

6125 Yonge Street & 10 Centre Avenue – Official Plan and Zoning Amendment Applications – Preliminary Report

Date: June 1, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 18 - Willowdale

Planning Application Number: 22 119174 NNY 18 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application for a 26-storey mixed use building, plus mechanical penthouse. The building height to the top of the mechanical penthouse measures 85 metres. The building would contain 391 dwelling units and 240 parking spaces. A total of 3,199 square metres of non-residential space for commercial uses is proposed. The proposed Floor Space Index ("FSI") is 5.86.

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 6125 Yonge Street & 10 Centre 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 in shape. The site has an approximate area of 4,950 square metres with a frontage of approximately 84 metres along Yonge Street and approximately 65 metres along Centre Avenue. The rear (east) side of the property abuts a low-rise residential neighbourhood.

The address at 6125 Yonge Street contains an existing one-storey building containing several commercial uses, including a grocery store. To the rear of the building is a City-owned laneway and 10 Centre Avenue which comprises an existing 2.5-storey building containing commercial uses.

Existing Use: The property at 6125 Yonge Street is comprised primarily of a one-storey commercial building and 10 Centre which contains a 2.5-storey building containing commercial uses. The subject site also includes a City-owned laneway extending between 6125 Yonge Street and 10 Centre Avenue, accessed from Centre Avenue.

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: The property at 6125 Yonge Street is zoned C1 - General Commercial Zones which permits restaurant, and retail stores, among other commercial or service uses and is currently not subject to City of Toronto Zoning By-law 569-2013. The application proposes to bring to site into the City-wide By-law.

The property at 10 Centre Avenue is zoned RD (f15.0; a550)(x214) which permits detached dwellings with a minimum lot frontage of 15.0 metres, a minimum lot area of 550 square metres, and a minimum side yard setback of 1.8 metres. The exception in the By-law is for a site specific exception permitting business and professional offices uses with provisions related to gross floor area, setbacks, and parking standards.

The property at 10 Centre Avenue is also zoned R4 - One-Family Detached Dwelling Fourth Density Zone under the former City of North York Zoning By-law No. 7625. The R4 zoning permits detached dwellings and accessory buildings. The minimum required lot frontage is 15.0 metres and a minimum lot area of 550 square metres. The zone permits a maximum building height of 8.8 metres and 2 storeys. The yard setbacks for this zone requires a minimum front yard setback of 7.5 metres, minimum side yard setbacks of 1.8 metres, and a minimum rear yard setback of 9.5 metres. The maximum lot coverage is 30%.

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 April 5, 2022.

Description: The proposed development is a 26-storey mixed-use building, plus mechanical penthouse. The building height to the top of the mechanical penthouse measures 85 metres. The mechanical penthouse contains two residential units. The proposed building would be mixed-use containing residential and non-residential uses located at-grade. The proposed non-residential use would contain a grocery store intended to replace the existing one currently located at 6125 Yonge Street. The property at 10 Centre Avenue is proposed on the site plan as a privately-owned publically accessible space ("POPS"). No details have been provided as of yet to secure this land as POPS.

The application proposes to use the City-owned laneway to provide access to the site off Centre Avenue. The laneway sits between the properties at 6125 Yonge Street and 10 Centre Avenue. The laneway would provide pedestrian access to the mixed-use building and vehicular access to the underground parking garage and both the commercial and residential loading spaces. The laneway would also provide pedestrian access to the privately-owned publically accessible space.

Density: 5.86 times the area of the lot with a gross floor area of 29,014 square metres

Dwelling Units: The application proposes 391 dwelling units, including 25 studios (6%), 269 one-bedroom (68%), 96 two-bedroom (24%), and 1 three-bedroom units (0.2%).

Access, Parking, and Loading: Access to a three-level underground parking garage containing 240 parking spaces (176 resident, 32 visitor, and 32 commercial), is proposed from Centre Avenue. A total of 410 bicycle parking spaces are proposed as part of this development, which includes 356 long-term and 39 short-term residential bicycle parking spaces, and 4 long-term and 11 short-term commercial bicycle parking spaces.

