

## **5318 Yonge Street, 5320-5324 Yonge Street, 5330-5334 Yonge Street and 11 Churchill Avenue – Official Plan and Zoning Amendment Application – Appeal Report**

Date: August 9, 2023

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 18 - Willowdale

**Planning Application Number:** 22 193284 NNY 18 OZ; 22 193283 NNY 18 SA

### **SUMMARY**

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On August 19, 2022, an Official Plan and Zoning By-law Amendment application was submitted to permit a mixed use development with a 36 storey (114.52 metres excluding mechanical penthouse) residential tower adjacent to Yonge Street, and a 12 storey (42.37 metres excluding mechanical penthouse) residential tower adjacent to Canterbury Place on a mixed-use podium with non-residential uses on the first 2 storeys, and residential uses above with a total of 524 units. On April 19, 2023 a revised application was submitted proposing revised tower heights of a 45 storey (145.10 metres excluding mechanical penthouse) residential tower adjacent to Yonge Street, and a 33 storey (109.06 metres excluding mechanical penthouse) residential tower adjacent to Canterbury Place, with a total of 862 units.

On June 8, 2023, the Applicant appealed the application to the Ontario Land Tribunal ("OLT") due to Council not making a decision within the 120-day time frame in the *Planning Act*. A Case Management Conference has been scheduled for October 19, 2023.

This report recommends that the City Solicitor with the appropriate City staff attend the OLT hearing to oppose the application in its current form and to continue discussions with the Applicant to resolve outstanding issues.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in opposition to the current Application regarding the Official Plan and Zoning By-law Amendment appeal for the lands at 5318 Yonge Street, 5320-5324

Yonge Street, 5330-5334 Yonge Street and 11 Churchill Avenue and to continue discussions with the Applicant in an attempt to resolve outstanding issues.

2. In the event that the Ontario Land Tribunal allows the appeals in whole or in part, City Council authorize the City Solicitor to request that the issuance of any final Orders be withheld until such time as the City Solicitor advises that:

- a. the final form and content of the draft Official Plan and Zoning By-laws are to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning;
- b. the owner has satisfactorily addressed the Engineering and Construction Services matters in the Engineering and Construction Services Memorandum dated July 6, 2023, or as may be updated, in response to further submissions filed by the Owner, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
- c. the owner has satisfactorily addressed the Transportation Matters in the Engineering and Construction Services Memorandum dated July 6, 2023, or as may be updated, in response to further submissions filed by the Owner, all to the satisfaction of the General Manager, Transportation Services;
- d. the owner has satisfactorily addressed matters from the Urban Forestry memorandum dated July 7, 2023, or as may be updated, in response to further submissions filed by the Owner, all to the satisfaction of Urban Forestry; and
- e. City Council has approved the Rental Housing Demolition application (Application 22 193302 NNY 18 RH) under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act*, 2006 to permit the demolition of the existing rental units on the site, and the owner has entered into, and registered on title to the lands, one or more agreements with the City, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, securing the following:
  1. the replacement of the existing residential rental units on the lands;
  2. the rents, rental tenure, unit mix, and unit sizes of the replacement rental units;
  3. an acceptable Tenant Relocation and Assistance Plan addressing the right for existing tenants to return to replacement rental units on the lands at similar rents, the provision of alternative accommodation at similar rents, and other assistance to mitigate hardship, all to the satisfaction of the Chief Planner and Executive Director, City Planning; and
  4. any other rental housing-related matters in conformity with Policy 3.2.1.6 of the Toronto Official Plan and Chapter 667 of the Toronto Municipal Code;

3. Should it be determined that upgrades are required to the infrastructure to support the development according to the accepted Functional Servicing Report, City Council direct the City Solicitor and appropriate City staff to request that a Holding provision (H) Staff Report for Action – Appeal Report – 5318 Yonge Street, 5320-5324 Yonge Street, 5330-5334 Yonge Street and 11 Churchill Avenue

be included in the final form of the site-specific Zoning By-law Amendment, not to be lifted until such time as the owner has made satisfactory arrangements, including entering into appropriate agreement(s) with the City for required mitigation, as well as the design and construction of any improvements to the municipal infrastructure and the provision of financial securities to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

4. City Council authorizes the City Solicitor and City staff to take any necessary steps to implement City Council's decision.

## **FINANCIAL IMPACT**

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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**

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The site is not subject to previous *Planning Act* applications.

At its meeting on June 29, 2020, City Council approved the recommended approach and work plan for the Growth Plan Conformity and Municipal Comprehensive Review Staff Report for Action. - Council approved a prioritization strategy for the delineation of 180+ Major Transit Station Areas (MTSAs) across the City that advances the delineation of PMTSAs before completion of the MCR to support the implementation of inclusionary zoning. The report can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH14.4>

At its meeting on March 25, 2022, Planning and Housing Committee approved for consultation Official Plan Amendment 570 (OPA 570) for 57 proposed Protected Major Transit Station Areas and Official Plan Amendment 575 (OPA 575) for 40 proposed Major Transit Station Areas. The report can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH32.7>

At its meeting on July 19, 2022, City Council adopted Official Plan Amendment 570 to delineate 57 Protected Major Transit Station Areas. The site is located within Site and Area Specific Policy 726, the North York Centre Protected Major Transit Station. A decision to approve or modify this OPA has not been made by the province. The report and By-law 889-2022 can be found at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH35.16>

## SITE AND SURROUNDING AREA

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**Site Description and Dimensions:** The site is located at the southwest corner of Yonge Street and Churchill Avenue. The generally "L" shaped site is 4,219.52 square metres in size, has a frontage of approximately 55.4 metres on Yonge Street, 31.7 metres on Churchill Avenue, and 66.7 metres on Canterbury Place.

**Existing Use:** 2 storey commercial buildings fronting Yonge Street and a 3 storey apartment building fronting Churchill Avenue.

### **Surrounding uses include:**

**North:** 2 storey commercial building at 5336 Yonge Street, Churchill Avenue and a 30 storey residential building north of Churchill Avenue

**East:** Yonge Street and two storey commercial buildings.

**South:** two storey commercial buildings fronting Yonge Street and a 2 storey municipal shelter fronting Canterbury Place

**West:** Canterbury Place and a 16 storey residential building.

## THE APPLICATION

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### **Description**

The Official Plan and Zoning By-law Amendment application proposes to redevelop the lands at 5318 Yonge Street, 5320-5324 Yonge Street, 5330-5334 Yonge Street and 11 Churchill Avenue (the "site") to permit a mixed-use building with 45-storey and 33-storey towers above a shared 7-storey base building, with 56,631 square metres of residential gross floor area ("GFA") and 1,464 square metres of non-residential GFA.

