

# **16-28 Centre Avenue – Official Plan Amendment and Zoning By-law Amendment – Decision Report – Approval**

Date: September 27, 2023

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 18 - Willowdale

**Planning Application Number:** 22 140336 NNY 18 OZ

**Related Site Plan Application Number:** 22 140335 NNY 18 SA

## **SUMMARY**

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This application proposes to develop a 10-storey (33.85 metres) residential building at 16-28 Centre Avenue. The building would contain 442 residential units and a gross floor area of 33,296 square metres for a Floor Space Index (“FSI”) of 3.98.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-laws. The proposed building represents an appropriate level of intensification on the site and begins to implement the vision of the Council-adopted Yonge Street North Secondary Plan (OPA 615).

## **RECOMMENDATIONS**

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The Director, Community Planning, North York District recommends that:

1. City Council amend the Official Plan for the lands at 16-28 Centre Avenue substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands 16-28 Centre Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to this report.

3. City Council amend former City of North York Zoning By-law 7625 for the lands at 16-28 Centre Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to this report.

4. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendments as may be required.

5. City Council direct that before introducing the necessary Bills to City Council for enactment, the applicant be required to:

- a) Withdraw its appeal of the Yonge Street North Secondary Plan (OPA 615) (By-law 1016-2022) to the Ontario Land Tribunal within Ontario Land Tribunal Case OLT-22-004346; and
- b) Submit a revised Functional Servicing and Stormwater Management Report for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

## **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 application was submitted on April 29, 2022 and deemed complete on May 4, 2022 for the properties at 16-20 Centre Avenue. On September 21, 2022, a revised proposal including the properties at 16-28 Centre Avenue was submitted after the applicant had consolidated additional lots. A community consultation meeting was conducted for 16-28 Centre Avenue on February 6, 2023.

The Yonge Street North Secondary Plan ("YNSNP") was adopted at the City Council meeting on July 19, 2022, through By-law 1016-2022 (OPA 615). In its decision, City Council directed City staff to use the Yonge Street North Secondary Plan in the evaluation of all current and new development proposals falling within its boundaries. City Council's decision and a copy of the report can be found at the following link: [Yonge Street North Planning Study - City-Initiated Official Plan Amendment - Final Report](#)

The YNSNP was subsequently appealed to the Ontario Land Tribunal ("OLT") by a number of landowners, including the landowners of 16-28 Centre Avenue. Three Case Management Conferences have been held to date, the most recent being on May 31, 2023. The status of the appeal may be found at the following link: [OPA 615 - Yonge Street North Secondary Plan](#)

On July 19-22, 2022, City Council adopted four Official Plan Amendments, Official Plan Amendments 540, 544, 570 and 575, that include a total of 115 Major Transit Station Areas (MTSAs)/Protected Major Transit Station Areas (PMTSAs). The subject site is located within the Yonge-Steeles PMTSA (SASP 760) as identified within OPA 570. The Official Plan Amendments were forwarded to the Minister of Municipal Affairs and Housing for approval; The Minister has not yet made a decision. A copy of the report and decision can be found at the following link: [PH35.16 - Our Plan Toronto: City-wide 115 Proposed Major Transit Station Area/Protected Major Transit Station Area Delineations - Final Report](#)

## THE SITE

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**Description:** The site is rectangular in shape and is located on the north side of Centre Avenue to the east of Yonge Street. The site is approximately 8,367 square metres in area and has approximately 91.46 metres of frontage on Centre Avenue.

**Existing Use:** The site is currently occupied by six detached dwellings.

### Surrounding Land Uses:

North: Detached dwellings are located to the north of the site;

South: Centre Park and the Salvation Army North York Temple are located to the south of the site;

East: Detached dwellings are located to the east of the site, as well as an application for 4 blocks of back-to-back stacked townhouses/low-rise apartment buildings to the southeast (File No. 20 232921 NNY 18 OZ);

West: Detached dwellings are located to the immediate west with a commercial property located further to the west fronting Yonge Street, which is currently the subject of a high-rise mixed use development application (File No. 22 119174 NNY 18 OZ).

