

6167 Yonge Street, 10 Newton Drive and 9 Madawaska Avenue – Official Plan Amendment and Zoning By-law Amendment Application – 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: 22 108032 NNY 18 OZ

Related Application: 22 108031 NNY 18 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 6167 Yonge Street, 10 Newton Drive and 9 Madawaska Avenue to facilitate two, 14-storey (53.8 metres) mixed use buildings, containing 549 dwelling units and 997.7 square metres of at-grade retail. The overall gross floor area is 38,809.7 square metres, resulting in a density of 5.98 times the lot area.

The application has been circulated to all appropriate City divisions and public agencies for comment. City Planning 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 6167 Yonge Street, 10 Newton Drive and 9 Madawaska 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 subject site comprises two main lots that front Yonge Street. Site A, located on the north side of Newton Drive, consists of 6167 Yonge Street and also includes 10 Newton Drive and 9 Madawaska Avenue. Site B is located on the south side of Newton Drive and currently has no municipal address, but is being referred to as 6167 Yonge Street for the purpose of this application as it is under the same ownership as Site A.

Site A has a lot area of 4,338 square metres, and Site B has a lot area of 2,150 square metres. Site A has approximately 75.16 metres of frontage on Yonge Street, as well as 56.53 metres of frontage on Newton Drive and 59.76 metres on Madawaska Avenue. Site B has approximately 37.17 metres of frontage on Yonge Street, as well as 55.91 metres of frontage on Newton Drive.

Existing Uses

Site A is primarily occupied by a Mazda car dealership at 6167 Yonge Street, as well as a detached house used for the car dealership's commercial operations at 10 Newton Drive and a two-storey commercial building at 9 Madawaska Avenue. Site B is also part of the Mazda car dealership and provides additional surface parking for the dealership.

The subject site also includes a laneway extending along the eastern edge of 6167 Yonge Street, on both the north and south sides of Newton Drive, which is currently owned by the City. The applicant is proposing a land swap or sale in order to acquire the laneway to facilitate the proposed development.

Official Plan Designation

The lands fronting Yonge Street, primarily at 6167 Yonge Street, are designated *Mixed Use Areas*. The lands immediately beyond Yonge Street, primarily at 10 Newton Drive and 9 Madawaska Avenue, are designated *Neighbourhoods*. 9 Madawaska Avenue is also subject to Site and Area Specific Policy (SASP) 70, which permits a medical office. See Attachment 4 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Zoning

The *Mixed Use Areas* lands along Yonge Street are zoned Commercial Residential Zone (CR 1.0 (c1.0; r1.0) SS3 (x87)) by Zoning By-law 569-2013, with a height limit of 10.5 metres or 3-storeys. The *Neighbourhoods* designated lands are zoned Residential Detached Zone (RD (f12.0; a370)). See Attachment 5 of this report for the existing Zoning By-law Map. The City's Zoning By-law 569-2013 can be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>.

Yonge Street North Planning Study

The site is located within the Yonge Street North Planning Study Area. The Yonge Street North Planning Study was initiated to develop a vision for the Yonge Street corridor between Steeles Avenue and Finch Avenue to manage and guide the expected growth and development. The draft Built Form Map in the Planning Study locates the site within the mid-rise area of the plan. The mid-rise areas are proposed to provide a transition between the high density nodes at Steeles Avenue and Cummer Avenue and surrounding low-rise neighbourhood lands. Further information on the Yonge Street North Planning Study can be found here: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/yonge-street-north-planning-study/>

THE APPLICATION

Complete Application Submission Date

The application has been deemed complete as of February 11, 2022 and a Notice of Complete Application was provided to the applicant on March 10, 2022.

Description

The application proposes two, 14-storey (53.8 metres including mechanical penthouse) mixed use buildings with 37,522.1 square metres of residential gross floor area ("GFA") and 997.70 square metres of retail GFA. An on-site parkland dedication of 442.1 square metres is proposed at the northeast corner of Site A.

Density

The application proposes a density of 5.86 times the lot area on Site A, and a density of 6.23 times the lot area on Site B, for an overall site density of 5.98 times the lot area.

Dwelling Units

The proposed development will have a total of 549 residential units, with 354 units located on Site A and 195 units located on Site B. The units are comprised of 25 studio units (4.6%), 317 one-bedroom units (57.7%), 145 two-bedroom units (26.4%), and 62 three-bedroom units (11.3%).

