

6212-6600 Yonge Street – Official Plan Amendment Application – Preliminary Report

Date: March 23, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 18 - Willowdale

Planning Application Number: 21 246686 NNY 18 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Official Plan Amendment application at the Centerpoint Mall lands at 6212 - 6600 Yonge Street. The application proposes Official Plan policies to guide a future redevelopment of the site with 635,766 square metres of residential uses and 29,514 square metres of non-residential space, resulting in an overall site density of 4.57. Also proposed are new public and private streets, a new public park, and development blocks.

The application has been circulated to all appropriate agencies and City divisions for comment. City Planning staff have conducted a community consultation meeting for the application with the Ward Councillor and the applicant on February 15, 2022.

RECOMMENDATIONS

The City Planning Division recommends that:

1. North York Community Council direct City Planning staff to continue to work with the applicant to revise the proposal to such a time that the development can be supported by City Staff.

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 is located southwest of Yonge Street and Steeles Avenue West. To the south of the site is a low-rise residential neighbourhood and to the west is the Newtonbrook Secondary School. The site has an area of approximately 146,430 square

metres, as well as approximately 385 metres of frontage on Yonge Street and 390 metres on Steeles Avenue West.

Existing Uses

The site is currently occupied by a shopping mall with commercial and service uses and separate building with commercial uses. The site is surrounded by surface parking.

Official Plan Designation

The Yonge Street portion of the site is identified as an *Avenue* on Map 2 – Urban Structure of the Official Plan. The Urban Structure Map 2 can be found on Attachment 5. The entire site is designated *Mixed Use Areas* on Land Use Map 16. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and opens spaces and utilities. Official Plan Land Use Map #16 can be found on Attachment 6. The Official Plan policies can be found here: [Official Plan - City of Toronto](#)

Zoning By-laws

The site is zoned Commercial Residential (c1.0; r0.0) SS3 (x249) by City-wide Zoning By-law 569-2013, as amended. The total maximum permitted density is 1.0 times the lot area for commercial uses and 0 for residential 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. A map for Zoning By-law 569-2013 can be found in Attachment 7. The City's Zoning By-law 569-2013 may be found here: [Zoning By-law 569-2013 - City of Toronto](#)

The site is zoned District Shopping Centre - C3(6) under the former City of North York Zoning By-law 7625, as amended. This zone permits restaurants, retail stores, personal service shops, and theatres, among other uses. The exception in the By-law prescribes a minimum number of parking spaces per leasable area and business or professional offices. A map for Zoning By-law 7625 can be found on Attachment 8.

Yonge Street North Planning Study

The City initiated the Yonge Street North Planning Study ("YSNPS") 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 to obtain feedback from 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 YSNPS is Staff Report for Action - Preliminary Report - 6212-6600 Yonge Street

ongoing and future consultation is expected. The Official Plan Amendment for this site is intended to inform the draft policies of this Study and to establish site-specific policies to guide the future redevelopment of the site.

Staff are working on the study and anticipate to present a final report and Secondary Plan policies to City Council in 2022. Further information on the YSNPS is available here: [Yonge Street North Planning Study - City of Toronto](#)

THE APPLICATION

Notice of Complete Application Issued

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

Description

This application proposes mixed-use development with approximately 635,766 square metres of residential gross floor area. The proposed development blocks would contain eighteen tall buildings, four mid-rise buildings and eleven townhouse blocks. The heights proposed range from fifty-storeys at the intersection of Yonge Street and Steeles Avenue down to four-storey townhouses at the south end of the site.

The application proposes a 22,757 square metre City-owned park to be centrally located within the site. East of the public park, privately-owned publically accessible space ("POPS") is proposed which would provide a pedestrian and visual connection to Yonge Street. POPS are also proposed on Blocks A, B, G, and F.

Density

The application proposes an overall density of 4.57 times the lot area.

Dwelling Units

A total of 8,235 dwelling units are proposed with a unit mix comprised of 3,746 one-bedroom units (45%), 3,746 two-bedroom units (45%), and 832 three-bedroom units (10%), plus 32 live/work units.