## PROPOSAL

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**Description:** The application proposes to amend the Official Plan and Zoning By-laws to permit a 10-storey residential building at 16-28 Centre Avenue. The proposed building is U-shaped with a central courtyard area located between the two wings of the building. The main lobby is located near the rear of the site connecting the two wings and there are two secondary entrances closer to the Centre Avenue frontage, one within each of the wings. The proposal includes integrated two-storey townhouses integrated into the building which front onto Centre Avenue and the central courtyard.

**Height:** the proposed building is 10-storeys (33.85 metres not including the mechanical penthouse). The building steps down to 8-storeys at the front and rear of the building and further steps down to 4-storeys at the Centre Avenue frontage.

**Density:** The proposal has a density of 3.98 FSI.

**Dwelling Units:** The proposed building includes 442 residential units, comprised of 287 (65 percent) 1-bedroom units, 111 (25 percent) 2-bedroom units and 44 (10 percent) 3-bedroom units.

**Access, Parking, and Loading:** The proposed access to the site is from Centre Avenue. A 6.0 metre driveway is located in the proposed central courtyard, providing vehicular access to the main building entrance, the underground parking ramp and the Type “C” and Type “G” loading spaces. The proposal includes two levels of underground parking with a total of 384 vehicle parking spaces, including 44 visitor parking spaces.

**Mid-Block Connection:** A 7.5 metre setback has been provided on the east side of the building to be reserved for a future 15-metre-wide mid-block connection which will extend through the Yonge Street North Secondary Plan area between Yonge Street and Dumont Street. When the lands to the east of the site redevelop in the future, the other half of the planned mid-block connection will be provided as part of that redevelopment and the connection will be constructed. The mid-block connection will consist of a five-metre-wide landscaped space on either side of a five-metre-wide multi-use trail and will be secured through Site Plan Control.

**Additional Information:** See Attachments 1, 2, 3, 4 and 5 of this report for the Application Data Sheet, the Location Map, the existing Official Plan Land Use map, and the existing Zoning By-law maps, respectively.

**Reasons for Application:** An Official Plan Amendment application is required to re-designate the site from *Neighbourhoods* to *Mixed Use Areas*. The site is designated *Mixed Use Areas* in the Council-adopted Yonge Street North Secondary Plan (OPA 615), which is currently under appeal. Amendments to the City-wide Zoning By-law 569-2013 and to former City of North York By-law 7625 are also required to permit the proposed building form, height, density and other performance standards.

**Site Plan Control:** A Site Plan Control application (22 140335 NNY 18 SA) has been submitted and is currently under review.

## APPLICATION BACKGROUND

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### Application Requirements

The following reports/studies were submitted in support of the application:

- Arborist Report



- Archaeological Assessment
- Energy Strategy Report
- Functional Servicing Report and Stormwater Management Report
- Geotechnical Study
- Hydrogeological Report
- Pedestrian Level Wind Study
- Planning Rationale
- Public Consultation Strategy Report
- Sun/Shadow Study
- Transportation Impact Study

The submitted materials, including the reports listed above are available on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-details/?id=5092689&pid=418263>

### **Agency Circulation Outcomes**

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan amendments and Zoning By-law standards. Comments are also being used in the evaluation of the Site Plan Control application.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have been given had an opportunity to view the oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMUNITY CONSULTATION**

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City Planning staff hosted a virtual community consultation meeting on February 6, 2023, which approximately 29 people attended including the local ward councillor. At the meeting, City Planning staff presented the planning policy framework and an overview of the application review process, and the applicant presented the development proposal. Comments and questions raised at the meeting included:

- Question about why the building height was not greater given that there is an ongoing housing crisis;
- Concern about traffic impacts on Yonge Street and Centre Avenue;
- Question about shadow impacts on the properties to the rear on Newton Drive;
- Concern that the mid-block connection was not being shown on the plans;
- Question about vision for the adjacent sites at 12 and 14 Centre Avenue and whether they would be incorporated into the development; and
- Question about timing for the development.

The issues raised through community consultation have been considered through the review of the application.

## **POLICY CONSIDERATIONS**

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### **Provincial Land-Use Policies**

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, and shall conform to provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe.

