Guidelines](#) and [Growing Up: Planning for Children in New Vertical Communities](#).

Site Plan Control

The proposed development is also subject to Site Plan Control. The applicant submitted a Site Plan Control application (File No. 19 243760 NNY 18 SA) concurrently with the application to amend the Official Plan and Zoning By-law and it remains under review.

Draft Plan of Condominium

A draft Plan of Condominium application (File No. 21 231690 NNY 18 CD) was also submitted; This application remains under review.

Agency Circulation Outcomes

The application together with the applicable reports noted above, has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS and the Growth Plan (2020). Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan (2020).

The PPS directs for the efficient use of resources and to provide a range of housing options; it supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas. The Growth Plan (2020) further guides development to built up areas, especially towards areas with higher order transit. Development is to be in a compact built form and achieving a complete community.

The provision of an off-site parkland dedication to increase the size of Goulding Park seeks to help support the growing community and provides an opportunity to improve the park and its usability for existing and future residents in a complete community.

The proposed development represents a compact built form and introduces a dwelling type currently not found in the immediate area. It provides for a range of unit types and sizes and contributes to a complete community with the provision of retail at-grade along Yonge Street. At thirteen storeys it represents an appropriate level of intensification along a major street with a planned higher order transit station at Steeles Avenue.

Land Use

This application has been reviewed against the official plan policies and the emerging vision of the Yonge Street North Planning Study as described in the Policy Consideration Section of this Report, as well as the policies of the Toronto Official Plan as a whole.

The site is primarily designated as *Mixed Use Areas* and the emerging vision of the Yonge Street North Planning Study is for the portion of the site currently designated *Neighbourhoods* to be redesignated to *Mixed Use Areas* as well. *Mixed Use Areas* are intended to absorb a large amount of the growth in the City and the proposed building provides an appropriate level of intensification for the site. In anticipation of the Yonge Street North study recommending that the *Neighbourhoods* designation on the site (and the sites to the west) be modified to *Mixed Use Areas*, allowing the *Neighbourhoods* portion of the site to have a different building type than is found in the interior of the neighbourhood is appropriate.

The lands at 6150 Yonge Street is currently subject to a site-specific zoning by-law that only permits a funeral establishment. The introduction of residential and retail uses on this lot is consistent with the *Mixed Use Areas* designation and is appropriate.

Site Organization and Public Realm

The proposed building is organized to provide for active uses at grade on all frontages. The service areas, including access to the underground parking garage are internal to the building and hidden from the street. The building provides setbacks at grade that allow for a public realm area appropriate for each street. The ten metre setback along Yonge Street provides for a large public realm to support pedestrians in the corridor and local retail spaces while the smaller setbacks on Pleasant and Goulding Avenues reflect the quieter nature of the streets with lower pedestrian volumes and no retail spaces.

The rear yard (west) setback along Goulding Avenue is 19.9 metres allowing for a landscaped, amenity area for use by the residents. Along the north side of the site, the building is setback at grade 1.7 metres from the west property line; through building stepping this setback increases rapidly to ten metres.

Height and Massing

Within this stretch of Yonge Street, mid-rise buildings are expected as per the emerging direction of the Yonge Street North Planning Study. While taller than the width of Yonge Street (thirty metres) the upper two floors of the thirteen storey building step back to allow for sunlight on the east sidewalk of Yonge Street. The building steps down east-to-west in order to provide a transition to the stable residential neighbourhood to the west of the site, ultimately stepping down to four storeys (14.7 metres) along Goulding Avenue.

The townhouse-style, two-storey units ensure that there are main doors directly onto the public sidewalks along Goulding and Pleasant Avenues, similar to the character of obtaining access further into the neighbourhood.

Overall the building is massed appropriately to address the street. It steps back towards the west, reducing its massing as it gets closer to the lower-scaled residential area. At the north end of the site, the driveway leads to the entrance to the underground garage and loading areas which are incorporated into the building mass as directed for in the Official Plan.

Amenity and Unit Types

The proposed building complies with the indoor and outdoor amenity space requirements of By-law 569-2013. This includes providing a large, 1058 square metre central courtyard attached to a 206 square metre indoor amenity area on the ground floor additional indoor amenity area is provided on the ground floor and a 730 square metre amenity area is provided on the second floor. These spaces will be further secured through the Site Plan Control process.

The applicant is proposing a range of unit types and sizes including two-storey townhouse-style units and the proposed zoning by-law will secure a minimum of thirty percent of these as two-bedroom or greater.

Vehicular Access, Loading and Parking

The proposed vehicular access to the site is from Pleasant Avenue and at the west end of the site, farthest away from Yonge Street. Where a site has frontage on both a major arterial road (Yonge Street) and lower order roads (Pleasant Avenue and Goulding Avenue), access from the lower order road is preferred. This reduces access points along Yonge Street reducing the amount of curb cuts along Yonge Street as well as minimizing the number of locations for pedestrian-vehicule conflicts.

The draft zoning by-law amendment proposes parking at the following rates:

- 0.10 visitor spaces per residential unit
- 0.42 spaces per residential unit
- 2 car-share spaces
- No parking for the retail use

These parking rates have been reviewed and accepted by Transportation Services. The site is also proposing one Type "C" and one Type "G" loading space which is also acceptable to Transportation Services.

Parkland

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 methodology to measure and assess parkland provision, using the baseline of residential population against the area of

parkland available across the city. The lands which are the subject of this application are in an area with 12 to 28 hectares of local parkland per 1,000 people which is less than the city-wide average provision of 28 square metres of parkland per person.

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 7,280 square metres or 98 percent of the site area. However, for sites that are less than one hectare in size, a cap of 10 percent of the development site is applied to the residential use while the non-residential use is subject to a two percent parkland dedication. In total, the parkland dedication requirement is 748.09 square metres.

In this instance and as per the Toronto Municipal Code Chapter 415-26, Parks, Forestry & Recreation would accept the conveyance of lands off-site, in the vicinity of the Owner's site, that would expand an existing park or create a new park, as the required parkland dedication. During a meeting between Parks Forestry and Recreation staff and the owner on February 25, 2022, the Owner verbally confirmed that two properties adjacent to Goulding Park (98 Patricia Avenue and 100 Patricia Avenue) were purchased to be conveyed to the City as a component of the parkland dedication requirement. The parcels proposed for off-site parkland conveyance are acceptable to Parks, Forestry and Recreation.

Depending on the value of this off-site dedication in relation to the assessed value of the parks levy for this proposal, these properties may fulfill the parkland dedication either in full or in part. Should the value of the off-site parkland dedication be less than the value of the parks levy, the difference shall be made up via a cash-in-lieu payment for the remaining shortfall. The cash-in-lieu will be payable prior to the issuance of the first above grade building permit.