Access, Parking and Loading

Vehicular access would be provided from a new public street connecting to Steeles Avenue West, which continues south and eastward to connect to Yonge Street. The site would also be accessed from a proposed public road connecting the site to the existing low-rise neighbourhood to the south. A total of five new public streets and seven development blocks are proposed as part of the proposed mixed-use development. The new street pattern would also include five new private streets which would provide east-west connections through the development blocks. The private roads at the south end of the site would provide access to the townhouse blocks.

A total of 7,486 parking spaces are proposed across the site between one- and two levels of underground parking. No details regarding the number of bicycle parking spaces and loading have been provided as of yet.

Additional Information

Site statistics can be found in the Application Data Sheet found in Attachment 1. A 3D model of the proposal in context, location map, and a site plan are included as Attachments 2, 3 and 4.

Detailed project information and the materials submitted with the application is available on the City's Application Information Centre at:

www.toronto.ca/6212-6600YongeStreet

Reasons for the Application

An amendment to the Official Plan has been submitted to establish a Site and Area Specific Policy ("SASP") to guide future development on the site. The Official Plan Amendment proposes that the redevelopment of the site will occur in phases and that the existing mall would remain in operation, or partial operation, during initial phases. The OPA identifies a Phasing Strategy and Implementation Plan which outlines the requirement to identify a residential unit count and number of bedrooms, non-residential floor area, and infrastructure improvements and community services and facilities to be provided prior to the completion of any phase to support that phase of development. This phasing will be implemented through a Plan of Subdivision and Zoning By-law Amendment applications and would be secured through legal agreements, including public easements, where required.

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 the A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan, including its urban design principles, and the *Mixed Use Areas* designation of the Official Plan.

At this stage in the review, the following preliminary issues have been identified:

- The proposed mix of building types, heights, massing and transitions, and density in accordance with the vision contemplated within the Yonge Street North Planning Study;
- The proposed overall site organization in accordance with the vision contemplated in the Yonge Street North Planning Study;
- Appropriateness of the proposed base building heights, streetwall heights, setbacks, and step-backs;

- Details for the vision and development of the public realm and open spaces, including the central park, POPS, streetscape and mid-block pedestrian connections;
- The provision of Public Art;
- Privacy, overlook and access to sunlight and skyview;
- The preliminary shadow impacts on the public realm, parkland, and adjacent properties;
- Location, design, and width of the public and private street network;
- Potential impacts on the transportation and servicing infrastructure;
- Policies requiring a transportation demand management strategy that addresses future on-site development and meets Toronto Green Standard requirements;
- The proposed provision, location and size of the City-owned parkland and the POPS;
- The proposed amount of non-residential uses and its distribution and location on the site;
- Coordination of proposed built form and transportation facilities, infrastructure, and integration with future transportation infrastructure, including the Yonge North Subway extension and improvements to Steeles Avenue West, existing and future development and public realm;
- Pedestrian and cycling network and circulation throughout the site and integration with the surrounding area;
- Provision of appropriate parking supply that is suitable for transit-oriented development and encouraging use of active transportation;
- Housing policies outlining the affordable housing strategy, including location and phasing, tenure, and unit mix and size;
- The inclusion of policies outlining sustainability measures, including storm and wastewater management, water and energy conservation, among other measures;
- Policies for the provision of community services and facilities to adequately service existing and future residents; and
- Phasing Plan that identifies location, size and sequencing of development, residential unit count and number of bedrooms, non-residential floor area, and infrastructure improvements, including road network, community services and facilities provided to support each phase of development, among other considerations through the review process.
- In the event 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, division and agency comments and the community consultation process.

CONTACT

Michael Romero, Planner
Community Planning, North York District
Tel. No. 416-395-6747
E-mail: Michael.Romero@toronto.ca

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 Avenues Map 2
Attachment 6: Official Plan Land Use Map 16
Attachment 7: Zoning By-law 569-2013
Attachment 8: Zoning By-law 7625

Attachment 1: Project Data Sheet

Municipal Address: 6212-6600 Yonge Street Date Received: December 9, 2021

Application Number: 21 246686 NNY 18 OZ

Application Type: Official Plan Amendment

Project Description: An Official Plan Amendment to facilitate the redevelopment of the site with buildings ranging from 4-50 storeys in height, and having a proposed non-residential gross floor area of 29,514 square metres, and a residential gross floor area of 635,766 square metres at Centerpoint Mall.