### **Toronto Official Plan**

The site is currently designated *Neighbourhoods* in the City of Toronto Official Plan. See Attachment 3 of this report for the Official Plan Land Use Map. The Official Plan directs that *Neighbourhoods* are physically stable areas made up of low-rise residential uses. The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

### **Yonge Street North Secondary Plan (OPA 615)**

The Yonge Street North Secondary Plan establishes a new planning framework for the area generally bounded by Steeles Avenue to the north, Cummer and Drewry Avenues to the south, Willowdale Avenue to the east, and Lariviere Road to the west. The Secondary Plan includes policies to guide growth and develop a complete community, including but not limited to, policies related to the area structure, public realm, parks and open spaces, transportation and mobility, housing, community services and facilities, built form, and implementation.

The site is located within the Mid-Rise East character area and is designated *Mixed Use Areas* in the Yonge Street North Secondary Plan. In the Mid-Rise East character area, existing lots may be consolidated into larger blocks to allow the blocks to be redeveloped by mid-rise and low-rise buildings.

The Secondary Plan was adopted by City Council at its meeting on July 19, 2022, as Official Plan Amendment 615 ([By-law 1016-2022](#)). The Secondary Plan was appealed by numerous landowners, including the applicant. Although OPA 615 is currently under appeal, it is relevant as it represents City Council's latest vision for the site and surrounding area.

### **Zoning**

The site is currently split zoned under City of Toronto Zoning By-law 569-2013. The properties at 16-22 Centre Avenue are zoned RD (f15.0; a550) (x5) and the properties at 24-28 Centre Avenue are zoned RD (f15.0; a550) (x875). The site is also currently

zoned R4 by former City of North York By-law 7625. The current zoning permits residential uses in the form of detached dwellings.

## Design Guidelines

The following Design Guidelines have been used in the evaluation of this application:

- Mid-Rise Building Performance Standard and Addendum; and
- Growing Up: Planning for Children in New Vertical Communities.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-planguidelines/design-guidelines/>

## Toronto Green Standard

The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. The TGS can be found here: <https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/toronto-green-standard/>

## COMMENTS

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### Provincial Policy Statement and Provincial Plans

City staff's review of this application has had regard for the relevant matters of provincial interest as set out in the *Planning Act*. The current proposal was reviewed for consistency with the Provincial Policy Statement ("PPS") and conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the "Growth Plan").

The site is located within the Yonge-Steeles PMTSA and is proposed to be redeveloped in a transit-supportive manner that maximizes the number of potential transit users as required by the Growth Plan. The proposal also adds to the range and mix of housing options in the area in accordance with Provincial policy. Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

### Land Use

The proposed residential land use is permitted on the site and is compatible with the planned context of the area. The proposed redesignation of the site to *Mixed Use Areas* is consistent with Council's decision to designate the lands *Mixed Use Areas* through OPA 615. *Mixed Use Areas* allow for a mix of residential and non-residential uses but do not require there to be both residential and non-residential uses on site. The proposed development does not currently contemplate a non-residential use component; however, the proposed draft Zoning By-law Amendments are permissive of retail and eating establishment uses at-grade to allow flexibility for space on the ground

floor to be used as a small-scale retail store, coffee shop or similar use should there be market demand for such use in the future.

### **Built Form and Public Realm**

The proposed height of 10-storeys is appropriate for the site and fits within the planned context for the Mid-Rise East Character Area in accordance with Policy 8.32 and Map 49-5 of the Secondary Plan. The proposed mid-rise building will allow for transition in height and built form from the more intense areas further to the north and the *Neighbourhoods* lands to the south, as directed by Policy 2.12 of the Secondary Plan.

The proposed building generally steps back at floors four and eight, providing for large terraces and reducing the building massing to improve separation and transition to adjacent properties. The building steps down to 4-storeys at the Centre Avenue frontage and contains townhouses with unit entrances and patios fronting the street to enhance the public realm and pedestrian environment at grade. Townhouse units with patios also front onto the central courtyard to animate it. The entrance to the underground parking garage and the loading spaces are set back away from the street frontage and integrated into the building massing.

The proposed orientation of the 'U' shape building results in a courtyard space containing the driveway, pedestrian connections and landscaped area in the centre of the site, which breaks up the building façade along Centre Avenue. The courtyard respects the existing character of the street by providing for a large front yard with landscaping. While the building shape results in the main building entrance being set back from the street frontage, there are clear sightlines and pedestrian access to the entrance and there are secondary building entrances off the courtyard closer to the street frontage as well as townhouse units with entrances fronting Centre Avenue.

