

6200 Yonge Street and 11 to 15 Moore Park Avenue – Official Plan and Zoning By-law Amendment Applications – Preliminary Report

Date: March 22, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 18 - Willowdale

Planning Application Number: 21 252332 NNY 18 OZ

Related Planning Application: 21 252331 NNY 18 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application for a 25-storey residential building, plus mechanical penthouse, measuring 82.6 metres in height, containing 347 dwelling units and 174 parking spaces. A total of 760 square metres of non-residential space is proposed on the ground floor for a daycare with 262 square metres of outdoor play area.

The application has been circulated to all appropriate agencies and City divisions for comment. City Planning staff will proceed to schedule a community consultation meeting for the application, in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 6200 Yonge Street and 11 to 15 Moore Park Avenue 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.

THE SITE

Description: The site is generally rectangular shaped. The site has an approximate area of 3,472 square metres with a frontage of approximately 40 metres along Yonge Street and 72 metres along Moore Park Avenue. The rear (west) side of the property abuts a low-rise residential neighbourhood. The existing detached dwellings on the site currently have driveway access from Moore Park Avenue. The existing commercial building currently has driveway access from Yonge Street and Moore Park Avenue.

Existing Use: One-storey commercial building and two detached dwellings.

Official Plan Designation: *Mixed Use Areas and Neighbourhoods.*

See Attachment 5 of this report for the Official Plan Land Use Map 16. The Toronto Official Plan can be found here: [Official Plan – City of Toronto](#)

Zoning: City of Toronto Zoning By-law 569-2013: Commercial Residential Zone - CR 1.0 (c1.0; r1.0) SS3 (x2565) permitting commercial and residential uses with a maximum density of 1.0 times the lot area for both uses. The exception in Zoning By-law 569-2013 contains a site specific provision which requires parking spaces be provided for each dwelling unit at a minimum rate of 1.5 parking spaces of which 0.25 parking spaces for each dwelling unit must be for visitor parking. The RD (f15.0; a610)(x5) zoning permits detached dwellings with a minimum lot frontage of 15.0 metres, a minimum lot area of 610 square metres, and a minimum side yard setback of 1.8 metres.

The former City of North York Zoning By-law 7625: R4 - Fourth Density One Family Detached Dwelling permitting only detached dwellings.

See Attachment 6 for the existing Zoning By-law 569-2013 Map and Attachment 7 for the existing Zoning By-law 7625 Map. City of Toronto Zoning By-law 569-2013 can be found here: [Zoning By-law 569-2013 – City of Toronto](#)

THE APPLICATION

Complete Application Submission Date: A Notification of Complete Application was deemed complete on January 25, 2022.

Description: A 25-storey (excluding the mechanical penthouse, measuring 76.6 metres in height) mixed-use building containing residential and non-residential uses.

Density: 7.2 times the area of the lot with a gross floor area of 25,786 square metres.

Dwelling Units: The application proposes 347 dwelling units, including 195 one-bedroom (56%), 114 two-bedroom (32%), and 38 three-bedroom units (10%).

Access, Parking, and Loading: Access to a three-level underground parking garage containing 174 parking spaces (138 resident, 34 visitor, and 2 commercial), is proposed from Moore Park Avenue. A total of 261 bicycle parking spaces are proposed as part of this development, which includes 236 long-term and 25 short-term spaces.

Additional Information

See Attachment 1 of this report for the Project Data Sheet, Attachment 2 for a three-dimensional representation of the project in context, Attachment 3 of this report for the location map, and Attachment 4 for the site plan. Detailed project information is found on the City's Application Information Centre at:

www.toronto.ca/6200YongeSt

Reason for the Application

An application for an Official Plan Amendment is required to redesignate the properties on Moore Park Avenue from *Neighbourhoods* to *Mixed Use Areas* to permit the development.

The Zoning By-law Amendment proposes to amend City of Toronto Zoning By-law 569-2013 and the former City of North York Zoning By-law 7625 to vary performance standards including: floor space index, height, building setbacks, projections, and vehicular and bicycle parking space requirements. Additional amendments to the Zoning By-laws may be identified as part of the application review.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application (File No. 21 252331 NNY 18 SA) is concurrently being reviewed.