**Height:** 45-storey (151.6 metres, including 6.5 metre mechanical penthouse), mixed use building fronting Yonge Street, and 33 storey (116.1 metres, including 6.5 metre mechanical penthouse) mixed use building fronting Canterbury Place.

**Density (Floor Space Index):** 13.8 times the area of the lot.

**Unit count:** 862 dwelling units (542 one-bedroom units (62.9%), 231 two-bedroom units (26.8%) and 89 three-bedroom units (10.3%)).

**Parks and Open Spaces:** No onsite parkland is proposed.

**Rental Housing:** The site contains an apartment building at 11 Churchill Avenue that includes a total of 17 rental units. All are one-bedroom units, 9 have affordable rents and 8 have mid-range rents.

## **Additional Information**

See Attachments 1-5 of this report for a location map, Application Data sheet, three dimensional representations of the project in context and a site plan of the proposal. The Application Data Sheet contains additional details on the proposal including: site area and dimensions; floor area; unit breakdowns; and parking counts.

All plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-details/?id=5154000&pid=390004>

## **Reasons for Application**

The Official Plan Amendment Application is proposed to permit the proposed height, density and parking supply.

The Zoning By-law Amendment Application proposes to amend Zoning By-law 7625 to vary performance standards including: building height; building setbacks; floor space index; and parking space requirements. Additional amendments to the Zoning By-law may be identified as part of the ongoing application review.

The rental housing demolition application proposes to demolish the 17 existing rental housing units on the site.

## **Site Plan Control**

The proposal is subject to Site Plan Control. A Site Plan Control application has been submitted but has not been referred to the Ontario Land Tribunal.

## **POLICY CONSIDERATIONS**

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**Provincial Framework:** All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement ("PPS"), and shall conform to provincial plans. Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS, and conformity with the Growth Plan.

**Official Plan Designation:** The site designated as *Mixed Use Areas* on Land Use Map 16 of the Official Plan. The site is located within a Centre as identified on Map 2 of the Official Plan. The site is located within the North York Centre Secondary Plan (the "NYCSP"). The NYCSP designates the site as Mixed Use Area G. Mixed Use Area G permits commercial, institutional uses that are not predominantly offices, residential, public parks and recreational uses with commercial uses limited to a maximum 20 percent of the floor area.

Site and Area Specific Policy (SASP) 726 contained in Official Plan Amendment (OPA) 570 which places the site in the North York Centre Protected Major Transit Station Area would require a minimum density of 3.5 times the site area. This SASP is not in force and effect pending the Minister of Municipal Affairs and Housing's decision on OPA 570.

See Attachment 6 of this report for the Official Plan Land Use Map. See Attachments 7, 8 and 9 of this report for the North York Centre Land Use Map, Density Map and Height Map.

### **Zoning:**

#### **Former City of North York Zoning By-law 7625**

The former City of North York Zoning By-law 7625 zones the property as General Commercial (C1). Permitted uses in the C1 zone include any use permitted in the Residential Multiple Zone (RM5) zone such as an apartment house dwelling, multiple attached dwelling, nursing home, and hospital; a wide range of commercial uses, including restaurants, retail stores, personal service shops, banks, business and professional offices, medical offices, fitness centres, hotels, and any use permitted in the One-Family Detached Dwelling Zone (R5), among other uses. Some of the performance standards associated with this zone state that the maximum lot coverage for all other buildings than residential is 33.3% and the maximum permitted gross floor area within this zone is equal to 100% of the area of the lot. The C1 zone restricts commercial buildings with dwelling units above to a maximum height of the lesser of 9.2 metres or 3 storeys.

See Attachment 10 of this report for the existing Zoning By-law Map.

#### **Citywide Zoning By-law 569-2013**

The site is not subject to Citywide Zoning By-law 569-2013 and the application does not propose to incorporate the site into it.

#### **Rental Housing Demolition and Conversion By-law:**

Section 111 of the *City of Toronto Act*, 2006 authorizes the City to regulate the demolition of residential rental properties. Chapter 667 of the Toronto Municipal Code, the Residential Rental Property Demolition and Conversion Control By-law, implements Section 111. The By-law prohibits the demolition of rental housing in any building or related group of buildings containing six or more residential units, of which at least one is a rental unit, without obtaining a permit from the City and requires a decision by either City Council or, where delegated, the Chief Planner. Decisions by City Council and the Chief Planner under Chapter 667 are final and not appealable to the Ontario Land Tribunal.

## **COMMUNITY CONSULTATION**

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A Virtual Community Consultation Meeting was hosted by City staff on January 23, 2023. Approximately 45 people participated, as well as the Ward Councillor. Following a

presentation by City staff and the Applicant, the following comments and issues were raised by the community:

- Could affordable housing be incorporated into the proposal by increasing the size of the building;
- How are the impacts of the building blocking the views and shadowing adjacent buildings being addressed; and,
- What is being done to ensure that adequate infrastructure and schools

## **COMMENTS**

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### **Provincial Framework**

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement, and conformity with the Growth Plan. Staff find that the proposal is consistent with the PPS and that it conforms with the Growth Plan. 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 to provincial plans.

### **Land Use**

The mix of commercial and residential uses proposed align with the *Mixed Use Areas* designation of the Official Plan and the Mixed Use Area G of the NYCSP.

### **Density**

The applicant's submitted plans are proposing a total gross floor area of 13.8 times the area of the lands. The NYCSP permits a base density of 3.75 times the area of the lands, and permits an increase of up to 33 percent in exchange for the provision of density incentives outlined in the Secondary Plan. Including incentives, the NYCSP would permit a maximum density of 4.99 times the area of the lands. The current proposal would be among the highest in the NYCSP. The plan identifies that the highest densities should be located proximate to the Finch, North York Centre and Sheppard subway stations, with the density being lower in the areas between the stations. When reviewed with other completed or approved developments, the proposed density for this site does not appropriately address a transition based on distance from the subway stations. The site exceeds the minimum density required by SASP 726 should it be approved by the Province in its current form.

### **Built Form**

Planning staff have reviewed the proposed built form, including height, massing and transition, against the policies of the Official Plan, Secondary Plan as well as relevant design guidelines.