The size and location of the off-site conveyance is subject to the approval of the General Manager, Parks, Forestry & Recreation and subject to this Division's conditions for conveyance of parkland, prior to the issuance of the first above grade building permit, including satisfying the environmental assessment conditions. The applicant, at their expense, will be responsible for the base park improvements. Should the applicant agree to design and construct the Above Base Park Improvements, they may receive a development charge credit against the Parks and Recreation component of their Development Charges.

Archaeological Assessment

The lands at 9 and 11 Pleasant Avenue have been identified as having archaeological potential. As part of a complete application, the applicant submitted a Stage 1 and 2 Archaeological Assessment of the site to the City for review. The Stage 2 property assessment found no archaeological resources and the report found no additional assessment of the site was warranted and that the proposal was clear of any archaeological concern.

Tree Preservation

The city's Official Plan recommends policies that have been adopted by City Council that call for an increase in the amount of tree canopy coverage. City Council has adopted the objective of increasing the existing 17 percent tree canopy coverage to between 30 to 40 percent. As such the planting of large growing shade trees on both public and private lands should be an important objective for all development projects.

The development requires the removal of two City trees and 37 private trees. The proposed landscape drawings submitted as part of the Site Plan Control application proposes the planting of twenty large growing trees to be planted on private property; these trees will be secured through the Site Plan Control process.

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. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Performance measures for the Tier 1 development features such as bicycling parking spaces will be secured in the zoning by-law.

Other applicable TGS performance measures will be secured through the Site Plan Approval process including soil volumes for tree planting and bird friendly glazing. Also proposed is a green roof for part of the building.

Community Services Assessment

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions, such as recreation, libraries, childcare, schools, public health, human services, cultural services and employment services.

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. 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.

As part of the Yonge Street North Planning Study, City Planning staff undertook a review of the existing community services and facilities that serve the study area. A number of existing projects were identified benefitting from financial contributions including the Newtonbrook Community Centre and needed park-based facilities identified in the Parks and Recreation Facilities Master Plan.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the Planning Act. Developments that exceed a threshold of 10,000 square metres of gross floor area, and where the application increases the permitted density by at least 1,500 square metres, and/or significantly increases the permitted height, a Section 37 Agreement may be used. As the proposed increase in height and density meets these thresholds for the use of Section 37, Section 37 benefits will be required and will be secured in a Section 37 Agreement. While the proposed development exceeds the height and density limits of the existing Zoning By-law, the application is consistent with the objectives and policies of the Official Plan and Sheppard West/Dublin Secondary Plan, and thus constitutes good planning.

The community benefit recommended to be secured in the Section 37 Agreement is \$3.5 million to go toward parkland and other community services and facility improvements within the area, as well as streetscape improvements and that the design of the streetscape improvements comply with the City's Streetscape Manual.

Also to be secured in the Agreement, for legal conveniences, are items related to the proposed off-site parkland dedication discussed earlier in this report.

Community Consultation

A Community Consultation meeting was hosted by City Staff on February 4, 2020 to discuss the proposal. In addition to feedback received at the meeting, staff also received comments through the Application Information Centre. Concerns raised included the overall scale of the building, traffic impacts on the local roads, retaining existing trees and the cost of the proposed units.

Through the review of the application, the overall scale of the building has been reduced by a storey and additional stepping has been increased in order to address the concerns of residents and staff's concerns with transition to the existing detached dwellings. The large open space at the southwest corner of the site allows for the retention of some trees.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020) and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020).

Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to guiding growth towards the Avenues and within proximity of a

planned transit station. Staff worked with the applicant and the community to address concerns related to shadowing, building height and implementing the emerging vision of the Yonge Street North Planning Study. Staff recommend that Council support approval of the application.

CONTACT

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

SIGNATURE

David Sit, MCIP, RPP, Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan

Attachment 1: Application Data Sheet

Municipal Address: 6150-6160 YONGE ST. 9-11 PLEASNT AVE & 18 GOULDING AVENUE Date Received: October 31, 2019

Application Number: 19 243755 NNY 18 OZ

Application Type: OPA & Rezoning

Project Description: 13 storey mid-rise building with 577 dwelling units

Applicant	Agent	Architect	Owner
6150 YONGE GP INC			6150 YONGE GP INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Y
Zoning:	CR & RD	Heritage Designation:	N
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 7,684 Frontage (m): 81 Depth (m): 111

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,154		4,039	4,039
Residential GFA (sq m):	472		43,345	43,345
Non-Residential GFA (sq m):	1,693		1,484	1,484
Total GFA (sq m):	2,166		44,829	44,829
Height - Storeys:	2		13	13
Height - Metres:	10		44	44

Lot Coverage Ratio (%): 52.56 Floor Space Index: 5.83

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	43,188	157
Retail GFA:	1,484	
Office GFA:		
Industrial GFA:		

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	3			
Condominium:			577	577
Other:				
Total Units:	3		577	577

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			298	222	26
Total Units:			298	222	26