SITE BACKGROUND

Yonge Street North Planning Study ("YSNPS")

The City initiated the Yonge Street North Planning Study in June of 2011 and the subject site is located within the study area. City Council referred the study back to staff for further review and requested City Planning consult with residents on a Draft Implementation Plan for the area of Yonge Street North. A Draft Implementation Plan was released for consultation with the community in 2014. Staff held a community consultation meeting on May 22, 2019 to re-launch the study given the gap in time since the previous consultation, and obtain feedback on the community on the work undertaken for the study. The Province's Regional Transportation Plan identifies the intersection of Yonge Street and Steeles Avenue as forming part of the northerly extension of the Yonge subway line. The Big Move also identifies the Steeles Avenue

corridor for east-west rapid transit. The YSNPS is supported with a Transportation Master Plan to identify transportation network and policy requirements. The site is located within the boundaries of the YSNPS area. The YSNPS is ongoing and future consultation is expected.

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity with the vision of the Yonge Street North Planning Study and Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified to be resolved:

- The overall fit of the proposed building and podium with respect to its existing and planned context, including its relationship to Yonge Street, Moore Park Avenue, and adjacent properties;
- The built form in accordance with the vision contemplated for the Yonge Street North Planning Study;
- The redesignation of the lands designated *Neighbourhoods to Mixed Use Areas*;
- Conformity with the applicable policies, including *Avenues, Mixed Use Areas, Built Form, Public Realm, and Urban Design Guidelines*;
- The quality of the public realm, including the relationship of the podium and ground floor to the public streets;
- Generous space for public pedestrian walkways buffered from vehicular movements;
- The shadow and wind impacts on the public realm and adjacent properties;
- Location and design of building entrances and its relationship with the public streets;
- The appropriate provision of vehicular parking spaces and cycling facilities;
- Appropriate transportation demand management strategy to support non-auto travel and meet Toronto Green Standard requirements;
- The unit mix and size with respect to the City's Growing Up: Planning for Children in New Vertical Communities Guidelines;
- Childcare facility that meets the City's standard terms and conditions to be considered a community facility benefit;
- The need for a pet relief area and on-site pet facilities with respect to the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Amount of indoor and outdoor amenity space;
- The provision of parkland (on-site, off-site or cash-in-lieu);

- The general quality of landscaping including the provision of large growing shade trees;
- The infrastructure capacity (water, sewage, hydro, etc.) to accommodate the proposed development;
- The applicant is encouraged to pursue Tier 2, 3, or 4 of the Toronto Green Standard for climate change mitigation and resilience purposes; and
- In the event the City accept in-kind benefits from the applicant pursuant to Section 37 of the Planning Act, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Other Matters

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

NEXT STEPS

City Planning staff will host a community consultation meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the *Planning Act*, at a North York Community Council meeting, when a Final Report is prepared.

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Drawings

Attachment 1: Project Data Sheet

Attachment 2: 3D Model of Proposal in Context

Attachment 3: Location Map

Attachment 4: Site Plan

Attachment 5: Official Plan Map #16

Attachment 6: Zoning By-law 569-2013

Attachment 7: Zoning By-law 7625

Attachment 1: Project Data Sheet

Municipal Address: 6200 Yonge Street, Date Received: December 31, 2021
 11-15 Moore Park
 Avenue

Application Number: 21 252332 NNY 18 OZ

Application Type: OPA / Rezoning

Project Description: Official Plan and Zoning By-law Amendment application to facilitate the redevelopment of the site for a 25-storey mixed-use building having a non-residential gross floor area of 760 square metres, and a residential gross floor area of 24,332 square metres. A total of 347 residential dwelling units and 174 parking spaces are proposed, including 138 residential, 34 visitor and 2 commercial spaces.