## **Height**

The application, as revised, proposes towers of 45-storeys (151.6 metres, including 6.5 metre mechanical penthouse) and 33 storeys (116.1 metres, including 6.5 metre mechanical penthouse) mixed use building fronting Canterbury Place. The NYCSP permits a maximum height of 87 metres on the site. The NYCSP permits amendments to increase height where it is necessary to provide desirable flexibility in built form, would have no appreciable impact on the residential amenity of properties in stable residential areas, and meets the urban design objectives of Section 5 of the NYCSP. The applicant has not demonstrated to date that the requested increase in height is required for flexibility in built form or that it meets the urban design objectives. The requested height increase must be reviewed along with the resolution of the other issues identified in this report to determine if the proposal has met the provisions of the NYCSP with respect to when increases in permitted height are appropriate. The proposed tall buildings do not provide appropriate transitions in height to the adjacent parks or open spaces as directed in the Official Plan.

The proposed tall buildings sit on a connected base building with a height of 7 storeys. The proposed base building height along Canterbury Place and Churchill Avenue is greater than directed in the Official Plan, the NYCSP and recommended in the Tall Building Guidelines. The base building should be revised to have a streetwall condition with a lower scaled building to meet the policies and guidelines.

The tower floorplates meet the 750 square metre gross construction area contained within the Tall Building Guidelines.

## **Massing**

Additional setbacks are needed from the connected base building to various property lines to ensure access to light, and appropriate privacy is maintained to residential units, particularly main windows and side window conditions as required by the Official Plan.

The proposed towers have setbacks of 1.5 metres from the connected base building on Canterbury Place and Yonge Street. This difference is not adequate and should be increased to minimize visual and wind impact on the pedestrian realm.

The proposed 33-storey and 45-storey towers do not provide appropriate setbacks to property lines to ensure appropriate tall building separation distances are provided across the overall block to other development sites.

The proposed separation distance between the 33-storey and 45-storey does not provide adequate space to achieve access to sunlight, daylight and privacy between these two buildings, as directed by the Official Plan and Tall building Guidelines. Tower placement will be reviewed along with the resolution of other issues identified in this report.

## **Sun and Shadow**

The submitted shadow study dated April 10, 2023 indicates a significant increase of early morning shadowing on the neighbourhood to the northwest and the linear park



along Beecroft Road compared to the 87 metre as-of-right massing. Tower portions of tall buildings should be revised to limit shadow impacts on neighbourhood properties and the public realm as directed by the OP. Design measures such as reduced building height and increased setbacks and stepbacks should be investigated to minimize and improve shadow impacts.

## **Wind**

The applicant has also submitted a Pedestrian Level Wind Study prepared by Gradient Wind Engineers dated April 12, 2023 in support of the application. The study identifies an uncomfortable wind condition for walking in the winter along the sidewalk of Churchill Avenue to the north and in the proposed city park near 5300 Yonge Street to the south. The study also identifies undesirable wind condition for sitting for the outdoor amenity on the northwest corner of L8 in the spring, autumn and winter. The proposal does not currently meet the policies of the Official Plan and the intent of the Tall Buildings Guidelines. Design measures such as reduced building height, increased setbacks, stepbacks, and improved massing should be investigated to minimize and improve wind impacts.

## **Streetscape**

The proposed streetscape is required to comply with the NYCSP requirements for streetscape design. The proposed buildings are currently providing the required 10.0 metre curb to building face setback. The plans show the provision of the North York Centre standard design. The final design will be addressed through the site plan process to ensure that the streetscape provided aligns with the REimagining Yonge design process which is currently under way.

## **Rental Housing**

The application proposes the demolition of the 17 unit rental apartment building located at 11 Churchill Avenue. The application proposes to replace all units at similar sizes and provide a Tenant Relocation and Assistance Implementation Plan that provides the right to return for existing tenants as well as additional support and financial compensation beyond what is required in the *Residential Tenancies Act*.

In the event that the OLT allows the appeal in whole or in part, the final Order should be withheld pending the above rental housing matters having been secured through one or more agreements with the City and registered on title to the land in a manner satisfactory to the City Solicitor and Chief Planner and Executive Director, City Planning.

## **Servicing**

A Functional Servicing and Stormwater Management Report and associated plans have been submitted for the site. Engineering and Construction Services has identified additional details to be addressed through their review the servicing report including site grading, drainage, sanitary flows, downstream capacity, water distribution, stormwater quantity and post development discharge.

In the event that the OLT allows appeal in whole or in part, the final Order should be withheld pending the confirmation of water, sanitary and stormwater capacity from the Chief Engineer and Executive Director, Engineering and Construction Services, or the determination of whether holding provisions are required in the Zoning By-law amendment.

### **Parkland**

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The applicant is required to satisfy the parkland dedication requirement through the conveyance of lands off-site that would expand an existing park or create a new park. If the applicant has demonstrated, to the satisfaction of the General Manager, Parks, Forestry & Recreation, that the pursuit of an off-site parkland dedication has not been successful, payment of cash-in-lieu of parkland will be required.

### **Tree Preservation**

The Application is subject to the provisions of the City of Toronto Municipal Code. An Arborist Report and Tree Inventory and Preservation Plan were submitted by the Applicant. The Applicant proposes to remove (3) City-owned trees and (6) private trees protected under the Municipal Tree Protection By-Law (MCC 813). The applicant will be required to obtain permits for the proposed removals.

### **Indoor/Outdoor Amenity Space**

The application is proposing a total of 3,454 square metres of amenity space, comprised of 1,728 square metres of indoor and 1,726 square metres of outdoor space. This is a total of 4.0 square metres per unit, comprising 2.0 square metres of indoor and 2.0 square metres of outdoor and is acceptable. These ratios should be maintained through any revisions to the proposal made as part of the appeal process.

### **Parking and Loading**

A total of 193 vehicle parking spaces are proposed in a 4-level below-grade parking garage, accessed from Canterbury Place. A type-B, type-C and type-G loading space are proposed on the ground floor.

A Transportation Impact Report was submitted for the site. Transportation Services provided comments outlining a number of issues to be addressed including background development information; horizon year planning; development phasing; traffic analysis detail; and pick-up/drop-off demand and provision.

## **Further Issues**

City Planning continues to receive additional information regarding this application as the result of ongoing review by City commenting divisions, materials submitted in support of the proposal, and through deputation made by members of the public to Community Council. Planning staff may also be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this report. As a result Planning staff may continue to identify further issues or supplement the reasons provided in this report. Where substantive changes to the proposal are made by the applicant, Staff may report back to City Council as necessary.

## **Conclusion**

The application has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Official Plan, and applicable City guidelines intended to implement Official Plan policies. As currently proposed, the proposal does not conform to the Official Plan and North York Centre Secondary Plan, and does not meet the intent and purpose of the Tall Building Guidelines.

This report recommends that the City Solicitor, with appropriate staff, attend the OLT in opposition to the application in its current form and to continue discussions with the applicant in an attempt to resolve outstanding issues. This recommendation is consistent with the PPS and conforms with the Growth Plan.