Applicant	Agent	Architect	Owner
Bousfields Inc	Bousfields Inc	Turner Fleischer	Revenue Properties Company LTD

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: N

Zoning: CR 1.0 (c1.0; r0.0) SS3 (x249) Heritage Designation: N

Height Limit (m): 11 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 146,430 Frontage (m): 384 Depth (m): 327

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	54,680			
Residential GFA (sq m):			639,606	639,606
Non-Residential GFA (sq m):	54,680		29,514	29,514
Total GFA (sq m):	54,680		669,120	669,120
Height - Storeys:	2		50	50
Height - Metres:				

Lot Coverage Ratio (%) : 62% Floor Space Index: 4.57

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	635,766	

Retail GFA: 29,514
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA: 3,840

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:				
Other:			8,325	8,325
Total Units:			8,325	8,325

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			3,746	3,746	832
Total Units:			3,746 (45%)	3,746 (45%)	832 (10%)

Parking and Loading

Parking Spaces: 7,486 Bicycle Parking Spaces: Loading Docks:

CONTACT:

Michael Romero, Planner
 416-395-6747
 Michael.Romero@toronto.ca

Attachment 2: 3D Model of Proposal in Context



CENTERPOINT MALL

18.048

VIEW TO SOUTHWEST

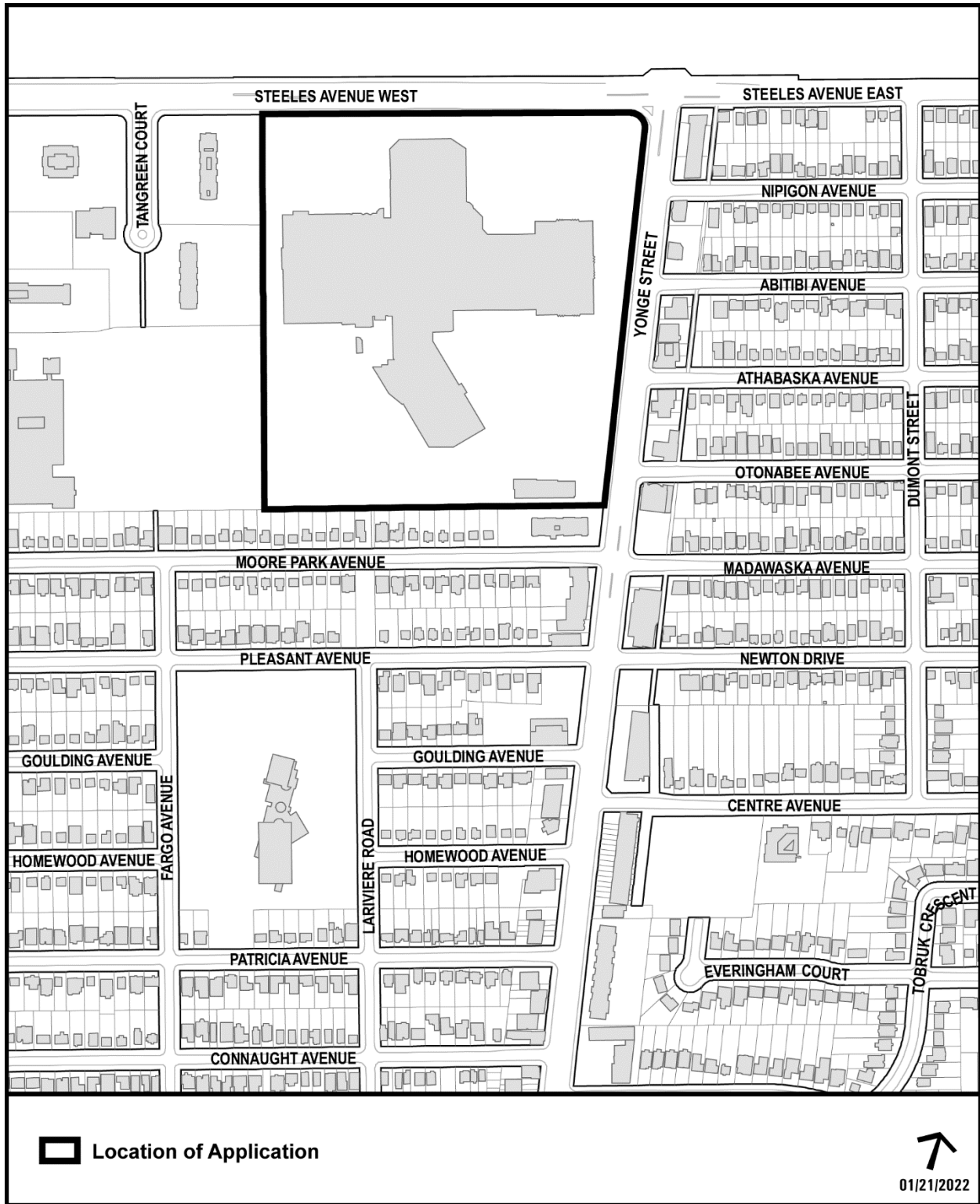
This is a conceptual rendering only. The building height, number of stories, setbacks, landscaping, and other preliminary materials and design presented herein are for illustrative purposes only. All preliminary data remains our exclusive property and is not to be used, copied, reproduced, or republished without our prior written consent. The information and consultation provided herein are for informational purposes only and do not constitute a contract.