A 7.5 metre setback at the east side of the building is proposed in order to facilitate a future mid-block connection as envisioned in the Secondary Plan. The mid-block connection will be designed with trees and soft landscaping and will be publicly accessible to enhance the public realm network in the Yonge Street North area. The proposed mid-block connection is further described in the Transportation and Mobility section below. The interim condition for this development's half of the mid-block connection will be secured as part of the Site Plan Control application. Those details include landscaping, trees, and the multi-use trail which would be secured through plans/drawings and a Landscaping Credit to ensure the site's half of the mid-block connection is coordinated with any future development to the east of the site.

### **Transportation and Mobility**

Maps 49-3 and 49-8 of the Yonge Street North Secondary Plan identify a proposed mid-block connection at the east edge of the site. The mid-block connection extends from Steeles Avenue East in the north to Centre Avenue in the south within in the Mid-Rise East Character Area. The Secondary Plan provides that the mid-block connection is to be secured through future developments and will be of generous width to support

movement by all forms of active travel, including walking and biking. The proposed development will provide 7.5 metres of the 15-metre future mid-block connection, which will consist of a five-metre multi-use trail with a five-metre landscaped space on both sides of the trail. The proposed mid-block connection will be secured as a standard access easement later in the Site Plan Control stage.

### **Sun, Shadow, Wind**

The submitted Shadow Study demonstrates that the proposed building casts most of its shadows on properties to the east and north of the site. The Shadow Study does not show any shadow impact on Centre Park and indicates continuous sunlight for most of the day on the adjacent sidewalk. The submitted Pedestrian Wind Impact Study found that the proposed building will achieve wind safety criteria and provide suitable wind conditions at the main entrance and on the sidewalks. Higher-than-desired wind speeds identified at the outdoor amenity space at the rear of the site are expected to be dealt with through wind control features to be further reviewed and secured through the Site Plan Control application.

### **Unit Mix**

A total of 442 units are proposed, including 287 (65 percent) one-bedroom units, 111 (25 percent) two-bedroom units and 44 (10 percent) three-bedroom units, 28 of which are townhouse units. The proposed unit mix meets the policy direction of the Official Plan to provide a full range of housing and achieves unit mix objectives of the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines (“Growing Up Guidelines”) to provide a minimum of 15 percent two-bedroom units and 10 percent three-bedroom units within new developments. City Planning staff will continue to work with the applicant through the Site Plan Control process to ensure applicable provisions of the Growing Up Guidelines are met.

### **Amenity Space**

The application proposes 4.0 square metres of amenity space per unit, of which approximately 2.4 square metres per unit is indoor amenity space. The proposed outdoor amenity space is located at the rear of the proposed building, which is directly adjacent and connected to the indoor amenity space at-grade. In addition to the outdoor amenity space, units on the fifth and ninth floors also have access to large terraces, and the integrated townhouse units each have a private patio.

Detailed design and programming of the amenity space will be reviewed and secured through the Site Plan Control process. The amenity will be designed in consideration of households with children through the Growing Up Guidelines, and pets through the Pet-Friendly Design Guidelines.

### **Traffic Impact, Access, Parking**

The proposed driveway extends into the site providing access from Centre Avenue to the main entrance with space for drop-off and pick-up. The driveway also provides

access to the two-level underground parking garage which contains 340 resident parking spaces and 44 visitor parking spaces for a total of 384 vehicle parking spaces. The proposal also includes 443 bicycle parking spaces, 45 of which are short-term spaces located at-grade. Transportation Services staff accept the proposed parking rate.

A Transportation Impact Study was submitted by the applicant and reviewed by Transportation Services staff. To reduce traffic impacts and encourage other modes of travel, the Toronto Green Standard requires quantifiable measures to reduce single-occupancy auto vehicle trips by 15 percent through a variety of multi-modal infrastructure strategies and Transportation Demand Management measures. Transportation Demand Management measures proposed by the applicant include a contribution to a Toronto Bike Share station in the area, on-site bicycle repair station, additional bicycle parking beyond minimum By-law requirements, PRESTO card distribution, among other measures.

Transportation Services staff are satisfied that these measures meet the Toronto Green Standard requirements.