## **CONTACT**

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Tel. No. (416) 392-5460  
E-mail: [Stephen.Gardiner@toronto.ca](mailto:Stephen.Gardiner@toronto.ca)

## **SIGNATURE**

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

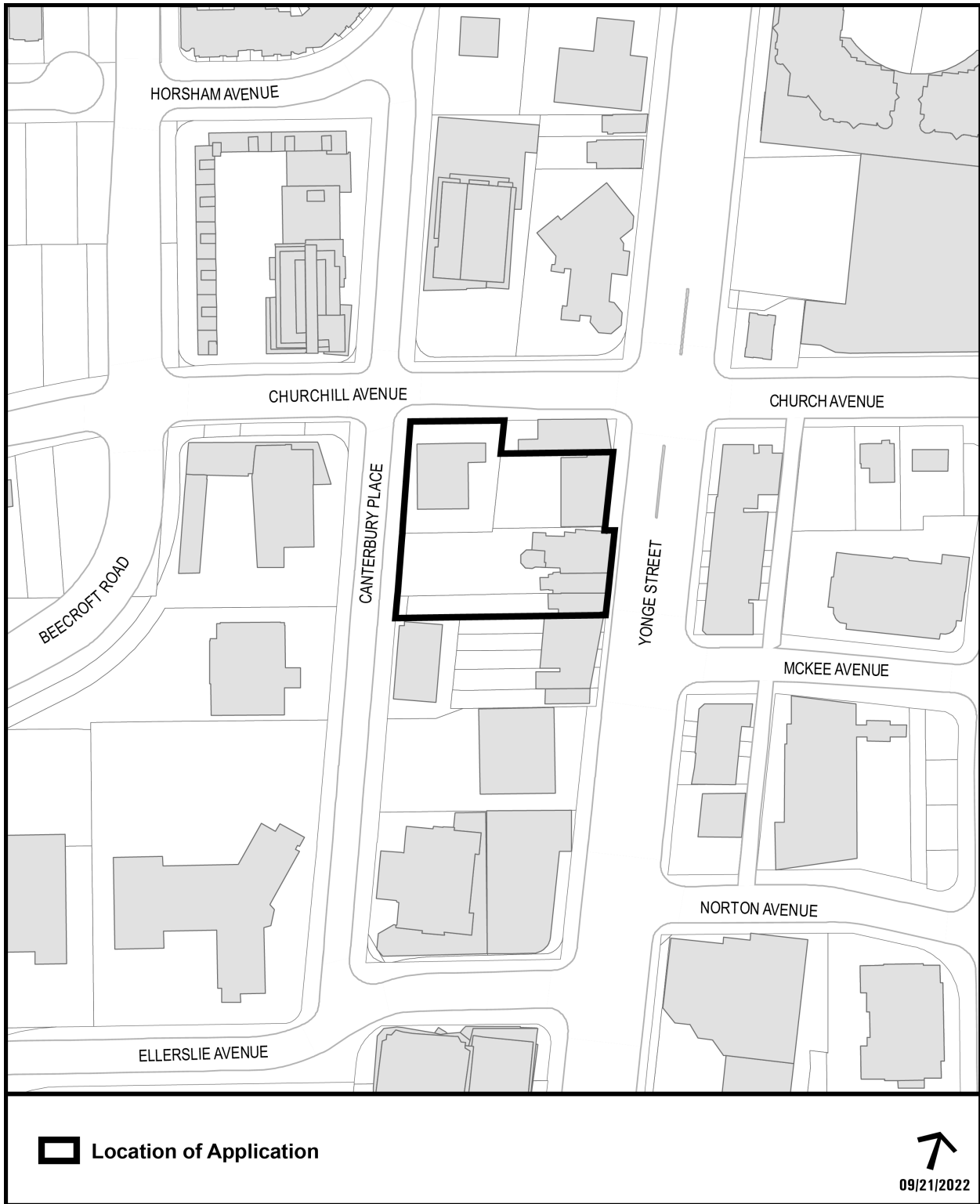
## **ATTACHMENTS**

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Attachment 1: Location Map  
Attachment 2: Application Data Sheet  
Attachment 3: 3D Model of Proposal in Context Looking Southwest

Attachment 4: 3D Model of Proposal in Context Looking Northeast  
Attachment 5: Site Plan  
Attachment 6: Official Plan Land Use Map  
Attachment 7: North York Centre Secondary Plan Land Use Map  
Attachment 8: North York Centre Secondary Plan Density Map  
Attachment 9: North York Centre Secondary Plan Height Map  
Attachment 10: Former North York Zoning By-law Map No. 7625

Attachment 1: Location Map



## Attachment 2: Application Data Sheet

**Municipal Address:** 5318, 5320-5324, 5330-5334 YONGE ST & 11 CHURCHILL  
**Date Received:** August 19, 2022

**Application Number:** 22 193284 NNY 18 OZ

**Application Type:** OPA / Rezoning, OPA & Rezoning

**Project Description:** Official Plan Amendment, Zoning By-law Amendment and Site Plan Control applications for a mixed use development with a 45 storey building along the Yonge Street frontage and a 33 storey building along Canterbury Place, with a total of 862 residential units. The proposed GFA is 58,095 square metres including 56,631 square metres of residential GFA and 1,464 square metres of non-residential GFA, for an overall FSI of 13.8. A total of 193 vehicle parking spaces are proposed in 4 levels of underground parking, and 658 bicycle parking spaces are proposed.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
TODD TRUELLE, GOLDBERG GROUP	TODD TRUELLE, GOLDBERG GROUP	DIALOG	YOUNGMO GOO

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	C1	Heritage Designation:	N
Height Limit (m):		Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m): 4,220      Frontage (m): 55      Depth (m): 68

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):			3,174	<b>3,174</b>
Residential GFA (sq m):	1,137	0	56,631	<b>56,631</b>
Non-Residential GFA (sq m):	1,745	?	1,464	<b>1,464</b>
<b>Total GFA (sq m):</b>	<b>2,882</b>	<b>?</b>	<b>58,095</b>	<b>58,095</b>
Height - Storeys:	3		45	<b>45</b>
Height - Metres:			145	<b>145</b>

Lot Coverage Ratio (%): 75.23      Floor Space Index: 13.77

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	55,729	902
Retail GFA:	1,443	21
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	17		17	17
Freehold:				
Condominium:			845	845
Other:				
<b>Total Units:</b>	<b>17</b>		<b>862</b>	<b>862</b>

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		14	528	231	89
<b>Total Units:</b>		<b>14</b>	<b>528</b>	<b>231</b>	<b>89</b>