Access, Parking and Loading

Vehicular access to the proposed development on Site A is proposed via a private driveway that extends north-south through the site, from Madawaska Avenue to Newton Drive. Vehicular access to Site B is provided from Newton Drive.

A total of 273 parking spaces are provided within two levels of underground parking, with 193 spaces on Site A and 80 spaces on Site B. The applicant also proposes to provide a total of 550 bicycle spaces of which 495 spaces will be long-term and 55 spaces will be short-term.

One (1) Type G loading space is proposed on Site A and Site B. The loading spaces are proposed to be internalized and accessed via the driveways on the east side of each building.

Additional Information

See Attachments 1, 2, 3 and 6 of this report for a location map, three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

<http://app.toronto.ca/AIC/index.do?folderRsn=qYBjxDkf0CQZODyPSLY%2Bgw%3D%3D>

Reason for the Application

An Official Plan Amendment is required in order to designate the entirety of Sites A and B as *Mixed Use Areas*. A Zoning By-law Amendment is required to amend City of Toronto Zoning By-law 569-2013 and former City of North York Zoning By-law 7625 to permit the proposed mid-rise built form and vary performance standards including building height, gross floor area, minimum setbacks, encroachments, angular plane, access location, parking rates, parking and bicycle parking space locations, building stepbacks, and minimum amenity space requirements. Additional amendments to the Zoning By-laws may be identified as part of the application review.

Site Plan Control

The development is subject to Site Plan Control. A Site Plan Control application (File No. 22 108031 NNY 18 SA) has been submitted and is being reviewed concurrently with the Official Plan and Zoning By-law Amendment application.

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 to the Official Plan. At this stage in the review, the following preliminary issues have been identified:

- The overall fit of the proposed development on the subject site and within the surrounding context;
- Demonstrating how the proposed building height and massing are appropriate, relate to the existing and planned context, and respond to the Mid-Rise Design Guidelines;
- Adherence to angular planes and minimizing shadow impacts, particularly to the east side of the development including the proposed public park;
- Alignment of the proposal with the vision for the Yonge Street North Study Area and future Secondary Plan policies;

- Whether the sale of the City-owned laneway or land swap is appropriate;
- The proposed streetwall height and step-backs of the upper floors;
- The quality of the public realm including the relationship of the ground floor and lower levels of the building to the street, the provision of unencumbered sidewalks, and the adequate provision of street furniture and bicycle parking;
- The size and location of the proposed on-site parkland dedication;
- Review of vehicular access to the site, parking and loading;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The unit mix and sizes with respect to the City's Growing Up: Planning for Children in New Vertical Communities guidelines;
- Appropriateness of the indoor and outdoor amenity areas, as well as the suitability and configuration of amenity spaces for families with children and for pets; and
- 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.
- In the event the City accepts 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.

Additional Issues

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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 E-mail: Heather.Au@toronto.ca