Two separate loading spaces are provided for the residential and commercial components of the development. The residential component would have one Type G and one Type C loading space, and the commercial component would have one Type A and one Type B loading space. These loading spaces would be accessed from the existing laneway off Centre Avenue and internalized within the development.

Additional Information

See Attachment 1 of this report for the Application data sheet, Attachment 2 for the 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/6125YongeSt

Reason for the Application

An application for an Official Plan Amendment is required to redesignate the portion of the subject lands on Centre Avenue from *Neighbourhoods* to *Mixed Use Areas* to permit the development.

The site at 6125 Yonge Street is currently not zoned under City of Toronto Zoning By-law 569-2013. The Zoning By-law Amendment proposes to bring the site into the City-wide Zoning By-law 569-2013 and create site specific standards to permit the development. A zoning by-law amendment is also required for the property at 10 Centre Avenue to permit the development.

Amendments to the former City of North York Zoning By-law 7625 are required to vary performance standards including: lot coverage, 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

An application for site plan control has not yet been submitted.

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.

Staff recently held a community consultation meeting on April 20, 2022 to discuss the final draft secondary plan vision for land use, built form, and transportation network. Staff are anticipating to report to City Council with the final Secondary Plan policies in July 2022.

Further information on the Study can be found here: [Yonge Street North Planning Study](#)

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 massing and podium with respect to its existing and planned context, including its relationship to Yonge Street, Centre Avenue, and adjacent properties;
- The proposed built form and public realm improvements including the streetscape improvements on public streets 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 tower floorplate, podium, and ground floor to the public streets such as building setbacks, stepbacks and active uses at-grade as well as the relationship of the proposed underground garage and the public realm;
- Details that would facilitate the redevelopment and access to the site through the City-owned laneway;
- Generous space for public pedestrian walkways buffered from vehicular movements into the site;
- 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;
- Addressing the required mobility improvements as identified in the Yonge Street North Transportation Master Plan;
- 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;
- Amount of indoor and outdoor amenity space;
- Details for the provision of the proposed POPS;
- The general quality of landscaping including the provision of large growing shade trees;

- The provision of parkland (on-site, off-site or cash-in-lieu);
- 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.

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
Attachment 6: Zoning By-law Map 569-2013
Attachment 7: Zoning By-law Map 7625

Attachment 1: Project Data Sheet

Municipal Address: 6125 Yonge Street & 10 Centre Avenue Date Received: March 3, 2022

Application Number: 22 119174 NNY 18 OZ

Application Type: OPA / Rezoning

Project Description: New mixed-use building of 26 storeys, plus mechanical penthouse. The podium will become the new location of the grocery store which currently exists on the property and the residential tower above will include 391 condominium units. A total of 240 parking spaces are proposed.

Applicant	Agent	Architect	Owner
MOCON GROUP			2078004 ONTARIO INC.

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas and Neighbourhoods C1 and RD

Zoning: (f15.0;550)(x214), R4 Heritage Designation:

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

PROJECT INFORMATION

Site Area (sq m): 4,950 Frontage (m): 84 Depth (m):

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			2,298	2,298
Residential GFA (sq m):			25,815	25,815
Non-Residential GFA (sq m):	325		3,199	3,199
Total GFA (sq m):	325		29,014	29,014
Height - Storeys:	1		27	27
Height - Metres:			85	85

Lot Coverage Ratio (%) 46.42 Floor Space Index: 5.86

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 25,815

Retail GFA: 3,199

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:

Freehold:

Condominium:			391	391
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Other:

Total Units:			391	391
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Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		25	269	96	1
Total Units:		25	269	96	1