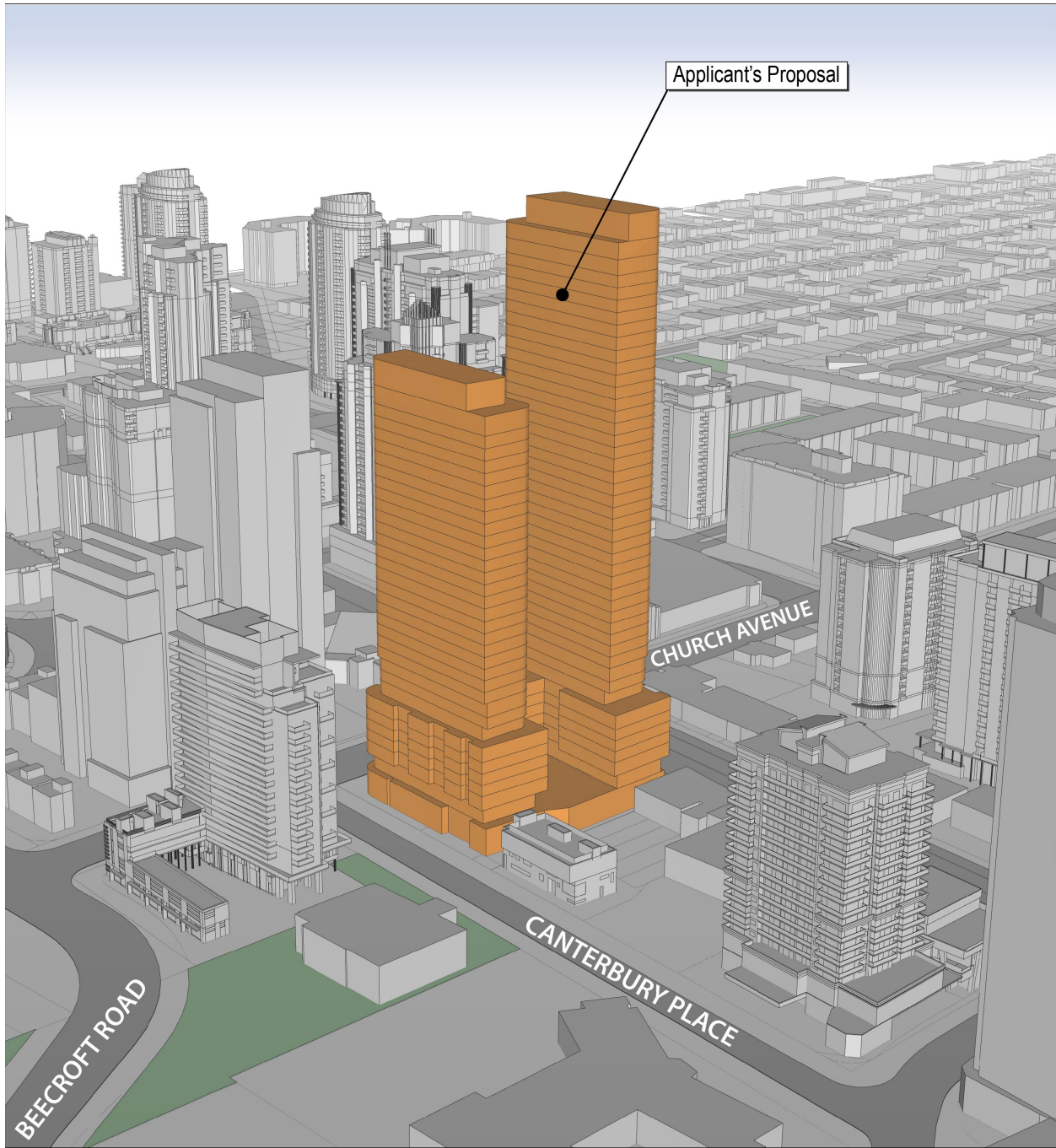
#### **Parking and Loading**

Parking Spaces: 193      Bicycle Parking Spaces: 658      Loading Docks: 3

#### **CONTACT:**

Stephen Gardiner, Senior Planner, Community Planning  
(416) 392-5460  
Stephen.Gardiner@toronto.ca

Attachment 3: 3D Model of Proposal in Context Looking Northeast



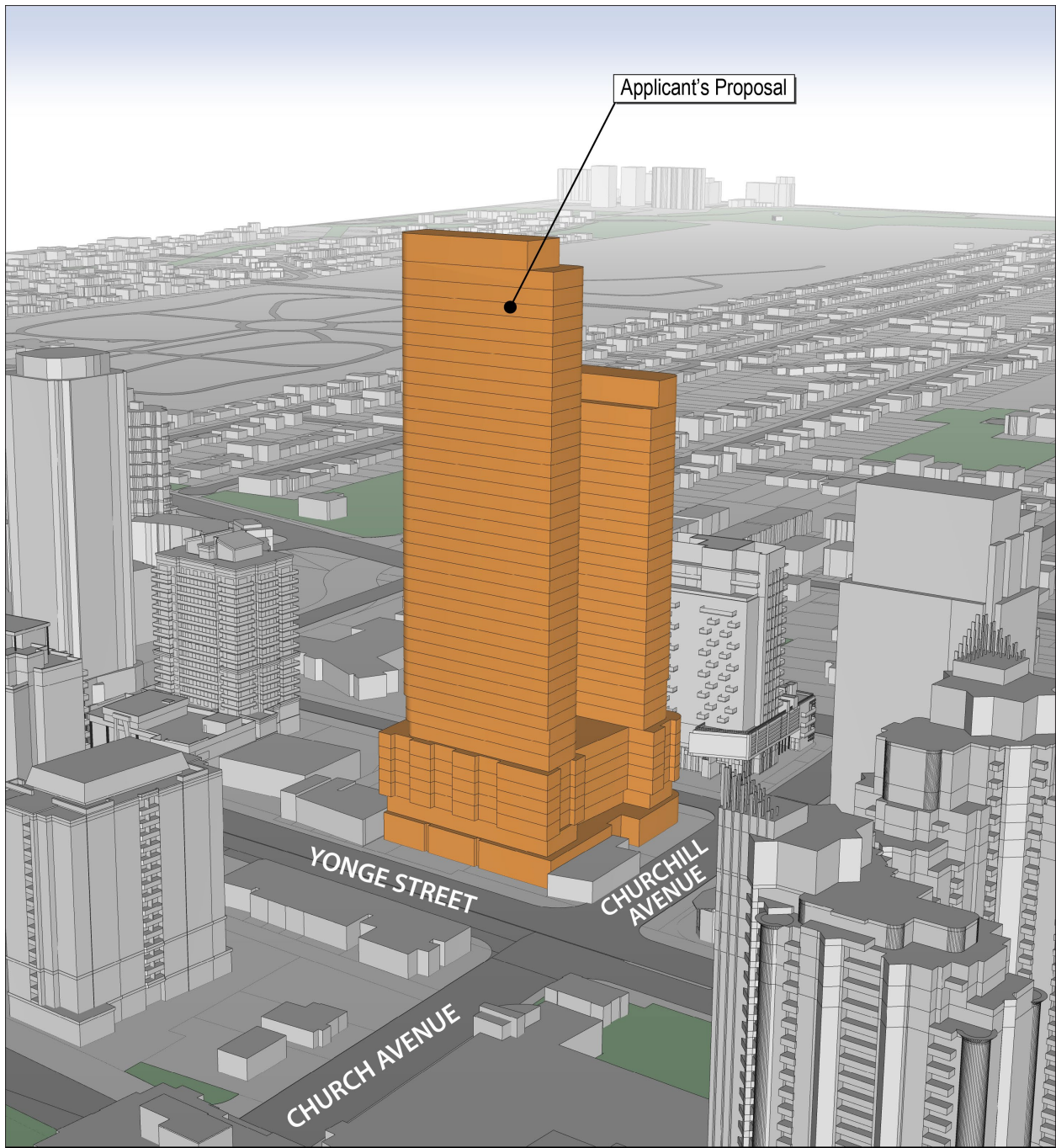
**View of Applicant's Proposal Looking Northeast**