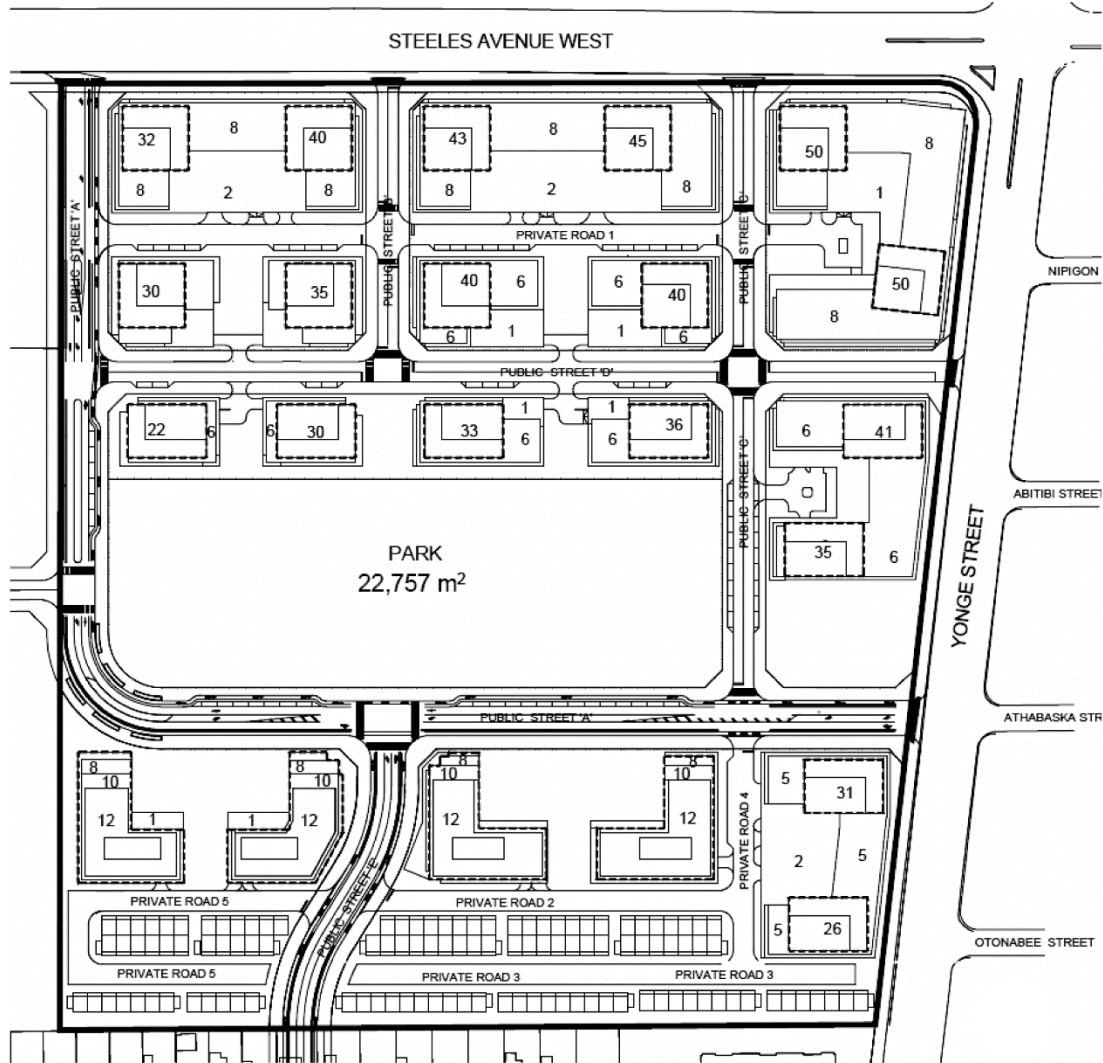
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Attachment 3: Location Map