Parking and Loading

Parking Spaces:	240	Bicycle Parking Spaces:	410	Loading Docks:	1
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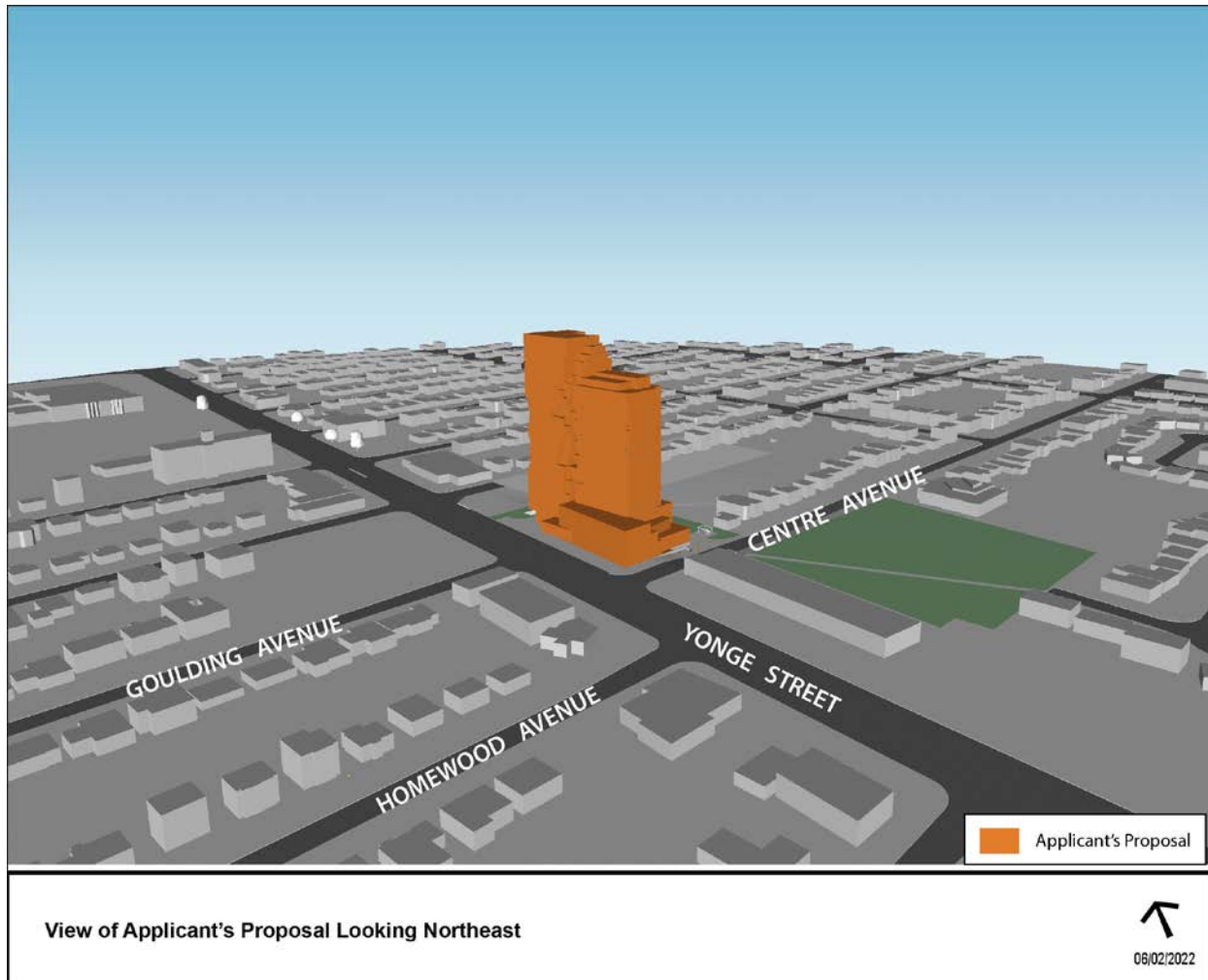
CONTACT:

Michael Romero, Planner

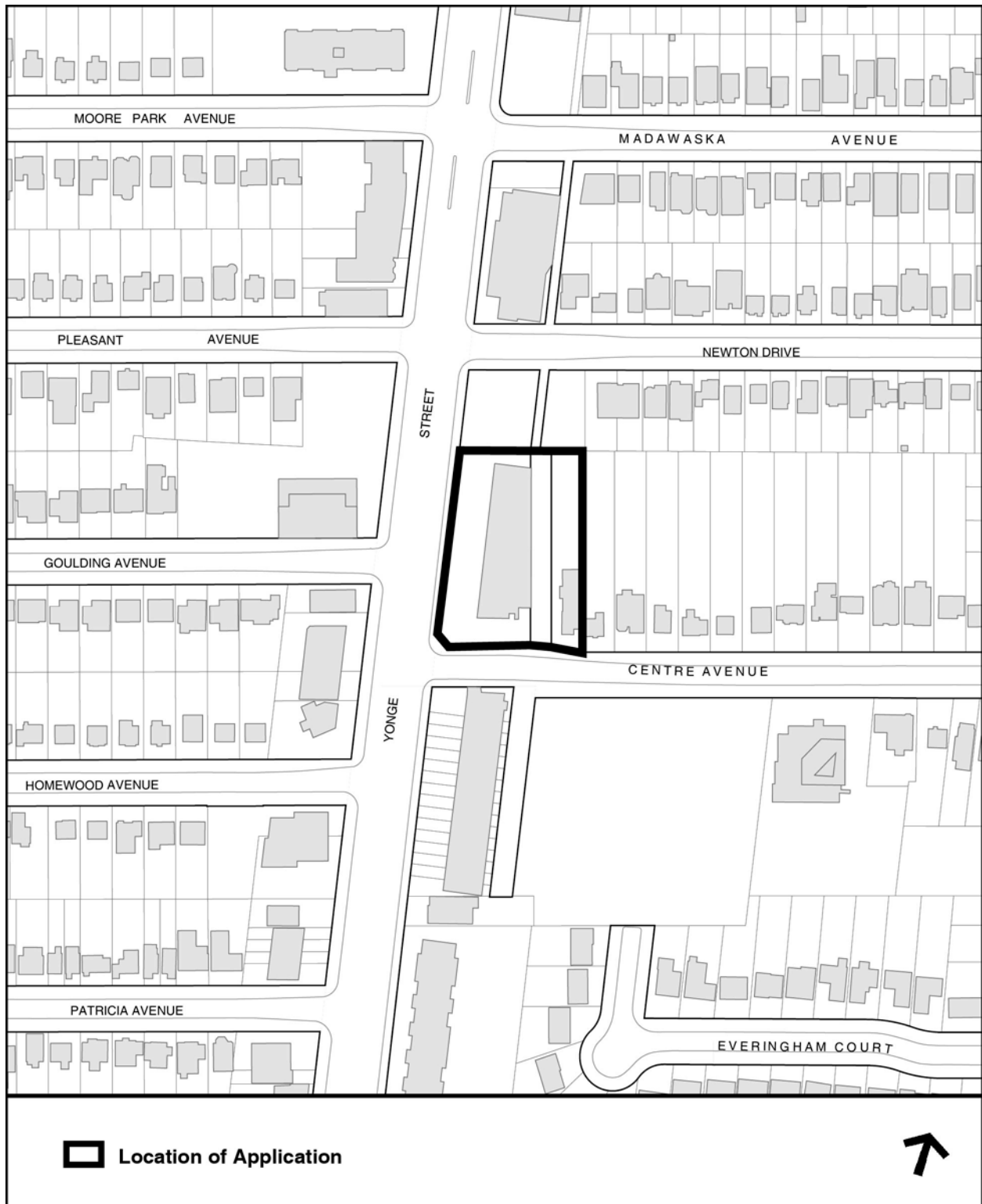
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Michael.Romero@toronto.ca