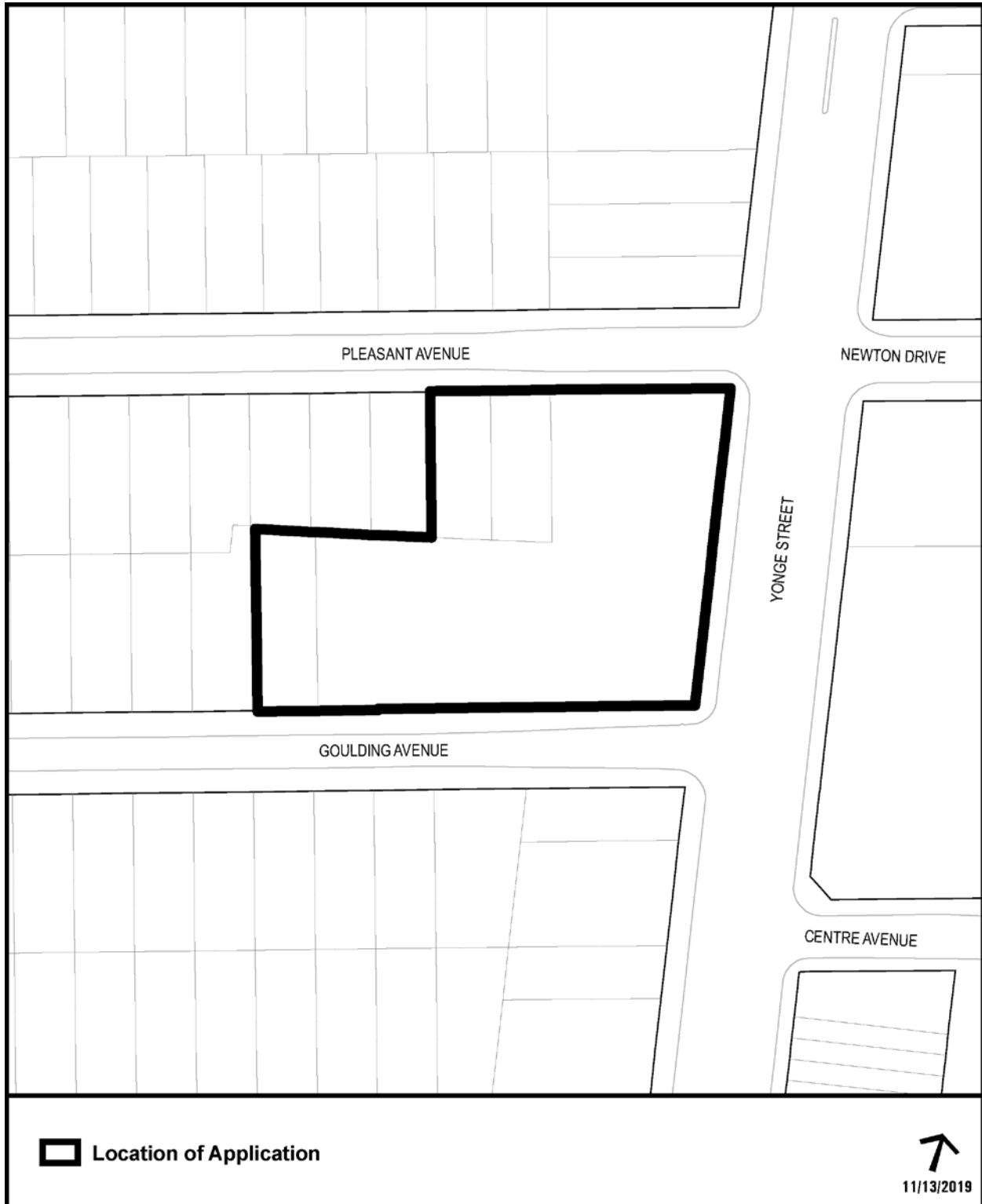
Parking and Loading

Parking Spaces:	309	Bicycle Parking Spaces:	569	Loading Docks:	2
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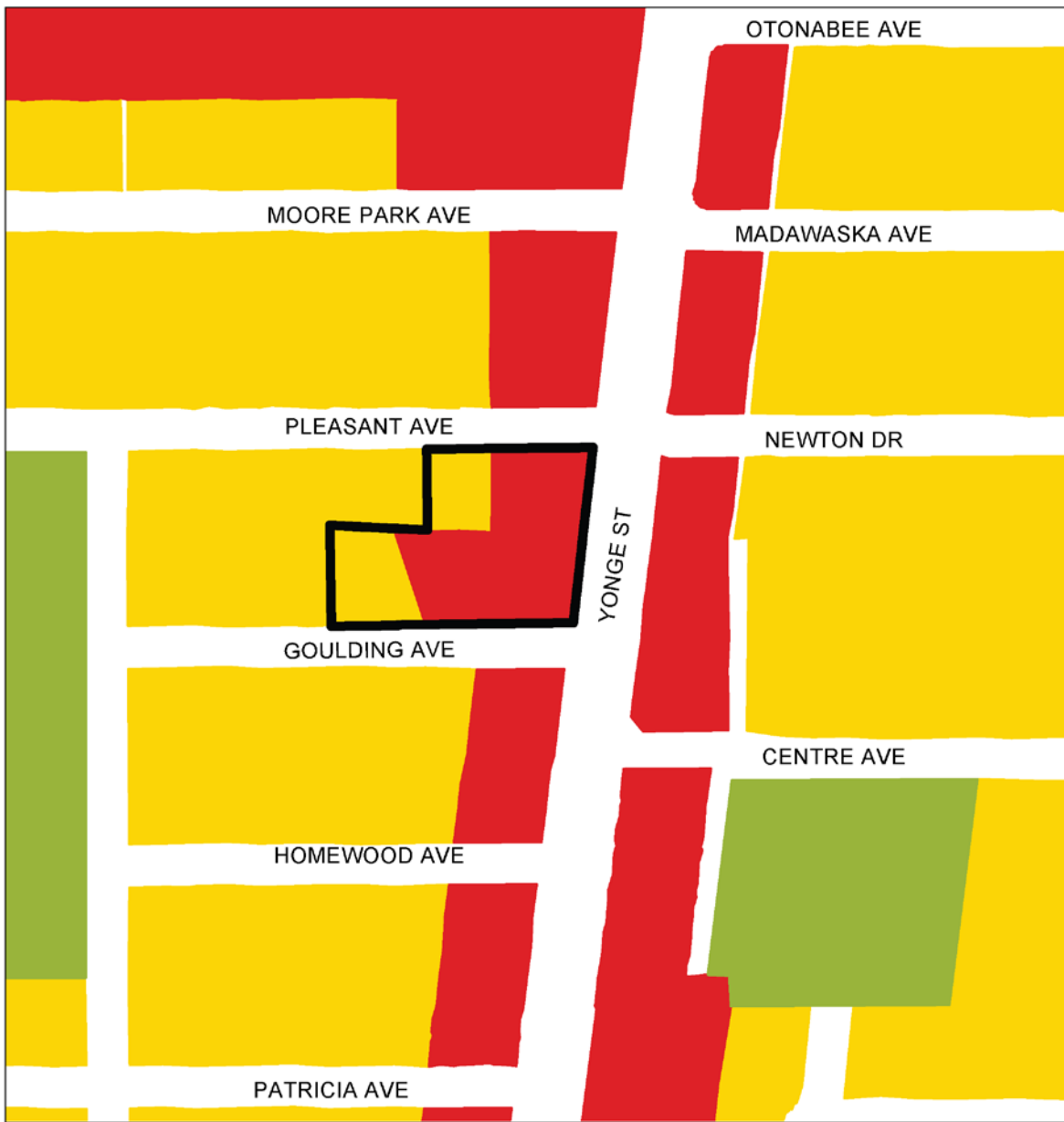
CONTACT:

Guy Matthew, Manager, Community Planning
(416) 395-7102
Guy.Matthew@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