Applicant	Agent	Architect	Owner
Malone Given Parsons LTD	Malone Given Parsons LTD	ZO1	6200 Yonge GP INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR 1.0 (c1.0; r1.0) SS3 (x2565); RD (f15.0; a610) (x5); R4	Heritage Designation:	N
Height Limit (m):	10.5	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 3,472 Frontage (m): 41 Depth (m): 291

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			964	964
Residential GFA (sq m):			24,332	24,332
Non-Residential GFA (sq m):			760	760
Total GFA (sq m):			25,092	25,092
Height - Storeys:			25	25
Height - Metres:			75	75

Lot Coverage Ratio (%): 27.76 Floor Space Index: 7.23

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	24,332	0
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	760	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	2			
Condominium:			347	347
Other:				
Total Units:	2		347	347

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			195	114	38
Total Units:			195	114	38

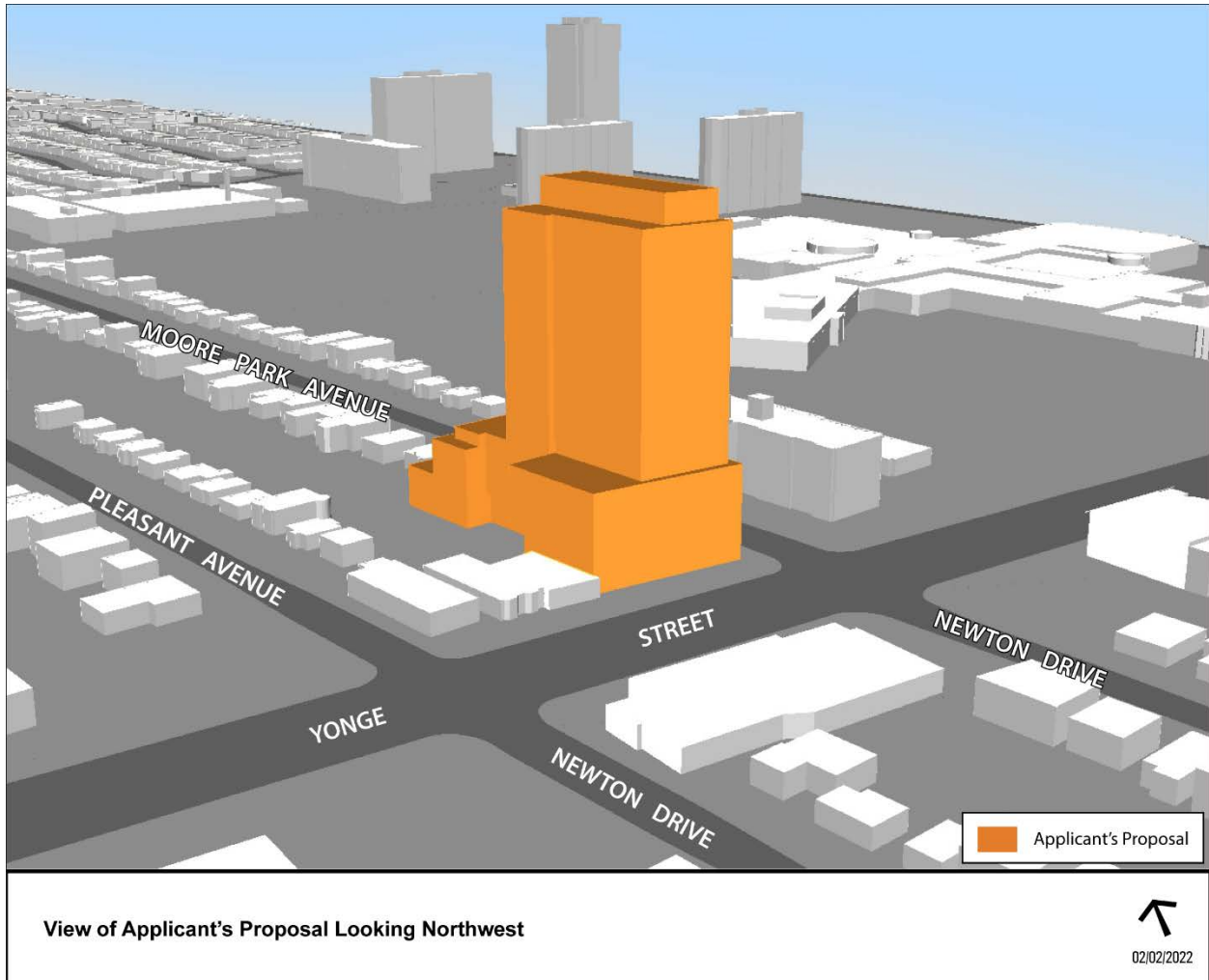
Parking and Loading

Parking Spaces:	174	Bicycle Parking Spaces:	261	Loading Docks:	1
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CONTACT:

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Attachment 2: 3D Model of Proposal in Context

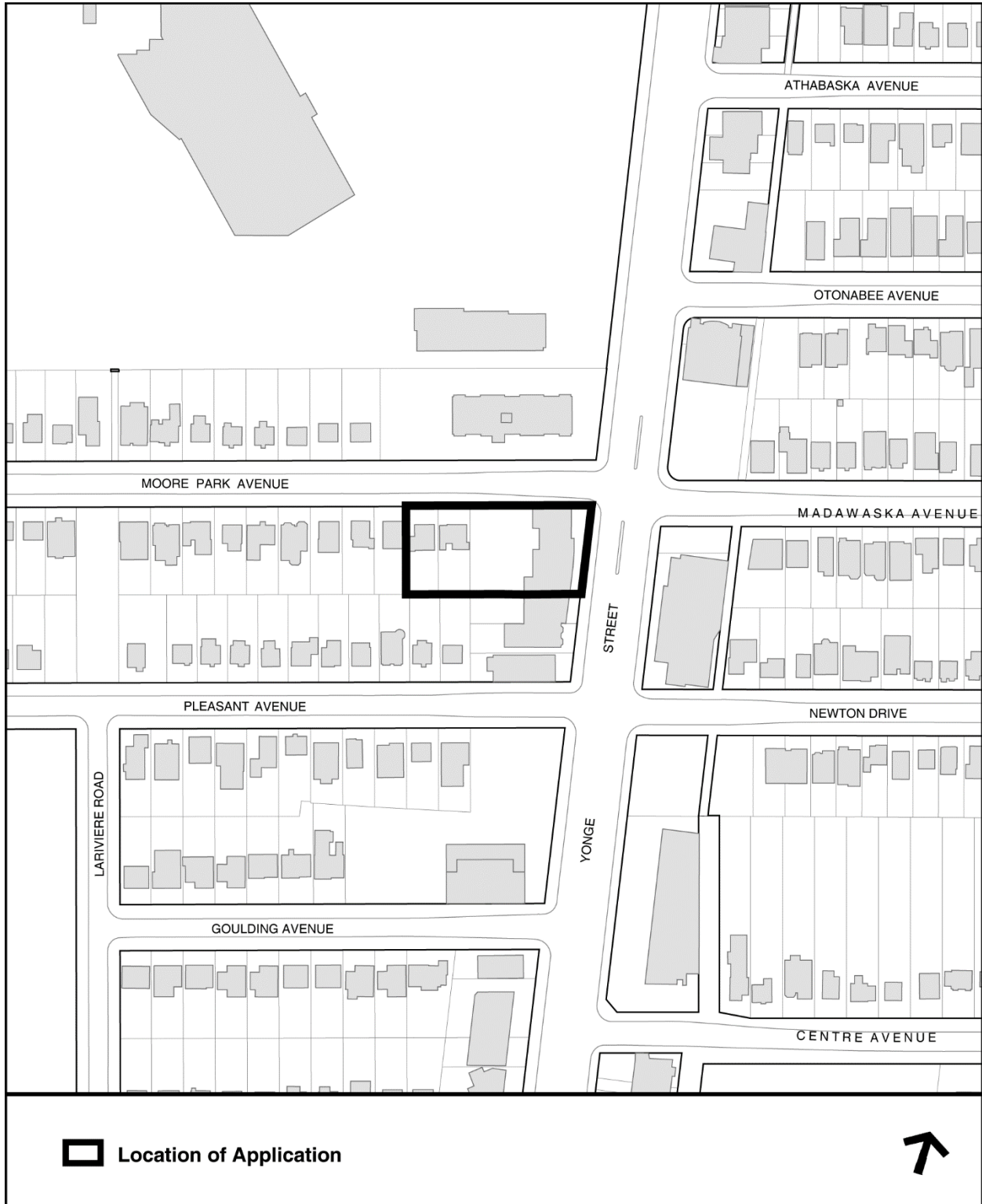




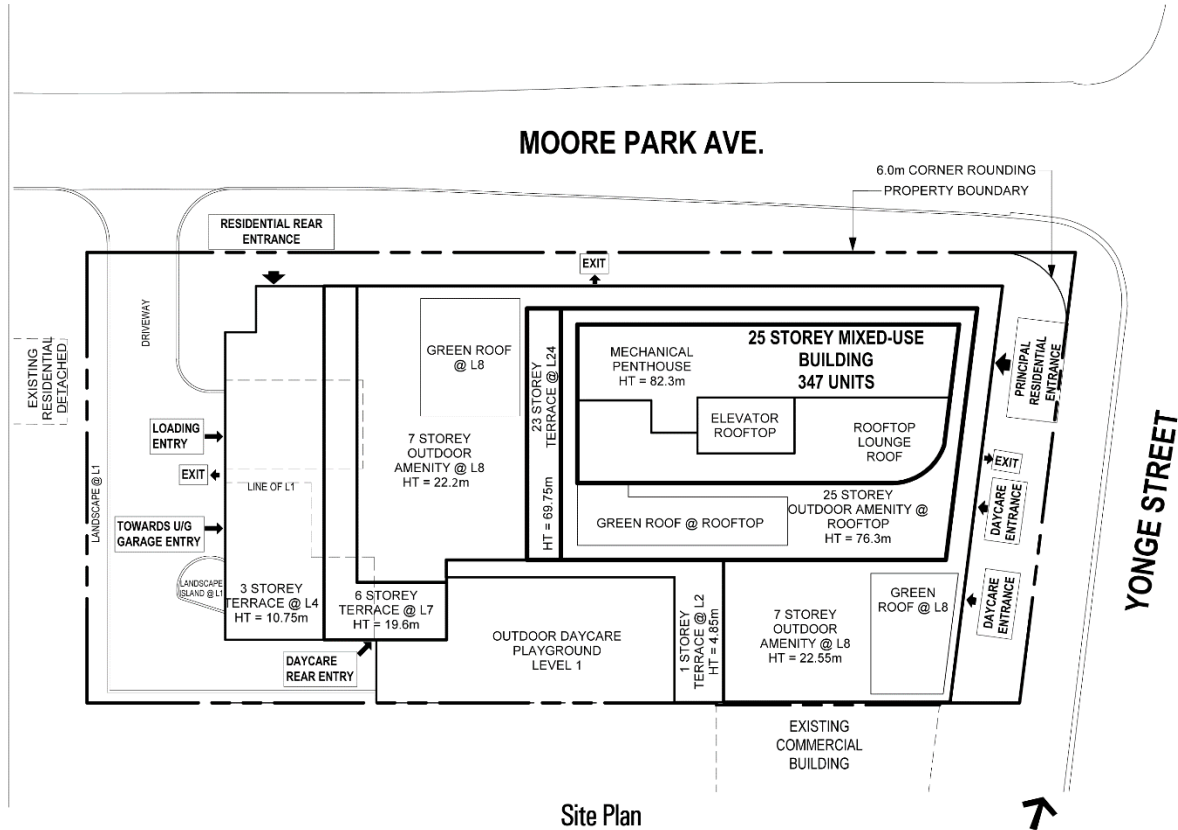
View of Applicant's Proposal Looking Southeast