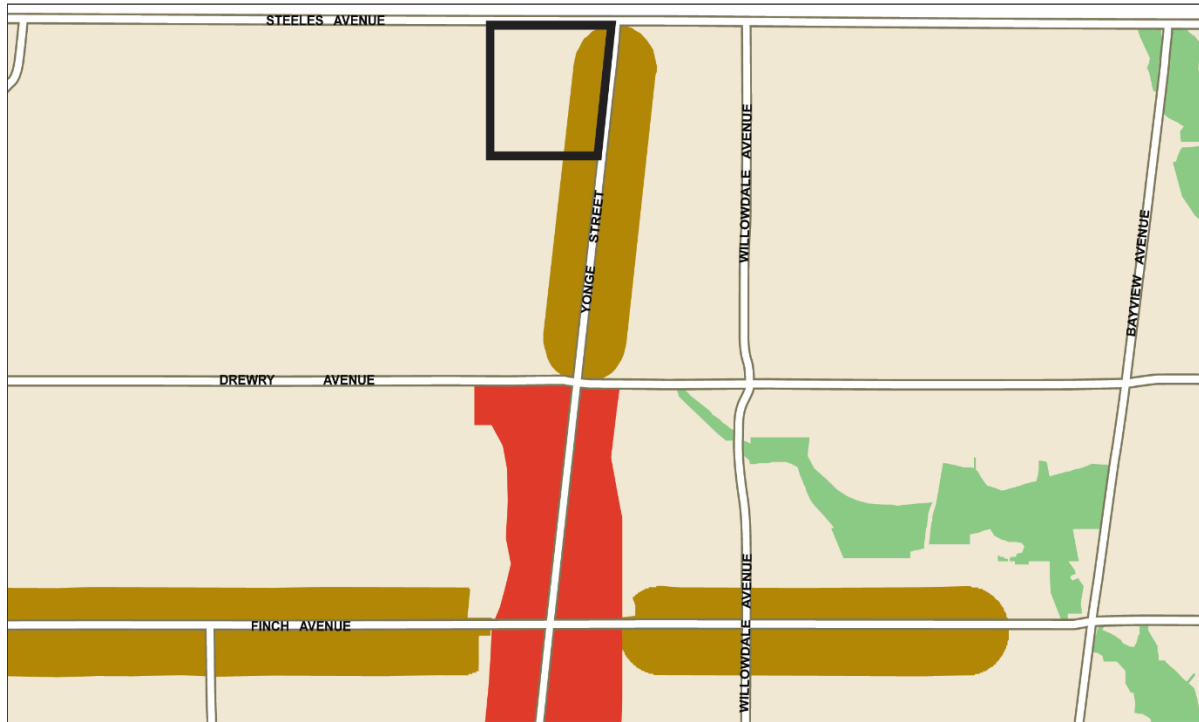
Attachment 4: Site Plan



Site Plan



Attachment 5: Official Plan Avenues Map 2



6464 Yonge Street

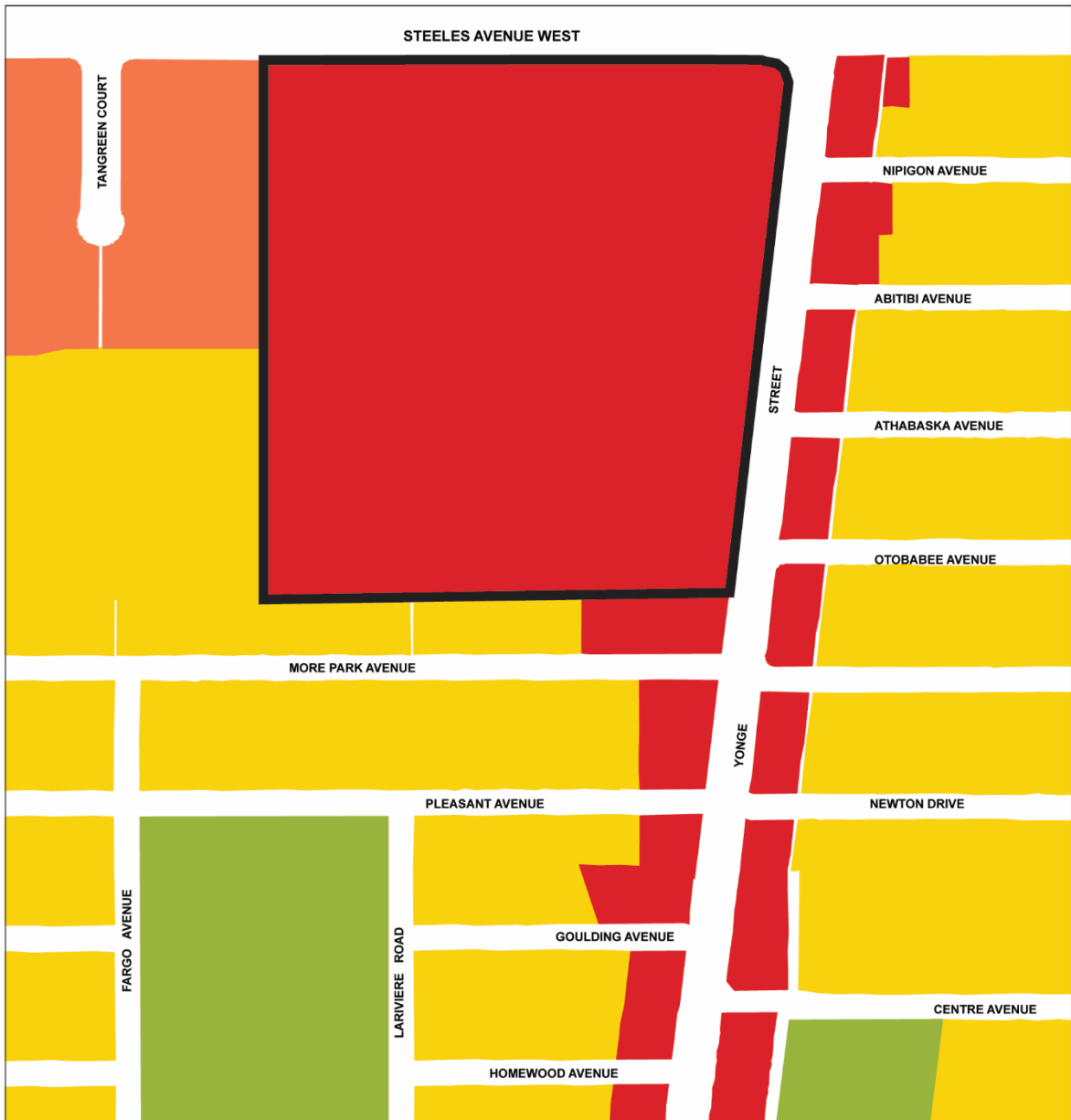
Official Plan Urban Structure Map

File # 21 246686 NNY 18 0Z

-  Location of Application
-  Avenues