6150 - 6160 Yonge Street, 9 - 11 Pleasant Avenue
& 18 Goulding Avenue

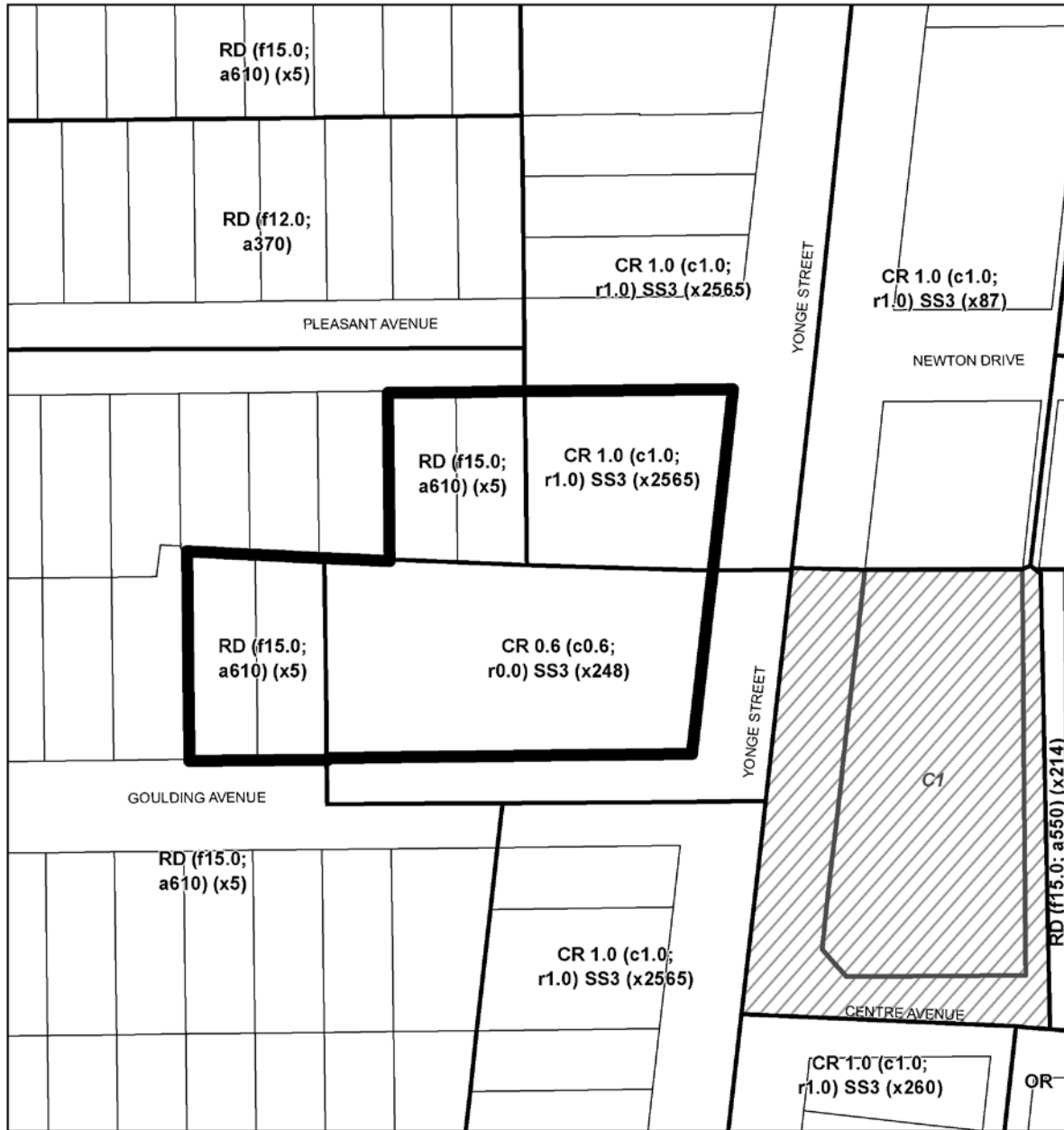
Official Plan Land Use Map #16

File # 19 243755 NNY 18 0Z

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


Not to Scale
11/13/2019

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

6150 - 6160 Yonge Street, 9 - 11 Pleasant Avenue
& 18 Goulding Avenue
File # 19 243755 NNY 18 02



Location of Application

RD Residential Detached CR Commercial Residential
OR Open Space Recreation



See Former City of North York By-law No. 7625
C1 General Commercial Zone



Not to Scale
Extracted: 11/13/2019

**AMENDMENT No. 579 TO THE OFFICIAL PLAN
LANDS KNOWN IN THE YEAR 2020 AS 6150 AND 6160 YONGE STREET, 9 AND 11
PLEASANT AVENUE AND 18 GOULDING AVENUE**

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 775 for the lands known municipally in 2020 as 6150 and 6160 Yonge Street, 9 and 11 Pleasant Avenue and 18 Goulding Avenue as follows:

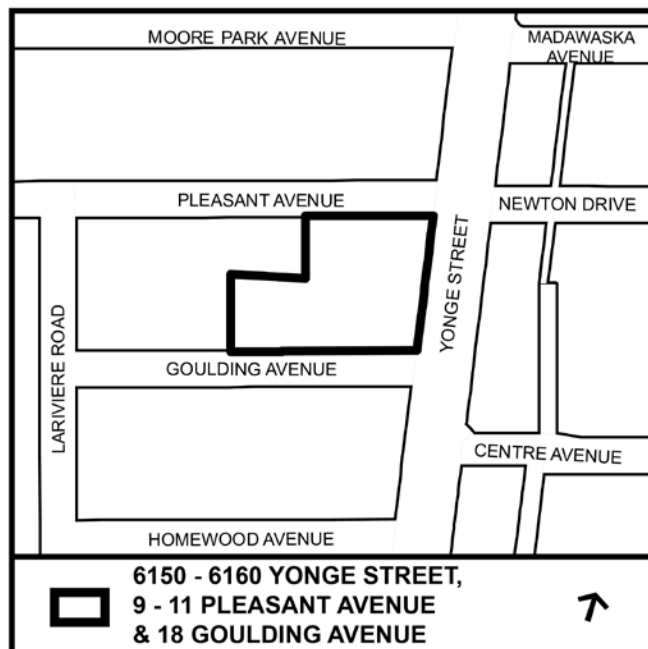
775 6150 and 6160 Yonge Street, 9 and 11 Pleasant Avenue and 18 Goulding Avenue

(a) a thirteen storey (44 metres plus mechanical space) mixed-use building and associated underground parking garage is permitted

(b) Despite (a) above, maximum building heights shall be:

(i) seven storeys on the properties known municipally in 2020 as 9 and 11 Pleasant Avenue

(ii) four storeys on the properties known municipally in 2020 as 18 Goulding Avenue and a portion of 6150 Yonge Street, measured 14.0 metres east of the west (6150 Yonge Street) property line.