07/17/2023



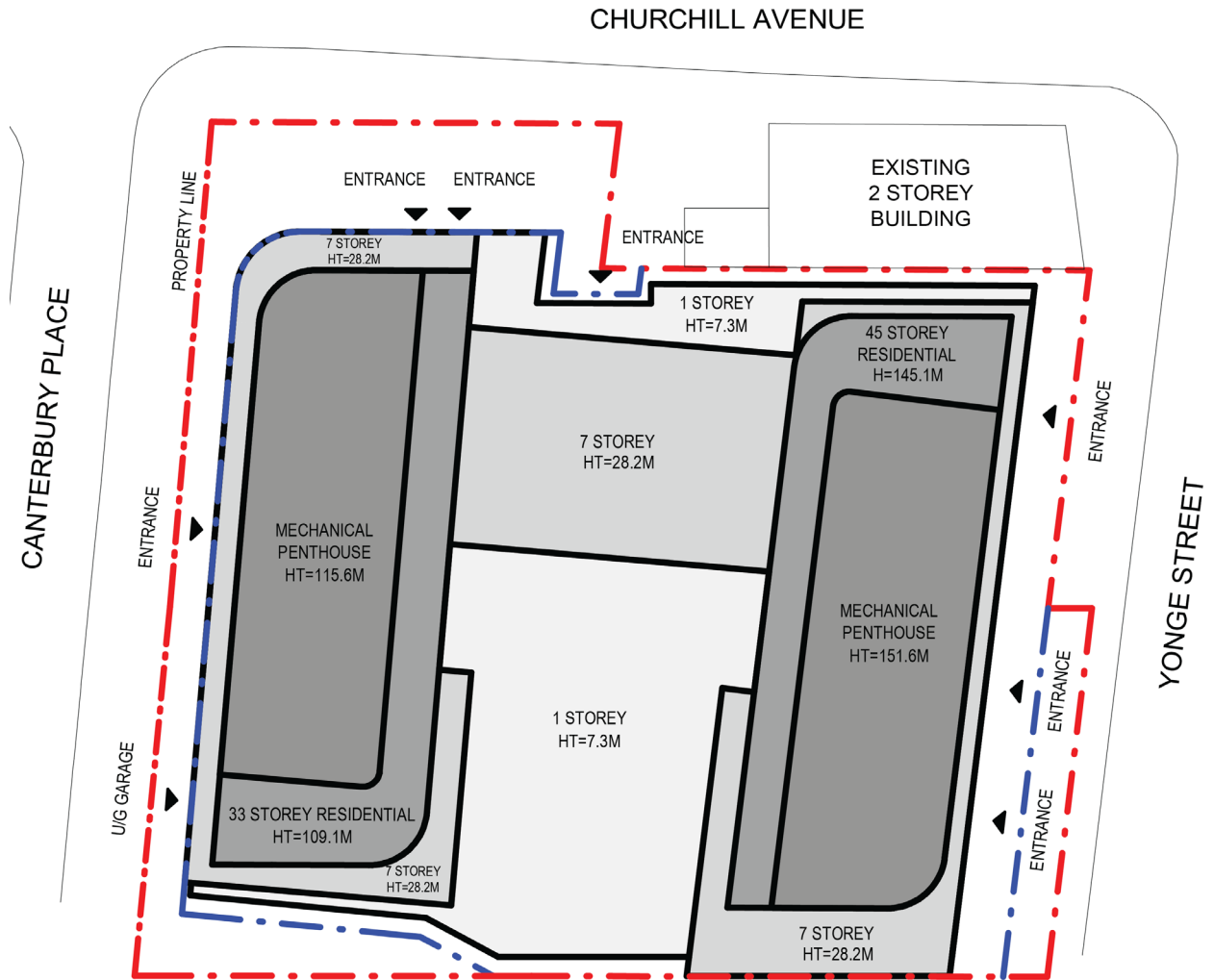
Attachment 4: 3D Model of Proposal in Context Looking Southwest