### **Servicing**

A revised Functional Servicing Report and Stormwater Management Report is required to demonstrate that no upgrades are necessary to the existing infrastructure for this development. Staff recommend that the Bills necessary to implement the approval of this project be withheld until the Reports have been accepted by Engineering and Construction Services staff.

### **Parkland**

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. The development site is currently in an area with 12 - 28 m<sup>2</sup> of parkland per person, which is less than the City-wide average provision of 28 m<sup>2</sup> of parkland per person. In accordance with Chapter 415, Article III of the Toronto Municipal Code, the proposal is subject to a parkland dedication of 10% of the development site. Parks, Forestry & Recreation would accept the conveyance of lands off-site that would expand an existing park or which would create a new park as the required parkland dedication. Alternatively, payment of cash-in-lieu of parkland would be accepted. The value of the cash-in-lieu of parkland dedication would be appraised through Real Estate Services. The appraisal would be conducted upon the submission of an application for the First Above Grade Building Permit and payment would be required prior to the issuance of said permit.

### **Archaeological Assessment**

A Stage 1 archaeological assessment for the site was conducted, which revealed that the bulk of the rear yards of the study lands might hold archaeological potential that could not be dismissed from a Stage 1 property inspection. Given this, any remaining

historic archaeological potential likely had not been significantly impacted and a Stage 2 archaeological assessment in accordance with the *2011 Standards and Guidelines for Consultant Archaeologists* was recommended. The Stage 2 field assessment consisted of a 100% test pit survey of all testable lands at 5 metre intervals. This survey did not result in any archaeological resources being found or new archaeological sites being registered with the Ministry of Citizenship and Multiculturalism (MCM). As such, the study area does not require further archaeological assessment.

### **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). Urban Forestry Staff have reviewed the application and have comments that will be addressed through the Site Plan Control application.

### **Toronto Green Standard**

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

### **Conclusion**

The proposal has been reviewed against the policies of the PPS, the Growth Plan, the City of Toronto Official Plan, and the Council-adopted Yonge Street North Secondary Plan (OPA 615). Staff are of the opinion that the proposal is consistent with the PPS and conforms with the Growth Plan. Furthermore, the proposal conforms with the intent of the Official Plan and the Council-adopted Yonge Street North Secondary Plan.

### **CONTACT**

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Tel. No. (416) 396-5570  
E-mail: Heather.Au@toronto.ca

### **SIGNATURE**

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

## **ATTACHMENTS**

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### **City of Toronto Data/Drawings**

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law 569-2013 Map

Attachment 5: Existing Former City of North York By-law 7625 Map

Attachment 6: Draft Official Plan Amendment

Attachment 7: Draft Zoning By-law 569-2013 Amendment

Attachment 8: Draft Zoning By-law 7625 Amendment

### **Applicant Submitted Drawings**

Attachment 9: Site Plan

Attachment 10: Elevations



## Attachment 1: Application Data Sheet

**Municipal Address:** 16-28 CENTRE AVE    **Date Received:** April 29, 2022

**Application Number:** 22 140336 NNY 18 OZ

**Application Type:** OPA & Rezoning

**Project Description:** Official Plan and Zoning By-law amendment for a 10-storey mid-rise building with ground floor townhouse units and two levels of underground parking. The project proposes 453 residential units, 33,476 sq.m. of residential GFA, and 394 parking spaces.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
BV REALTY PARTNERS LP		ARCADIS IBI GROUP	SU CHU CHEN

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	RD (f15.0; a550) (x5)	Heritage Designation:	N
Height Limit (m):	10	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m): 8,367                      Frontage (m): 91                      Depth (m): 92

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):			4,140	<b>4,140</b>
Residential GFA (sq m):	709	0	33,296	<b>33,296</b>
Non-Residential GFA (sq m):				
<b>Total GFA (sq m):</b>	<b>709</b>		<b>33,296</b>	<b>33,296</b>
Height - Storeys:	2		10	<b>10</b>
Height - Metres:			34	<b>34</b>
Lot Coverage Ratio (%): 49.48		Floor Space Index:	3.98	