CITY OF TORONTO

BY-LAW No. --20~

To amend Zoning By-law No 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 6150 and 6160 Yonge Street, 9 and 11 Pleasant Avenue and 18 Goulding Avenue.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to By-law [Clerks to supply by-law #], which are hereinafter referred to as the **lot**.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions unless otherwise defined in By-law [Clerks to supply by-law #].
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy blacklines on Diagram 2 to CR 1.0 (c1.0; r1.0) SS3 (x509).
4. Zoning By-law No. 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20.1 for the lands subject to this By-law, to HT 10.5, ST 3, as shown on Diagram 3 attached to By-law [Clerks to supply by-law #].
5. Zoning By-law No. 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30.1 for the lands subject to this By-law, to 33, as shown on Diagram 4 attached to By-law [Clerks to supply by-law #].
6. Zoning By-law No. 569-2013, as amended, is further amended by amending Article 900.11.10 Exception Number 509 so that it reads:

(509) Exception CR 509

The lands, or portion thereof as noted below, are subject to the following Site-Specific Provisions.

Site Specific Provisions:

(A) On 6150 and 6160 Yonge Street, 9 and 11 Pleasant Avenue, and 18 Goulding Avenue, as identified on Diagram 1 of By-law ###-2022 [Clerks to insert By-law number], if the requirements of By-law [Clerks to insert by-law #] are complied with, a **building** or **structure** may be constructed, used, or enlarged in compliance with (B) to (Q) below;

(B) Despite Regulations 40.10.20.100(55), 40.10.40.70(3) and 40.10.40.80(2), the portion of a **building** or **structure** used for a public **transportation use** is not subject to required **building setbacks** and required separation of **main walls**;

(C) Despite Regulation 40.10.40.40(1) the permitted maximum **gross floor area** of all **buildings** and **structures** on the lot is 46,000 square metres;

(D) The total number of **dwelling units** on the **lot** shall not exceed 577 subject to the following:

(i) a minimum of 30 percent of the total number of **dwelling units** must have two or more bedrooms;

(ii) if the calculation of the number of required **dwelling units** with two or more bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;

(E) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 190.26 metres to the highest point of the **building** or **structure**;

(F) Regulation 40.10.30.40(1)(A) with regards to **lot coverage**, does not apply;

(G) Despite Regulation 40.10.40.1(1), residential uses are permitted on the first storey provided they have direct access to Pleasant Avenue or Goulding Avenue;

(H) Despite Regulations 40.10.40.10(3) and (7), the permitted maximum height of a **building** or **structure** is the number following the "HT" symbol in metres as shown on Diagram 5 of By-law [Clerks to supply by-law #];

(I) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey** is 3.5 metres;

(J) Despite Regulations 40.5.40.10(3) to (8) and (G) above, a mechanical penthouse, elevator overruns, parapets, guard rails, railings and dividers, trellises, eaves, screens, stairs, roof drainage, window washing equipment, lightning rods, architectural features, **landscaping** and elements of a **green roof** may exceed the height limits specified by the symbol "HT" as shown on Diagram 5 of By-law [Clerks to supply by-law #] by not more than 7.5 metres;

(K) Despite Regulations 40.10.40.70(3) and 40.10.40.80(2) the required minimum **building setbacks** and required separation of **main walls** are as shown in metres on Diagram 5 of By-law [Clerks to supply by-law #];

(L) Despite Clauses 40.5.40.60 and 40.10.40.60 and (J) above, the following elements may encroach a maximum of 2 metres into the required minimum **building setbacks** and **main wall** separation distances as shown on Diagram 5 of By-law ###-2022 [Clerks to insert By-law number] as follows:

(i) Canopies, balconies, eaves, **building** cornices, light fixtures, ornamental and architectural elements, parapets, railings and fences, planters, trellises, window sills, underground garage ramps, landscape and public art features;

(M) Despite Regulation 40.10.50.10(3), a 1.5-metre wide strip of **landscaping** or **soft landscaping** shall be provided along any **lot line** abutting a **lot** in the Residential Zone Category;

(N) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the **lot** in accordance with the following:

(i) 0.42 **parking spaces** for each dwelling unit for residents;

(ii) 0.10 **parking spaces** for each dwelling unit for visitors;

(iii) no **parking spaces** are required for non-residential uses;

(iv) 2 "car-share parking spaces";

(v) for each "car-share parking space" provided on the **lot**, the minimum number of resident **parking spaces** required shall be reduced by 4 **parking spaces**, up to a maximum of 16 **parking spaces**; and

(O) Despite clause 220.5.10.1, **loading spaces** must be provided and maintained on the **lot** as follows:

(i) one type "G" **loading space**; and

(ii) one type "C" **loading space**;

(P) Despite Regulation 230.5.1.10(9), "long term" **bicycle parking spaces** may be located anywhere within the **building**;

(Q) Despite Regulation 230.40.1.20(2), "short-term" **bicycle parking spaces** may be located anywhere outside of the **building** on the **lot** and anywhere within the first **storey** of the **building**;

Prevailing By-laws and Prevailing Sections: (None Apply)

7. For the purpose of this By-law:

(i) "car-share" means the practice where a number of people share the use of one or more cars that are owned and operated by a for profit or non-profit organization

and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometers drive, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable.

(ii) "car-share parking space" means a **parking space** that is exclusively reserved and actively used for car-sharing.