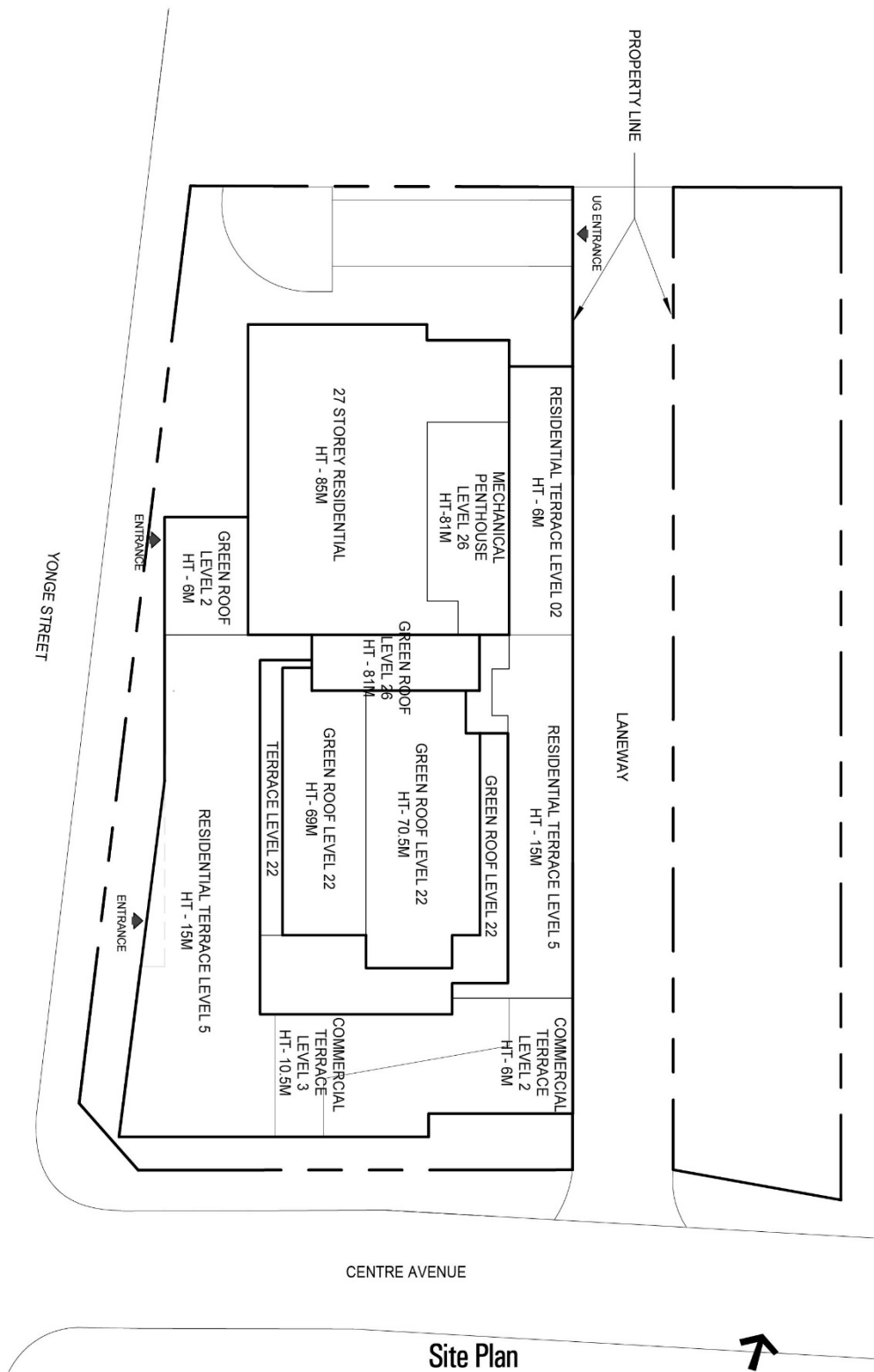
Attachment 2: 3D Model of Proposal in Context