SIGNATURE

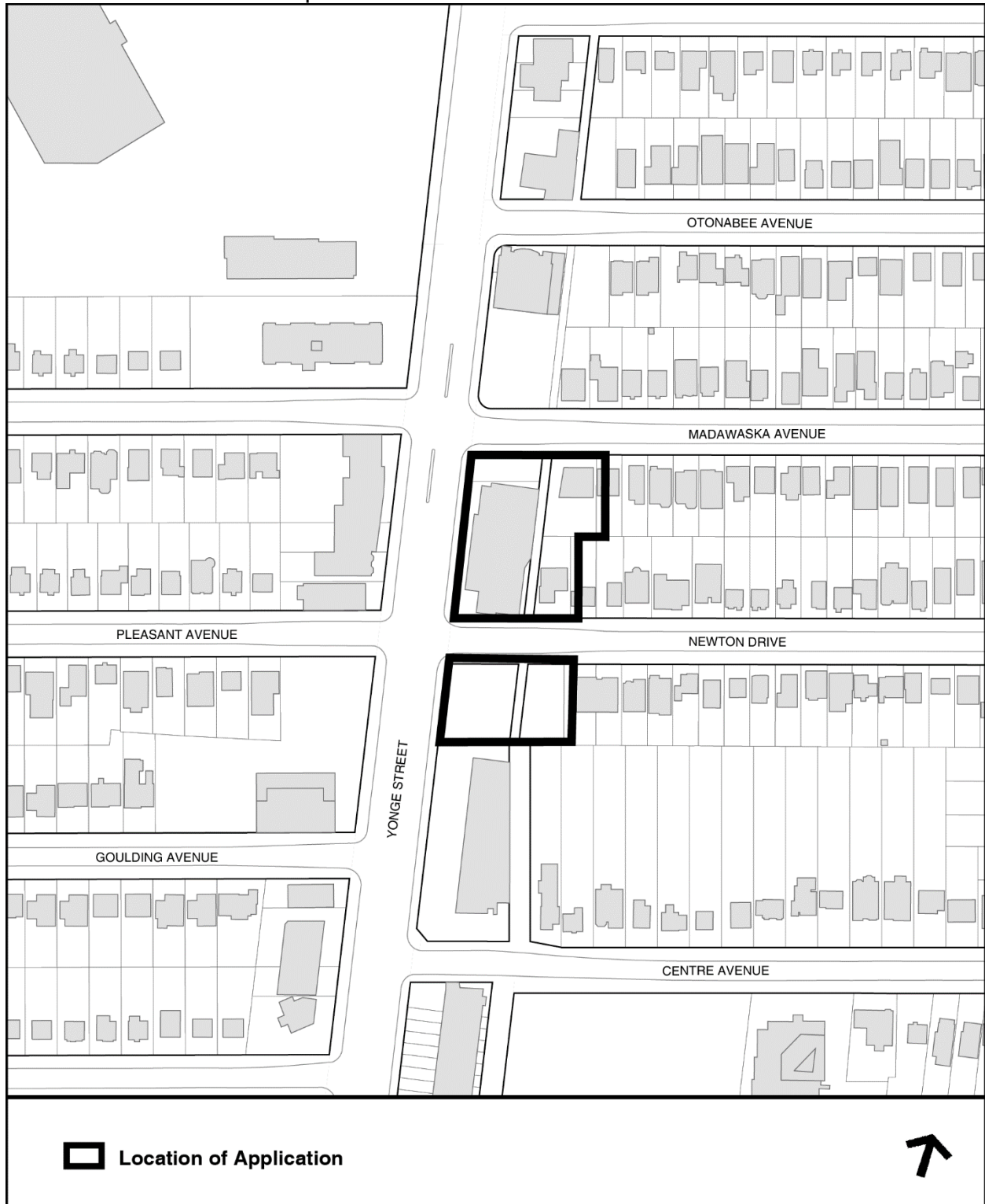
David Sit MCIP, RPP, Director
Community Planning, North York District