-  Centres


Not to Scale
03/01/2022

Attachment 6: Official Plan Land Use Map #16



6212 - 6600 Yonge Street

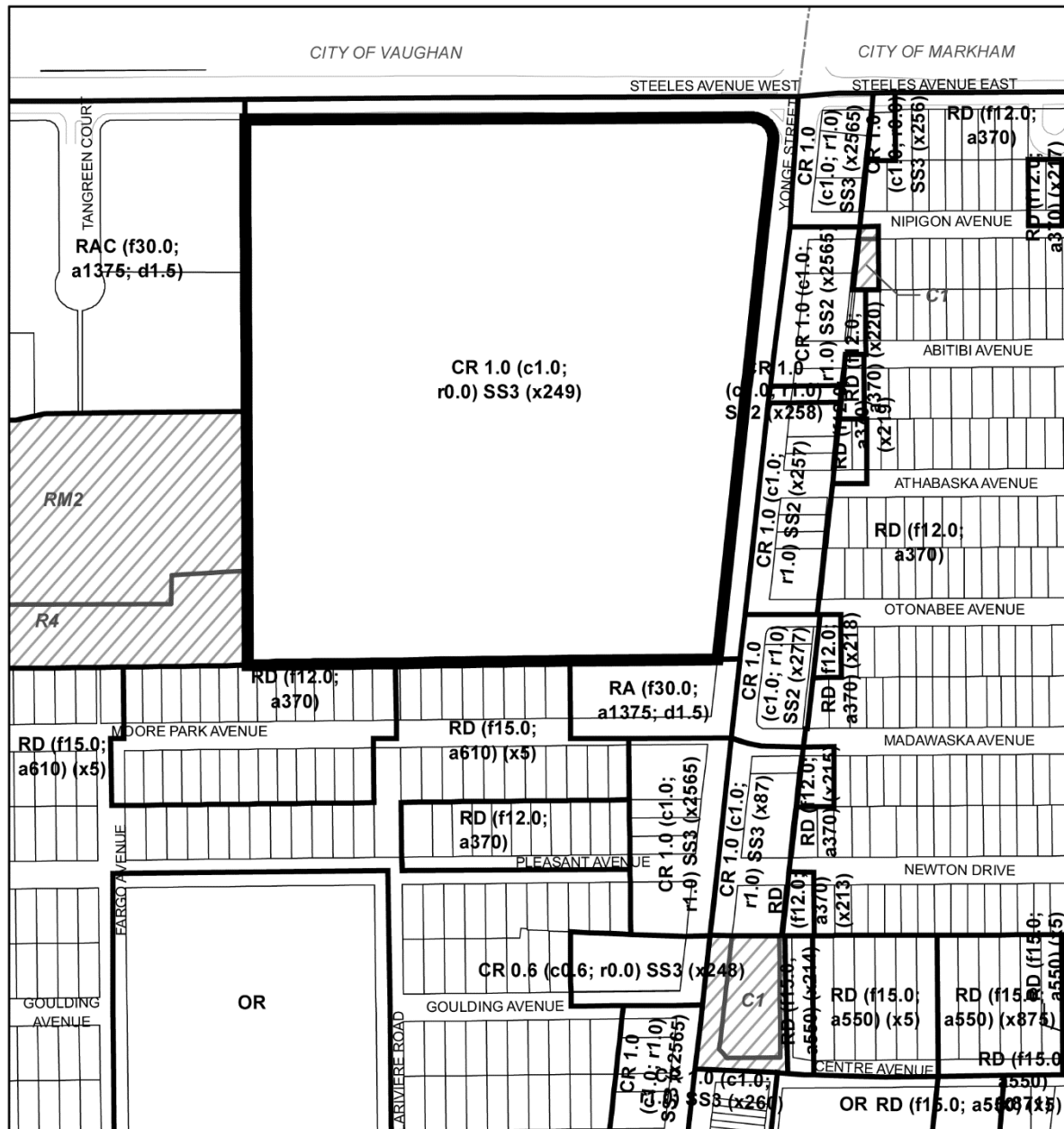
Official Plan Land Use Map #16

File # 21 246686 NNY 18 0Z

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


Not to Scale
12/13/2021

Attachment 7: Zoning By-law 569-2013



Zoning By-law 569-2013

6464 Yonge Street

File # 21 246686 NNY 18 0Z

Location of Application

- RD Residential Detached
- RA Residential Apartment
- RAC Residential Apartment Commercial
- CR Commercial Residential
- OR Open Space Recreation