8. Division of Lands:

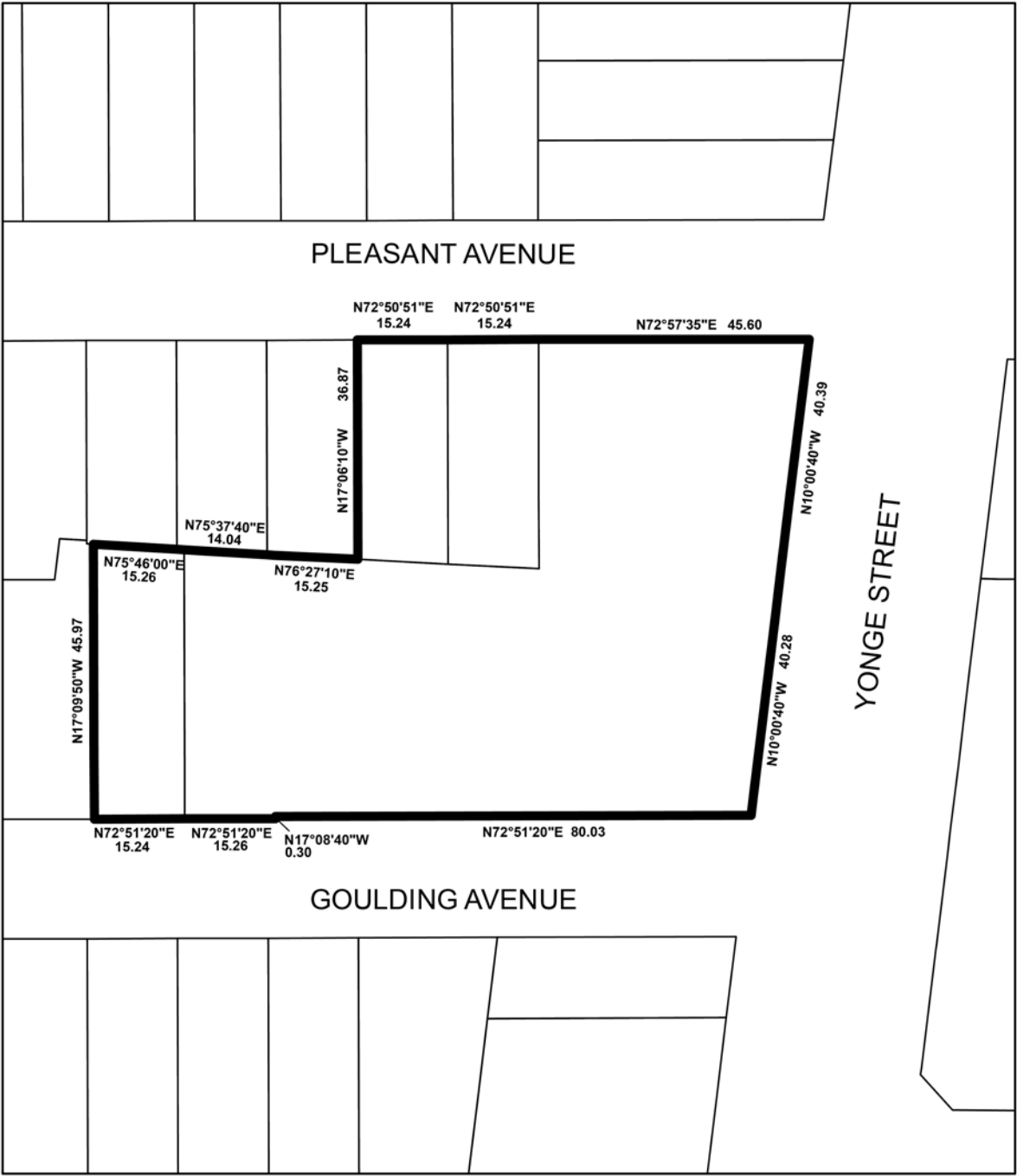
(A) Notwithstanding any severance, partition or division of the lot shown on Diagram 1, the regulations of By-law [Clerks to supply by-law #] shall continue to apply to the whole of said lot as if no severance, partition or division had occurred.

Enacted and passed on ~, 20~.

John Tory,
Mayor

John Elvidge,
City Clerk

(Seal of the City)