ATTACHMENTS

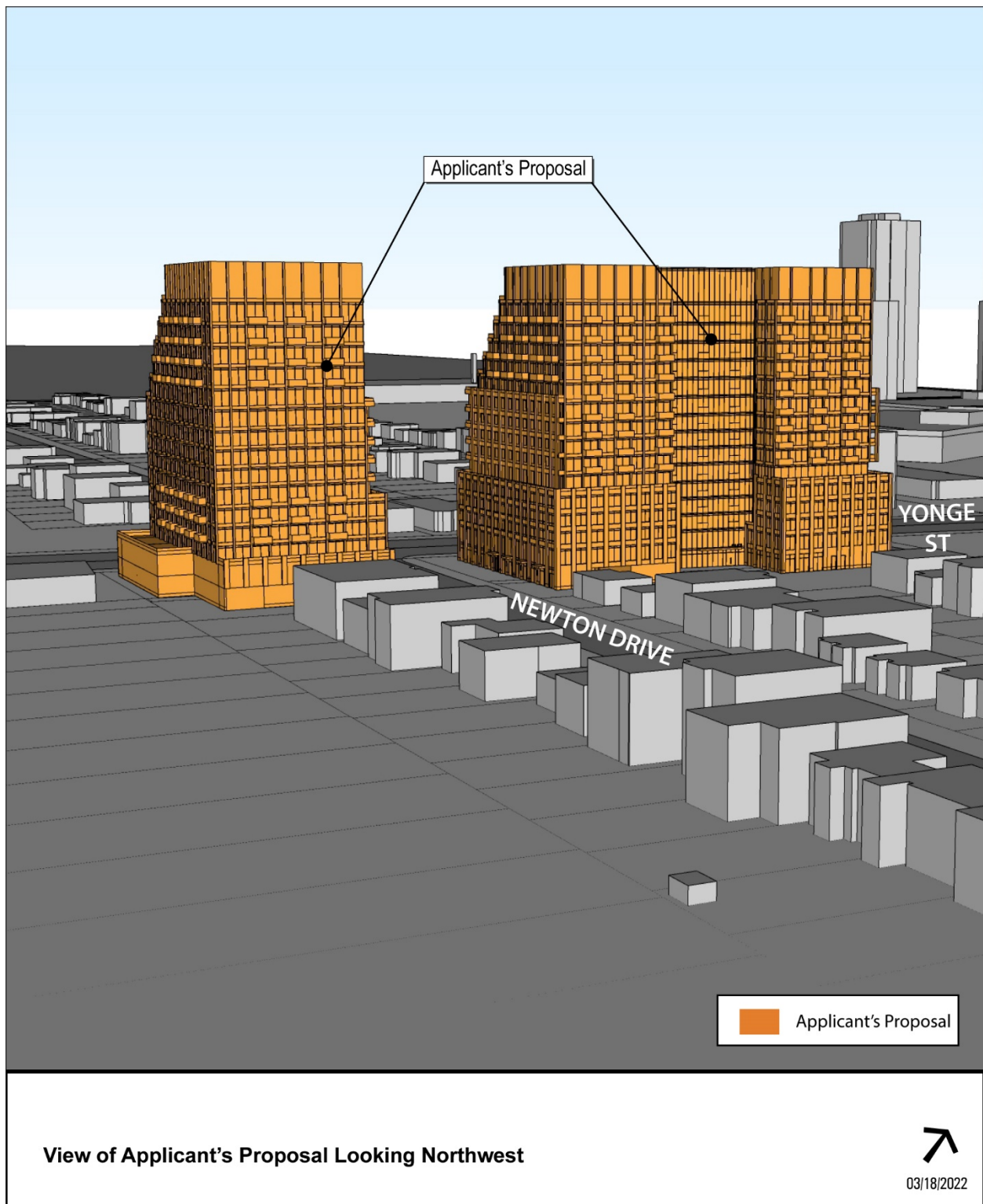
City of Toronto Drawings

- Attachment 1: Location Map
- Attachment 2: 3D Model of Proposal in Context
- Attachment 3: Site Plan
- Attachment 4: Official Plan Map
- Attachment 5: Zoning By-law Map
- Attachment 6: Application Data Sheet