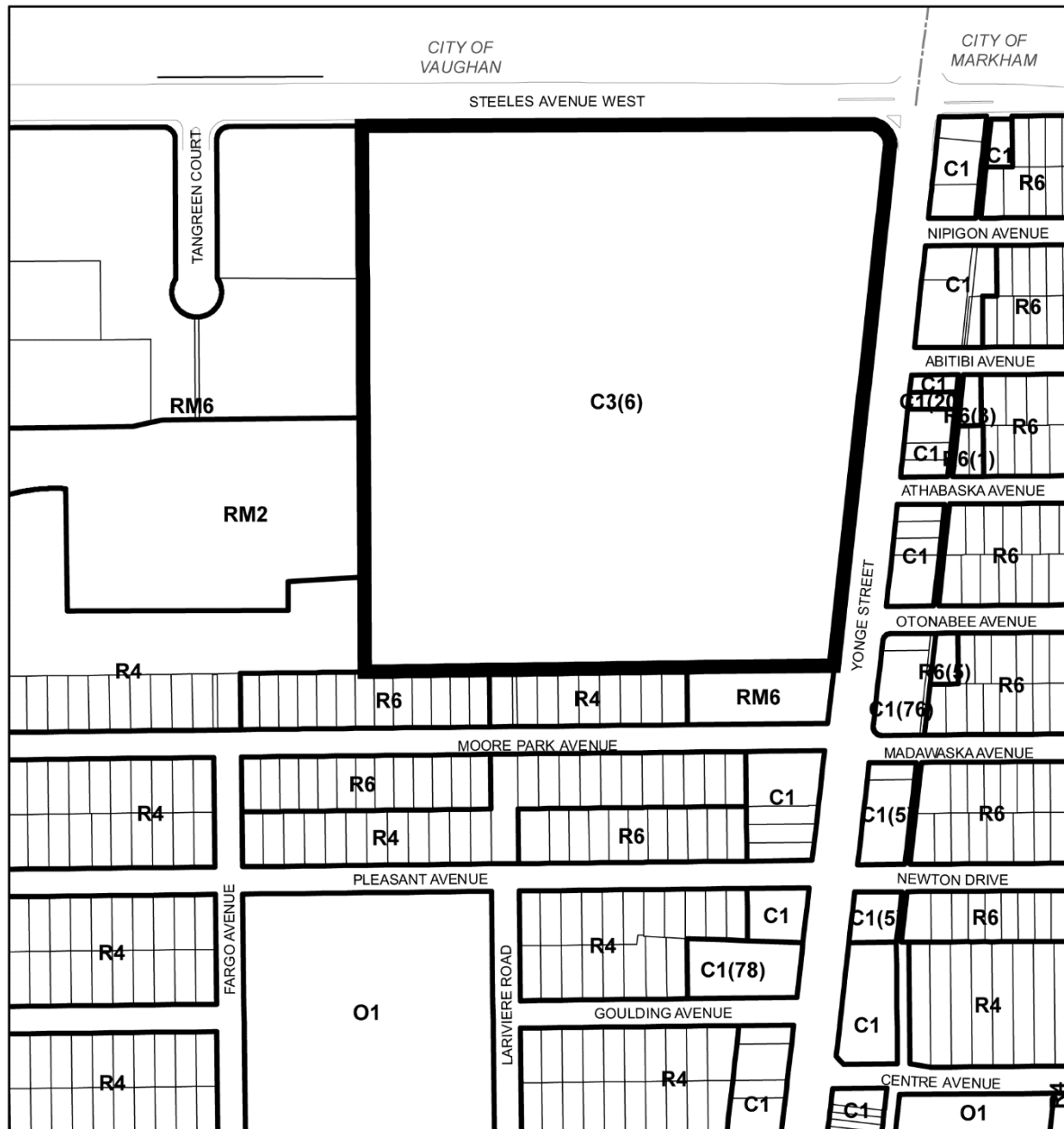
See Former City of North York By-law No. 7625

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM2 Multiple-Family Dwellings Second Density Zone
- C1 General Commercial Zone



Not to Scale
Extracted: 01/24/2022


Attachment 8: Zoning By-law 7625



Zoning By-law 7625


6464 Yonge Street

File # 21 246686 NNY 18 0Z

 Location of Application

R4 One-Family Detached Dwelling Fourth Density Zone
R6 One-Family Detached Dwelling Sixth Density Zone
RM2 Multiple-Family Dwellings Second 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: 01/24/2022