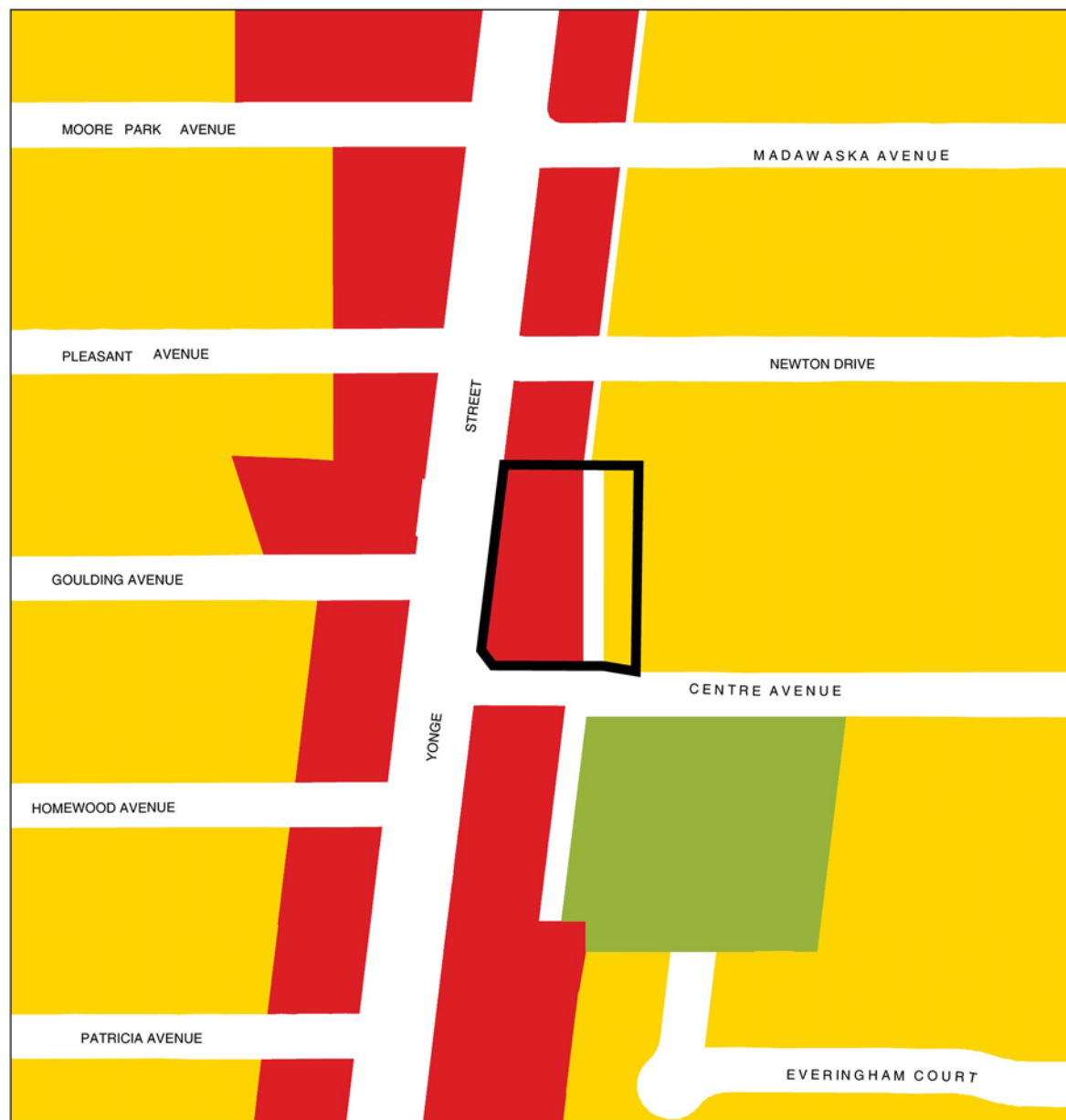
Attachment 3: Location Map



Attachment 4: Site Plan



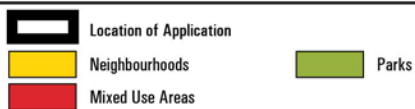
Attachment 5: Official Plan Land Use Map