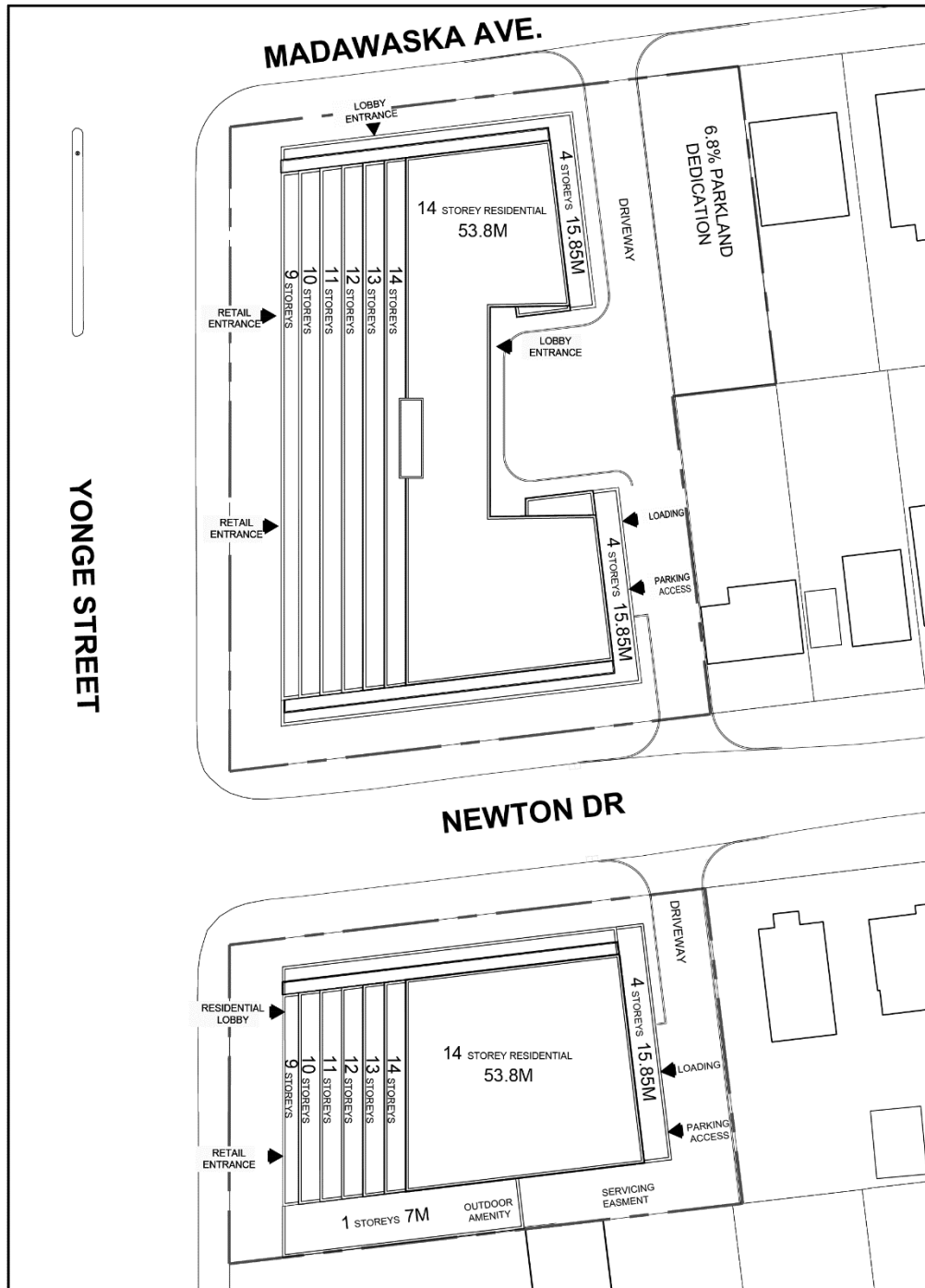
Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context