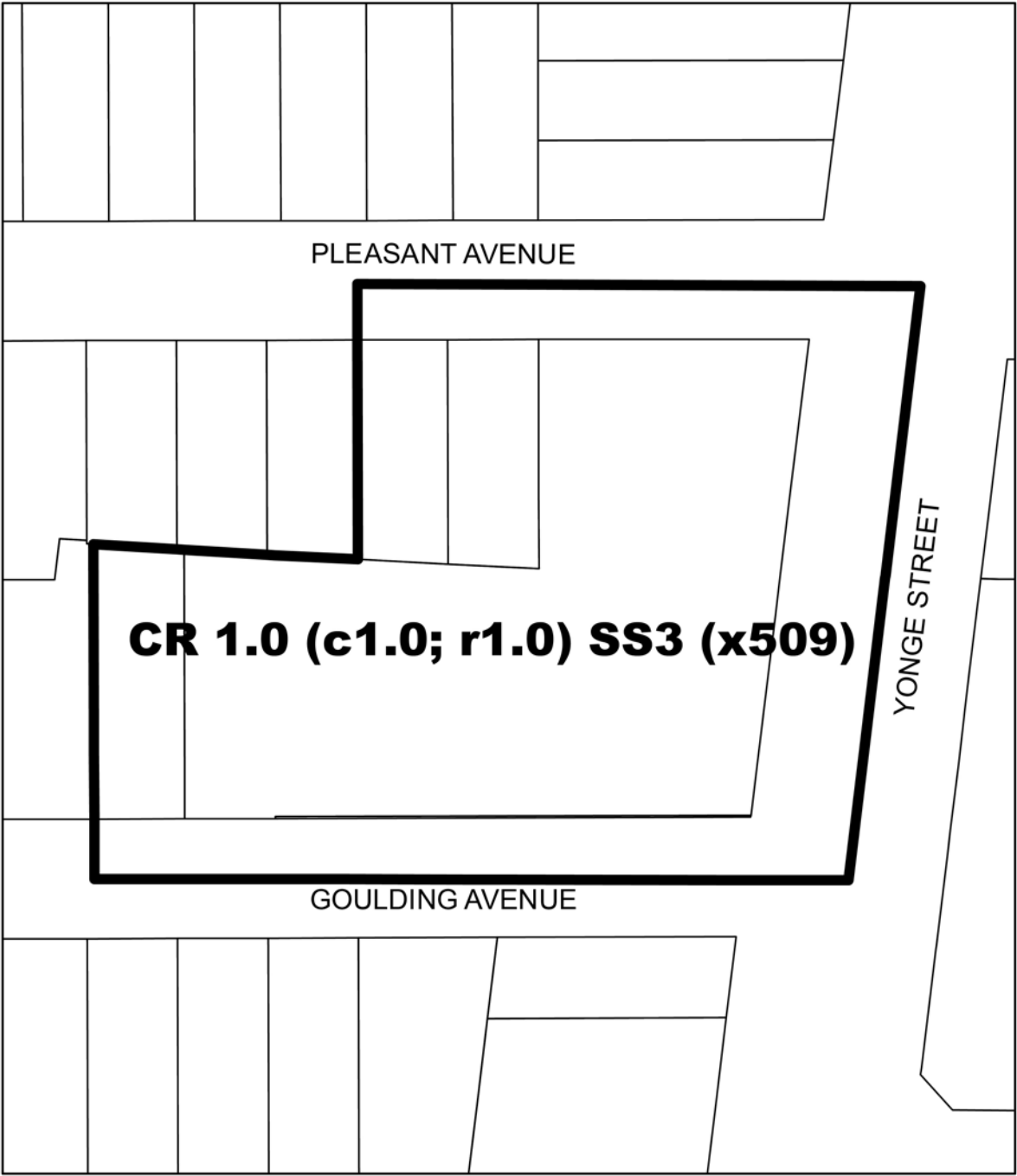


TORONTO
Diagram 1

6150 - 6160 Yonge Street, 9 - 11 Pleasant Avenue
& 18 Goulding Avenue

File # 19 243755 NNY 18 0Z


City of Toronto By-law 569-2013
Not to Scale
03/25/2022

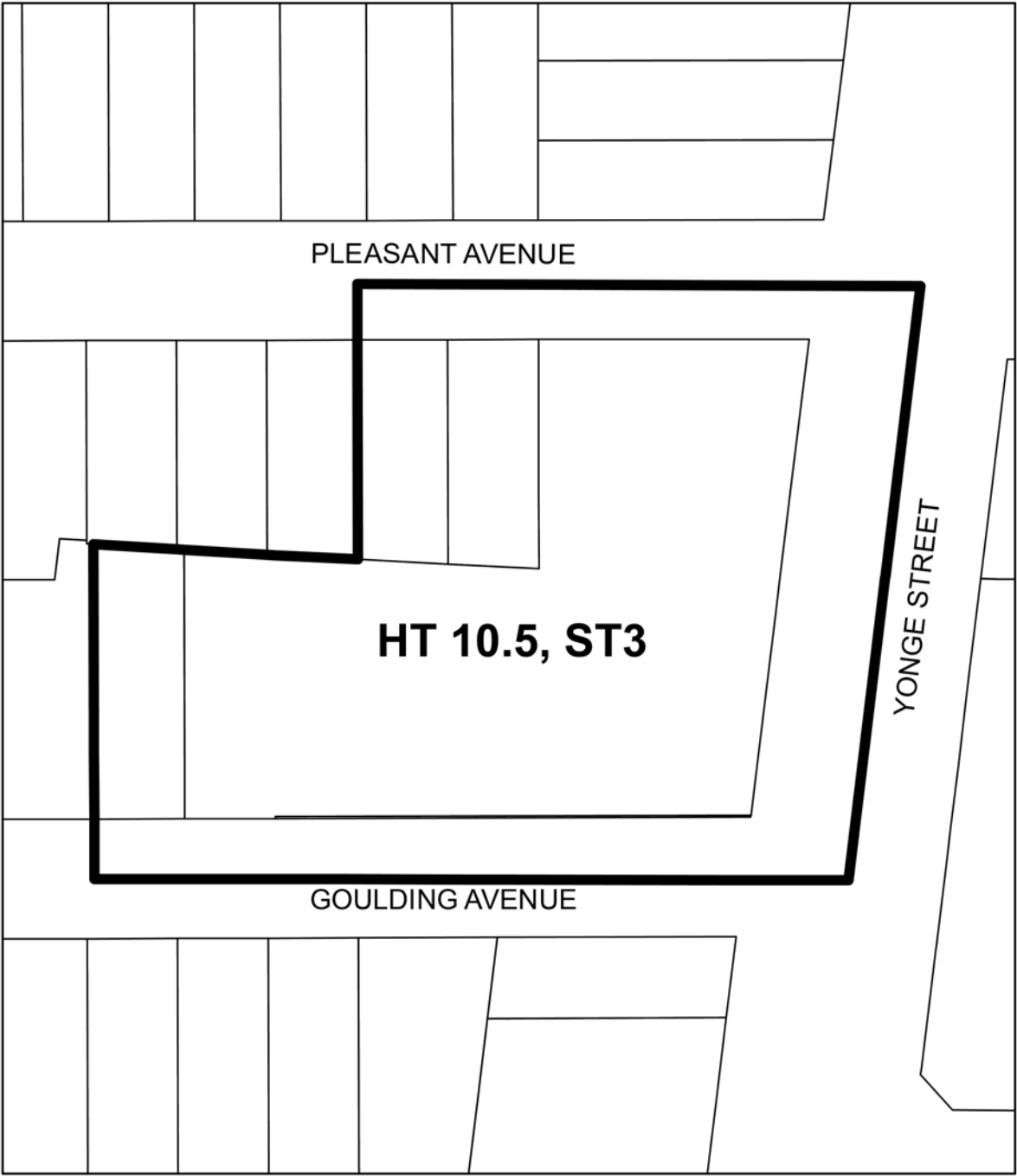


 **TORONTO**
Diagram 2

**6150 - 6160 Yonge Street, 9 - 11 Pleasant Avenue
& 18 Goulding Avenue**

File # 19 243755 NNY 18 OZ



City of Toronto By-law 569-2013
Not to Scale
03/25/2022

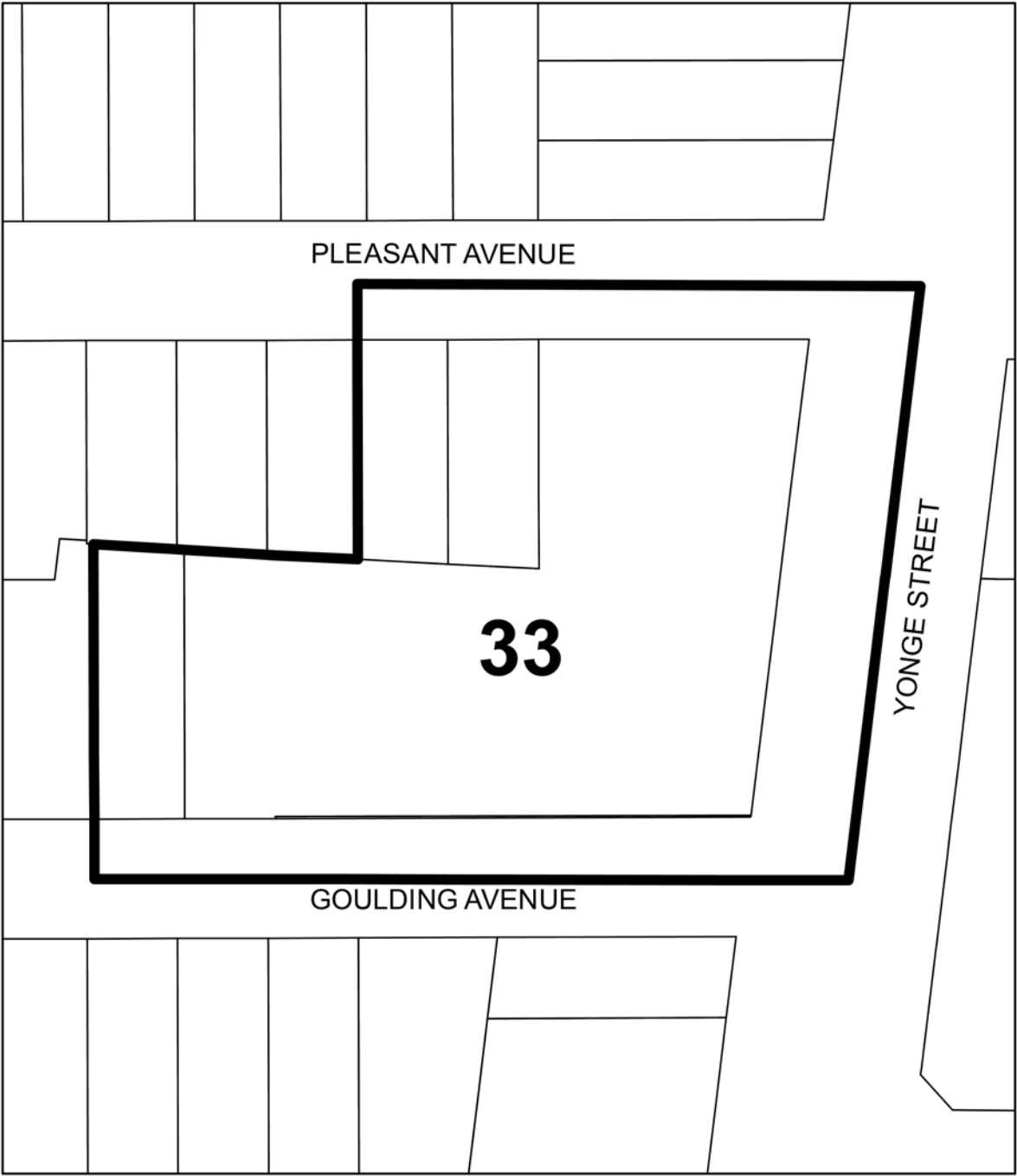


 **TORONTO**
Diagram 3

**6150 - 6160 Yonge Street, 9 - 11 Pleasant Avenue
& 18 Goulding Avenue**