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02/02/2022

Attachment 3: Location Map



Attachment 4: Site Plan



Attachment 5: Official Plan Land Use Map #16




Official Plan Land Use Map #16

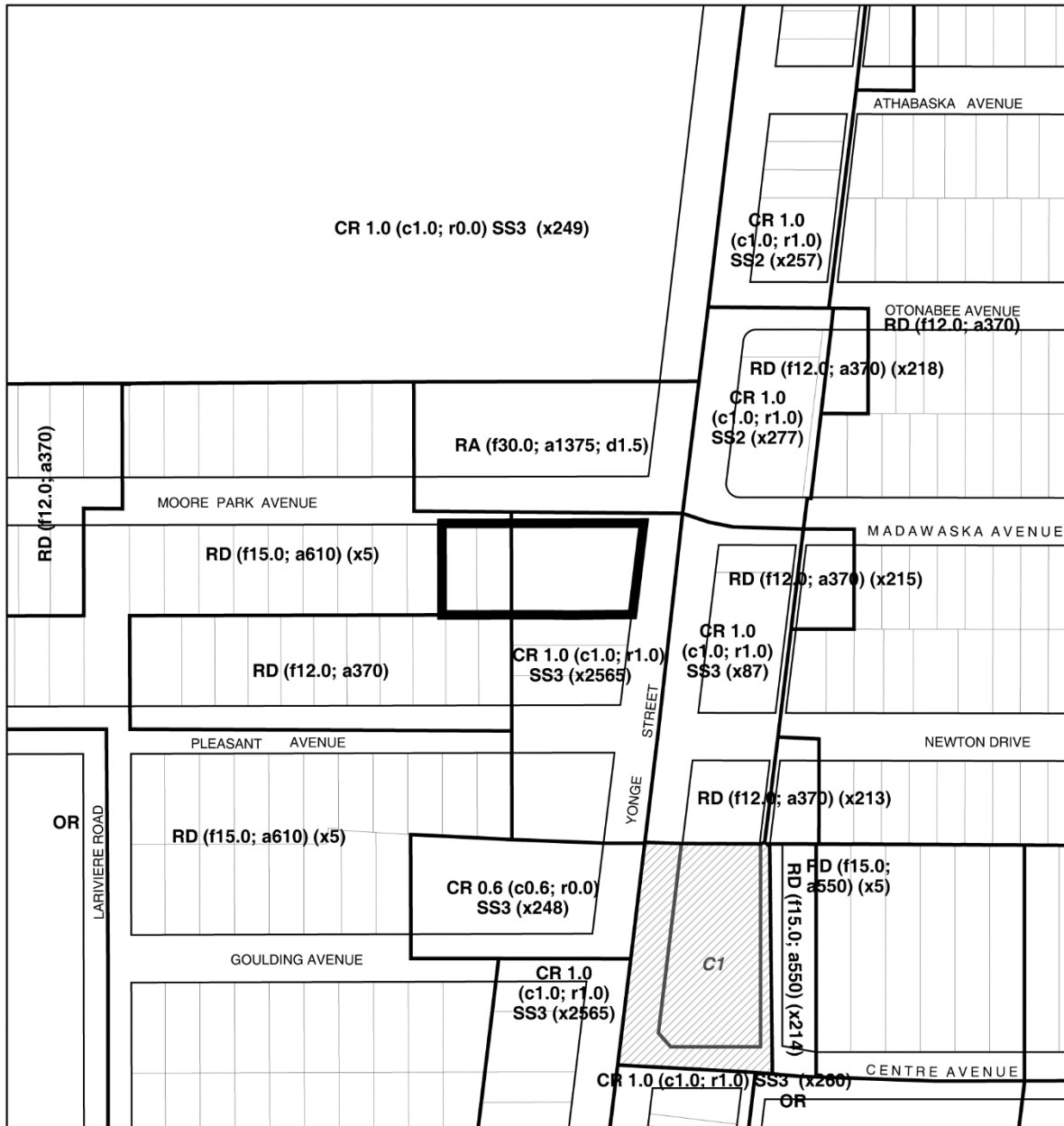
6200 Yonge St & 11-15 Moore Park Avenue

File # 21 252332 NNY 18 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Parks


 Not to Scale
 Extracted: 01/04/2022

Attachment 6: Zoning By-law 569-2013




Zoning By-law 569-2013

6200 Yonge St & 11-15 Moore Park Avenue

File # 21 252332 NNY 18 0Z

-  Location of Application
- RD** Residential Detached
- RA** Residential Apartment
- 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: 01/04/2022

Attachment 7: Zoning By-law 7625



Zoning By-law 7625

6200 Yonge St & 11-15 Moore Park Avenue

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Location of Application

- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- C3 District Shopping Centre Zone
- O1 Open Space Zone



Not to Scale
Extracted: 01/04/2022