Official Plan Land Use Map #16

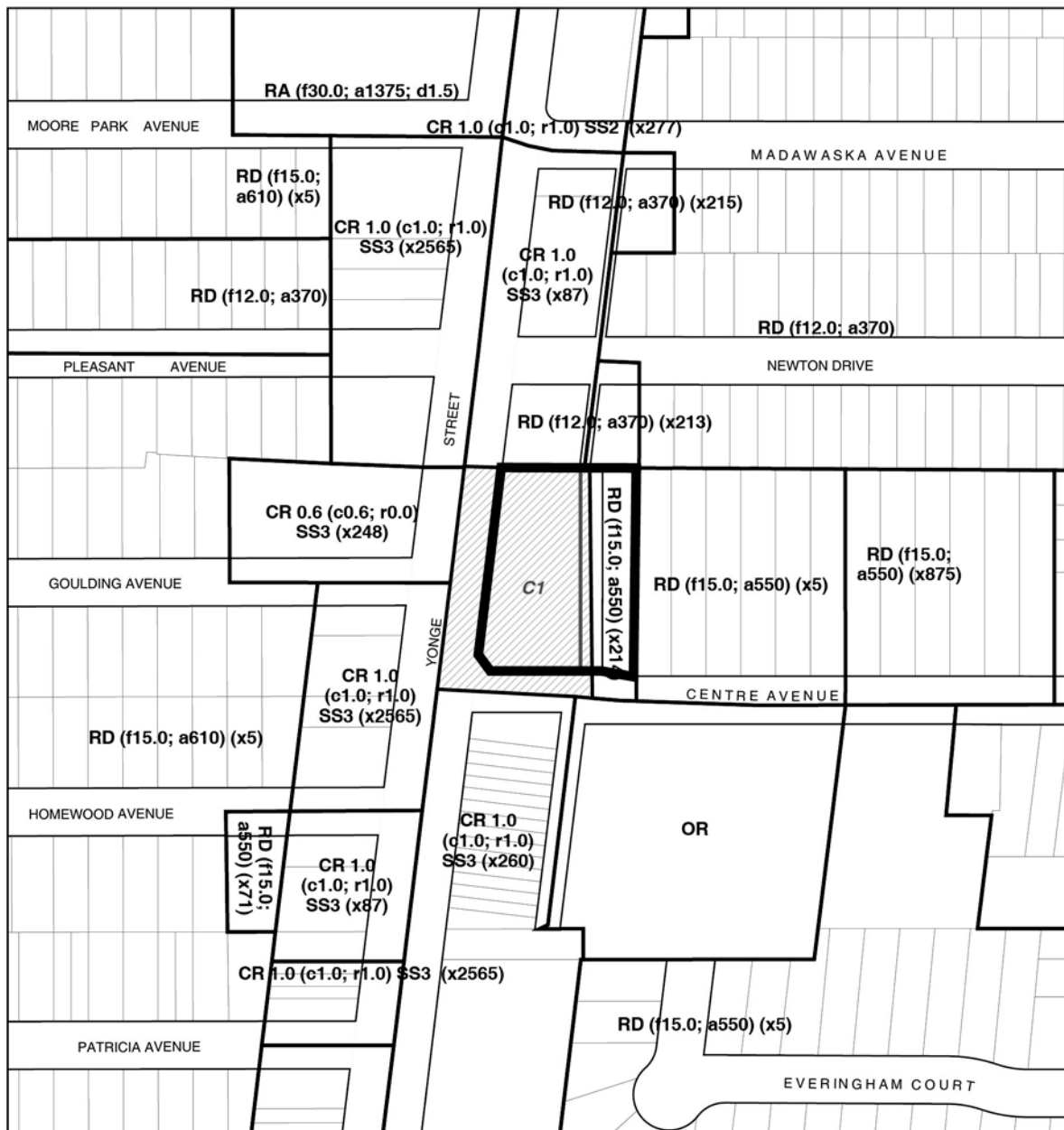
6125 Yonge Street

File # 22 119174 NNY 18 0Z



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Attachment 6: Zoning By-law Map 569-2013



Zoning By-law 569-2013

6125 Yonge Street

File # 22 119174 NNY 18 02

Location of Application
RD Residential Detached
RA Residential Apartment
CR Commercial Residential
OR Open Space Recreation

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



Not to Scale
 Extracted: 03/07/2022

Attachment 7: Zoning By-law Map 7625



Zoning By-law 7625

6125 Yonge Street

File # 22 119174 NNY 18 02



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



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