File # 19 243755 NNY 18 OZ



City of Toronto By-law 569-2013
Not to Scale
03/25/2022

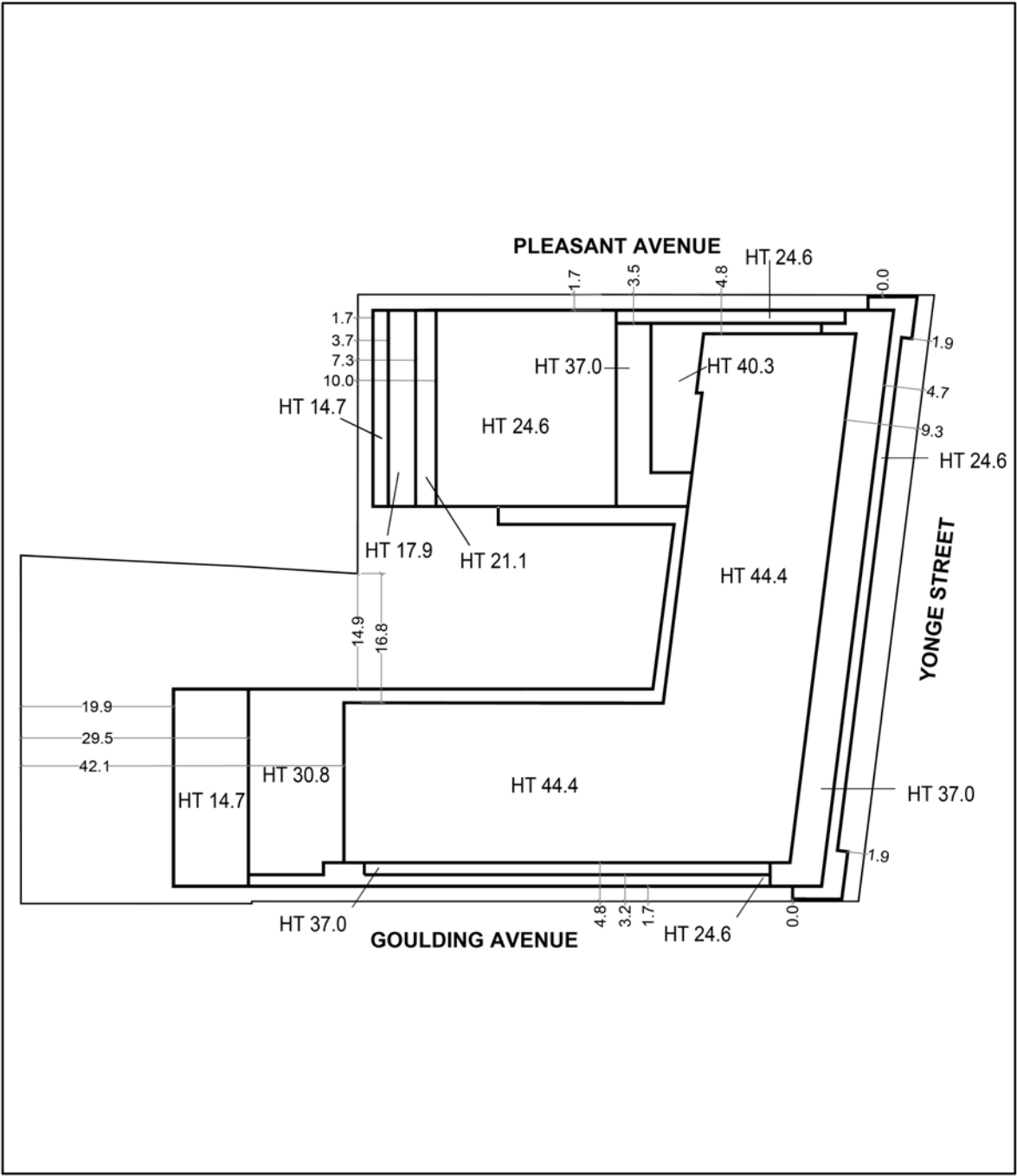


 **TORONTO**
Diagram 4

6150 - 6160 Yonge Street, 9 - 11 Pleasant Avenue
& 18 Goulding Avenue

File # 19 243755 NNY 18 OZ


City of Toronto By-law 569-2013
Not to Scale
03/25/2022



TORONTO
Diagram 5

**6150 - 6160 Yonge Street, 9 - 11 Pleasant Avenue
 & 18 Goulding Avenue**

File # 19 243755 NNY 18 OZ

City of Toronto By-law 569-2013
 Not to Scale
 03/25/2022

Attachment 7: Site Plan