View of Applicant's Proposal Looking Southwest

↘  
07/17/2023

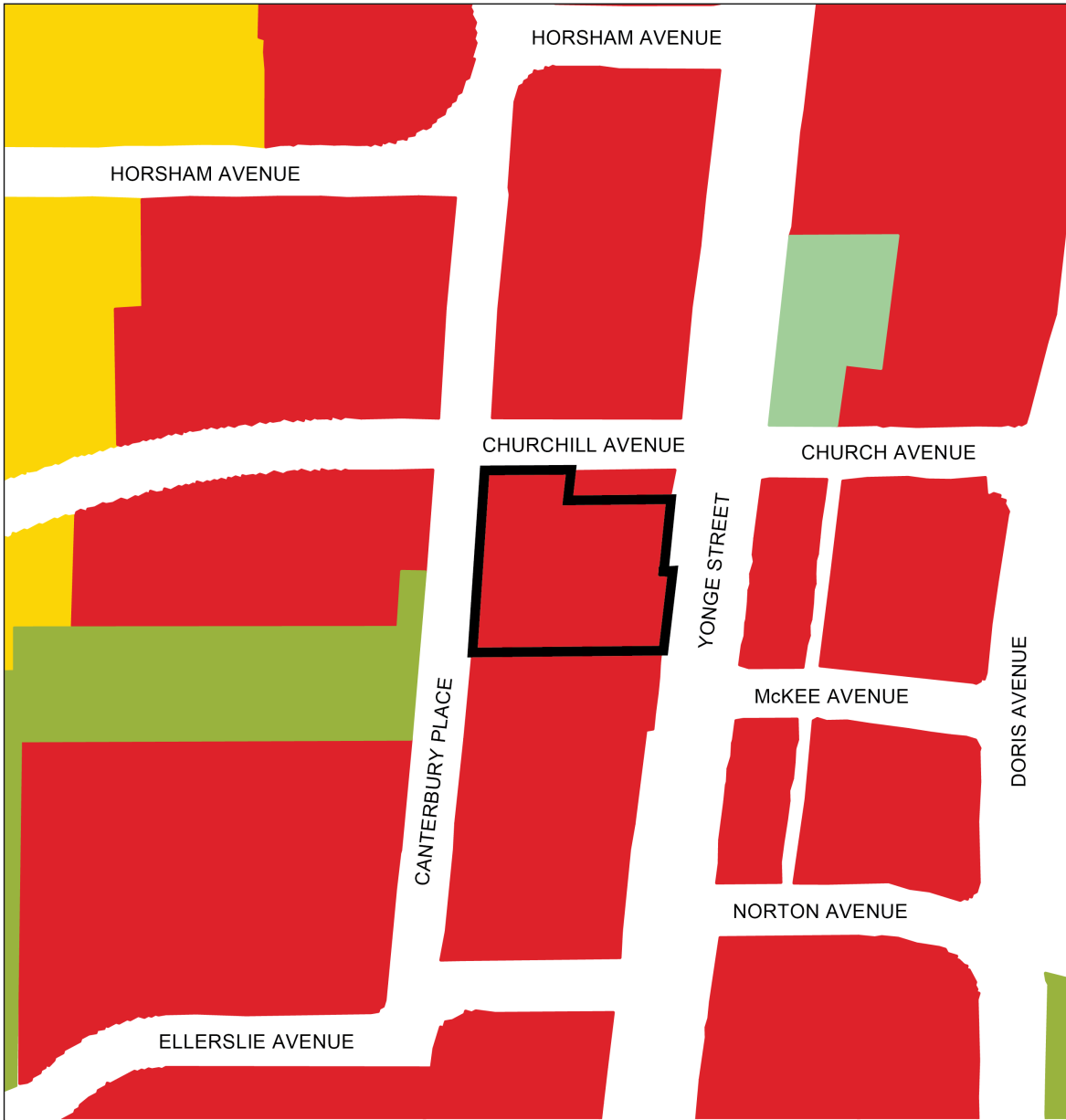
Attachment 5: Site Plan



Site Plan



Attachment 6: Official Plan Land Use Map



5318-5334 Yonge Street and 11 Churchill Avenue

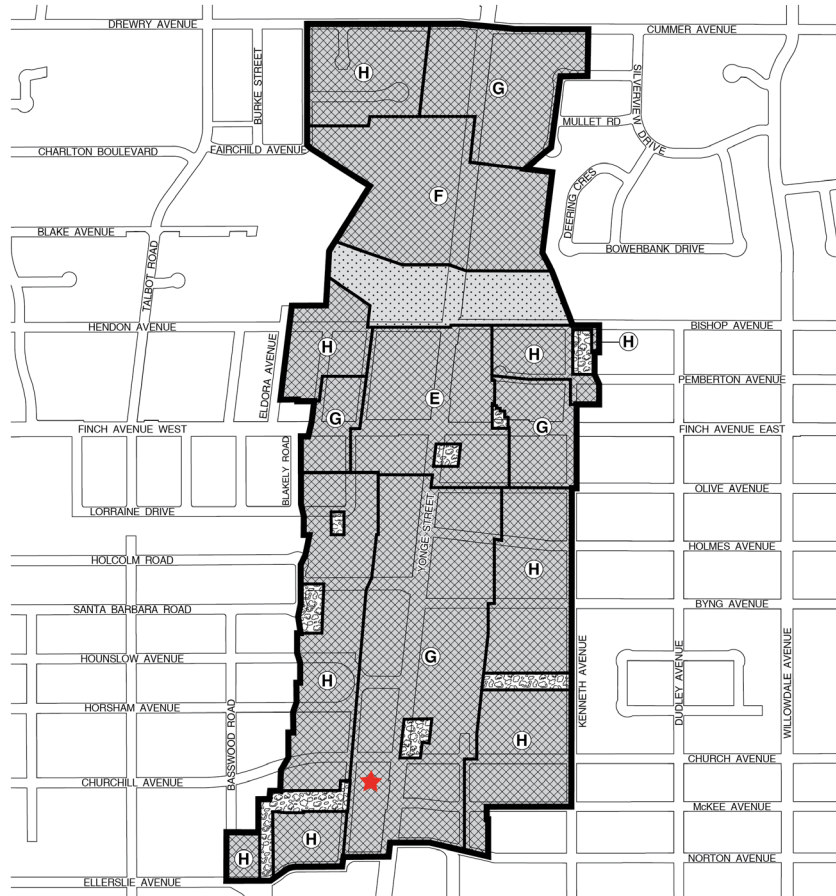
Official Plan Land Use Map #16

File # 22 193284 NNY 18 0Z

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






  
Not to Scale  
06/14/2023

# Attachment 7: North York Centre Secondary Plan Land Use Map



## North York Centre Secondary Plan

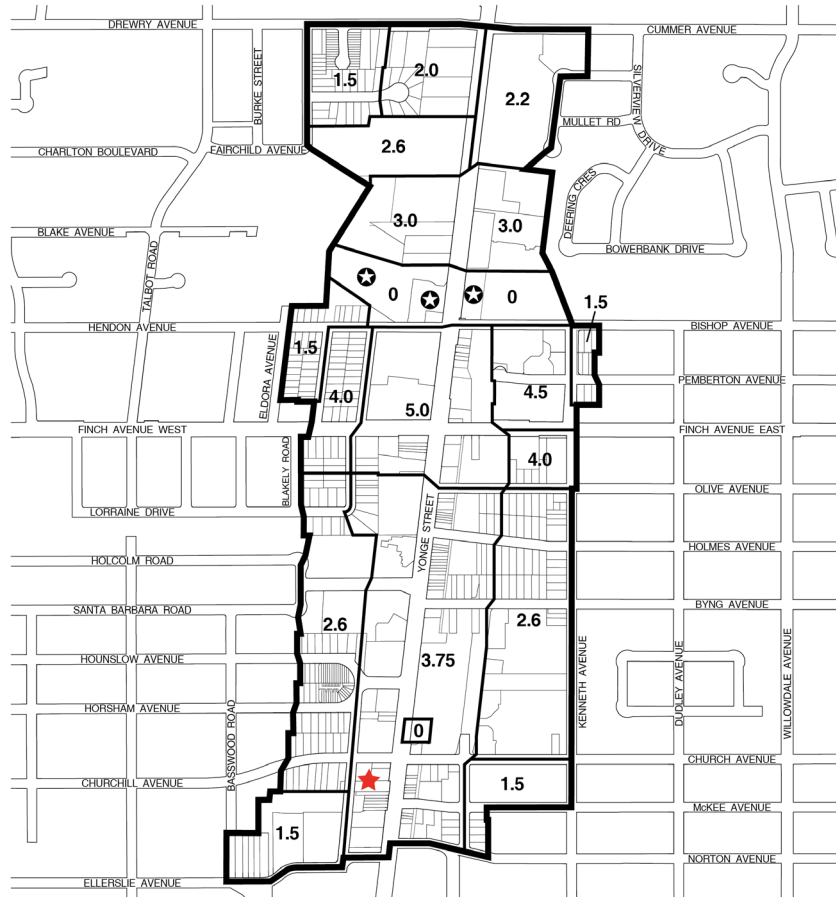
MAP 8-4 North York Centre North Land Use Areas

-  Secondary Plan Boundary
-  Site Location
-  Mixed Use Areas
  - Area E - Maximum 65% Commercial Use
  - Area F - Maximum 50% Commercial Use
  - Area G - Maximum 20% Commercial Use
  - Area H - 0% Commercial Use
-  Parks and Open Space Areas
-  Utility Corridors



June 2006

# Attachment 8: North York Centre Secondary Plan Density Map



## North York Centre Secondary Plan

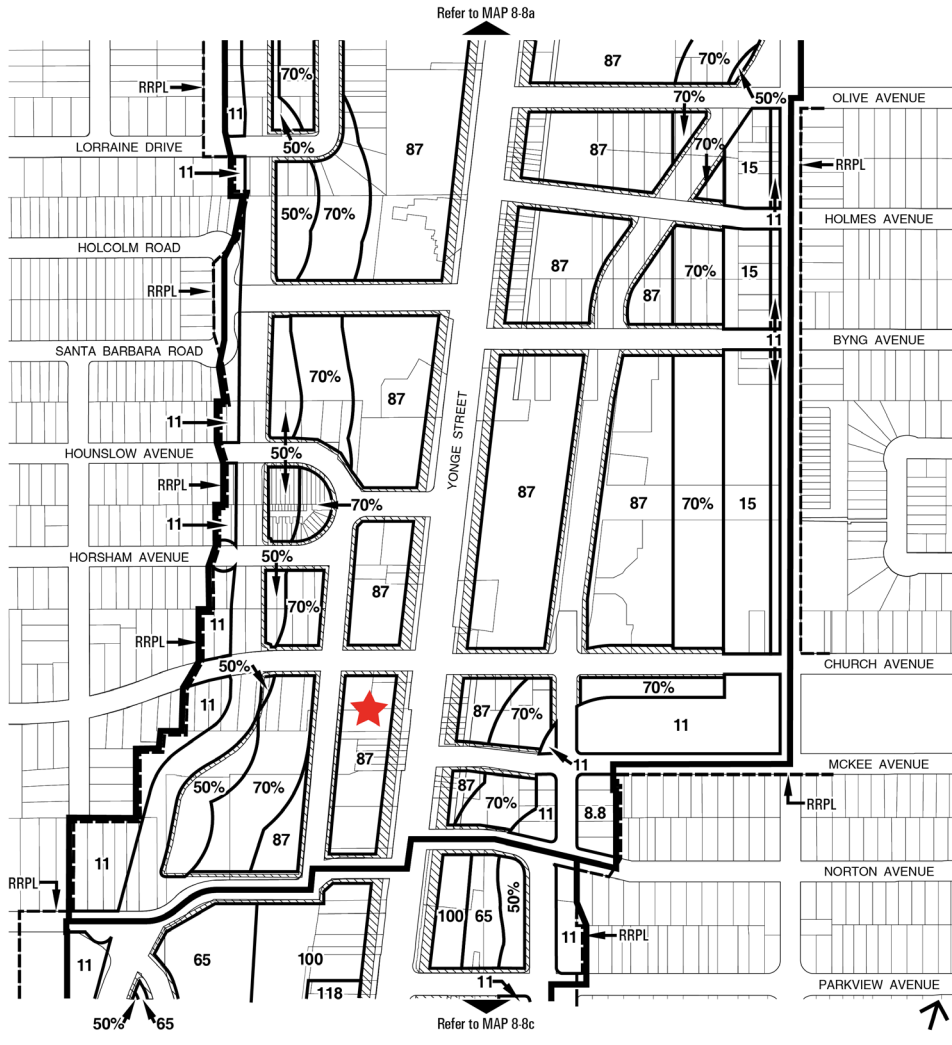
MAP 8-7 North York Centre North Density Limits

- Secondary Plan Boundary
- Density can only be assigned to these lands pursuant to the Official Plan, North York Centre Secondary Plan, Section 3 or Section 13