Attachment 3: Site Plan



Site Plan



Attachment 4: Official Plan Map



Official Plan Land Use Map #16

6167 Yonge St, 9 Madawaska Ave 10 Newton Drive

File # 22 108032 NNY 18 0Z



Location of Application

Neighbourhoods

Mixed Use Areas

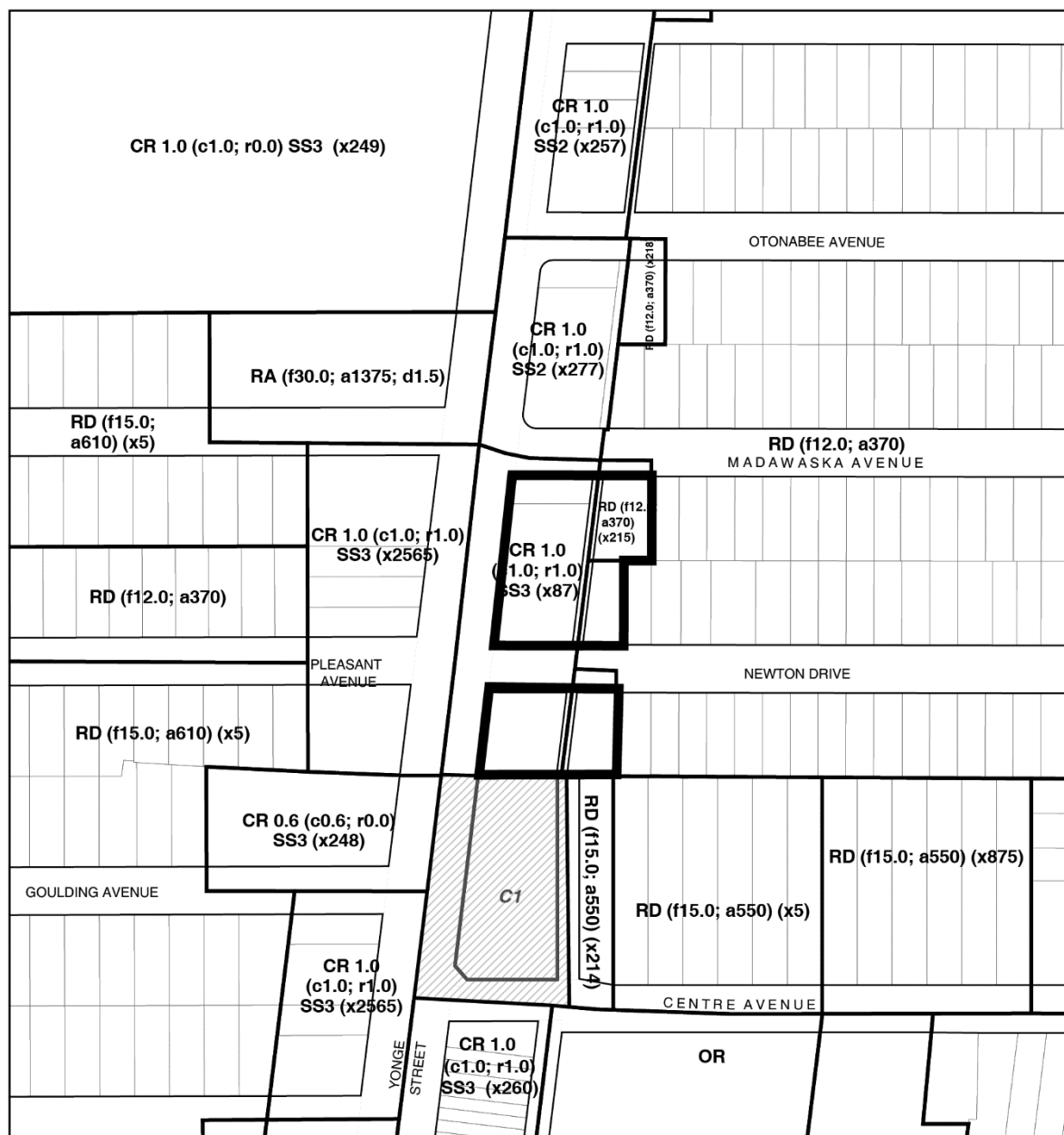


Parks



Not to Scale
Extracted: 01/31/2022

Attachment 5: Zoning By-law Map



6167 Yonge St, 9 Madawaska Ave, 10 Newton Drive

Zoning By-law 569-2013

File # 22 108032 NNY 18 02



Location of Application

RD
RA
CR
OR

Residential Detached
Residential Apartment
Commercial Residential
Open Space Recreation



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



Not to Scale
Extracted: 01/31/2022

Attachment 6: Application Data Sheet

Municipal Address: 6167 YONGE ST, 10
NEWTON DR, 9
MADAWASKA AVE

Date Received: January 27, 2022

Application Number: 22 108032 NNY 18 OZ

Application Type: OPA & Rezoning

Project Description: Official Plan and Zoning By-law Amendment to facilitate the redevelopment of the site for two 14-storey mixed-use buildings having a combined non-residential gross floor area of 998 square metres, and a residential gross floor area of 37,812 square metres. A total of 549 residential dwelling units are proposed.

Applicant
REPUBLIC
DEVELOPMENTS

Agent

Architect

Owner
SHIVANI
RUPARELL

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas & Neighbourhoods CR 1.0 (c1.0; r1.0) SS3 (x87); RD (f12.0; a370) (x215)

Site Specific Provision: SASP 70

Zoning: RD (f12.0; a370) (x215)

Heritage Designation:

Height Limit (m): 10

Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 6,488

Frontage (m): 118

Depth (m): 57

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	2,087		3,426	3,426
Residential GFA (sq m):	236		37,812	37,812
Non-Residential GFA (sq m):	2,499		998	998
Total GFA (sq m):	2,735		38,810	38,810
Height - Storeys:	2		14	14
Height - Metres:	6		48	48

Lot Coverage Ratio (%): 52.81

Floor Space Index: 5.98

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	37,522	290
Retail GFA:	998	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	1			
Condominium:				
Other:			549	549
Total Units:	1		549	549

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		25	317	145	62
Total Units:		25 (4.6%)	317 (57.7%)	145 (26.4%)	62 (11.3%)

Parking and Loading

Parking Spaces: 273 Bicycle Parking Spaces: 550 Loading Docks: 2

CONTACT:

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