- Note: Density Limits are exclusive of density incentives and transfers
- Site Location



June 2006

# Attachment 9: North York Centre Secondary Plan Height Map



## North York Centre Secondary Plan

MAP 8-8b Maximum Height Limits

Secondary Plan Boundary	Maximum 87m Above Grade	Relevant Residential Property Line (RRPL)
The Lesser of 8.8m or 2 Storeys	Maximum 100m Above Grade	Site Location
The Lesser of 11m or 3 Storeys	Maximum 50% Horizontal Distance from RRPL	
The Lesser of 15m or 4 Storeys	Maximum 70% Horizontal Distance from RRPL	
Maximum 65m Above Grade	Street Facade Limit as per Section 5.3 of this Secondary Plan	0 50 100 150 200 metres

November 2015


Attachment 10: Former North York Zoning By-law Map No. 7625



5318-5334 Yonge Street and 11 Churchill Avenue

Zoning By-law 7625

File # 22 193284 NNY 18 0Z

 Location of Application

**R4** One-Family Detached Dwelling Fourth Density Zone  
**RM1** Multiple-Family Dwellings First Density Zone  
**RM6** Multiple-Family Dwellings Sixth Density Zone

**C1** General Commercial Zone  
**C3** District Shopping Centre Zone  
**O1** Open Space Zone  
**CEM-2** Restricted Cemetery Zone



Not to Scale  
 Extracted: 06/13/2023