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	33,086	210
Retail GFA:		
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:				
Freehold:	6	0		
Condominium:			442	<b>442</b>
Other:				
<b>Total Units:</b>	<b>6</b>	<b>0</b>	<b>442</b>	<b>442</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:			287	111	44
<b>Total Units:</b>			<b>287</b>	<b>111</b>	<b>44</b>

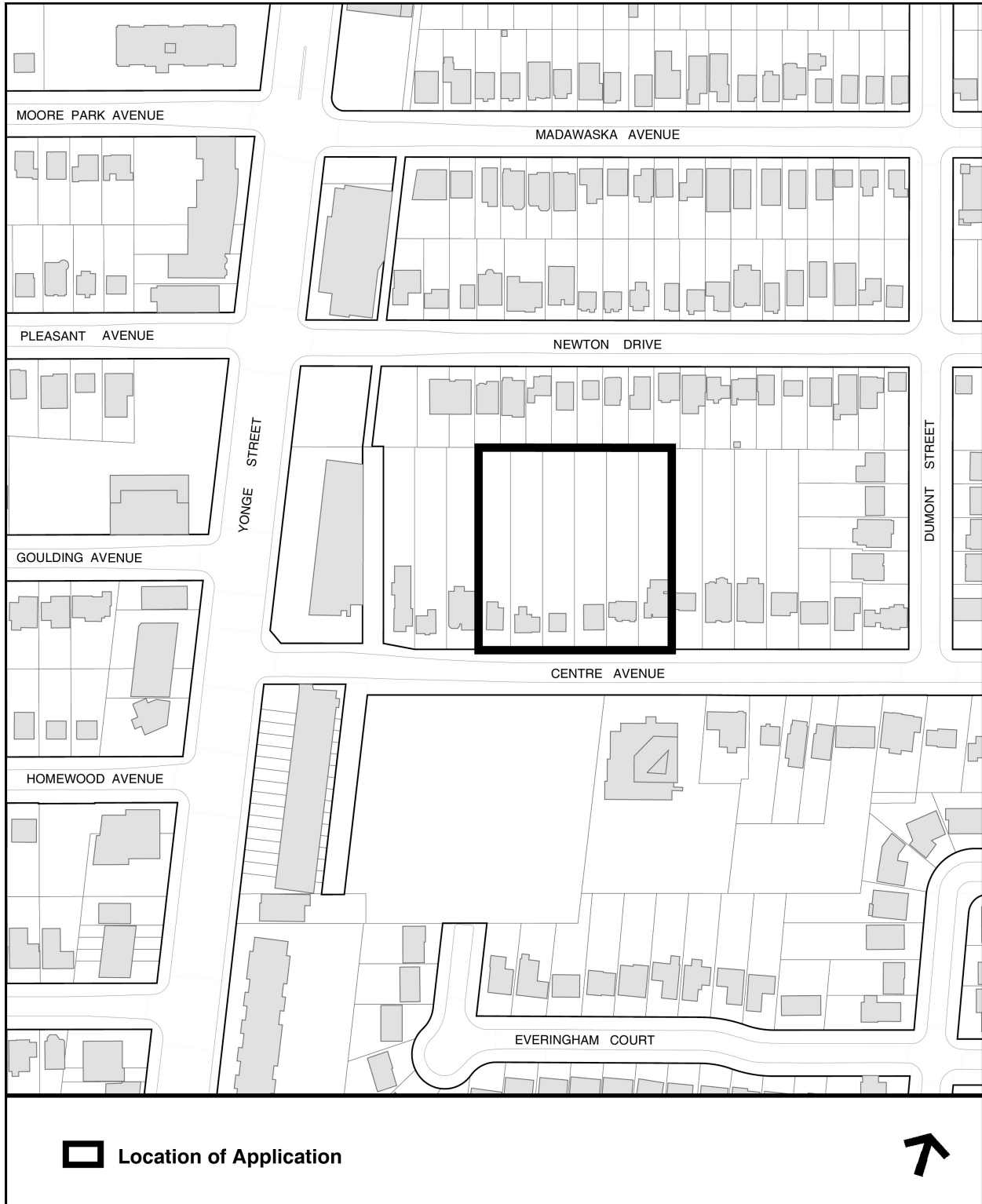
**Parking and Loading**

Parking Spaces: 384      Bicycle Parking Spaces: 443      Loading Docks: 2

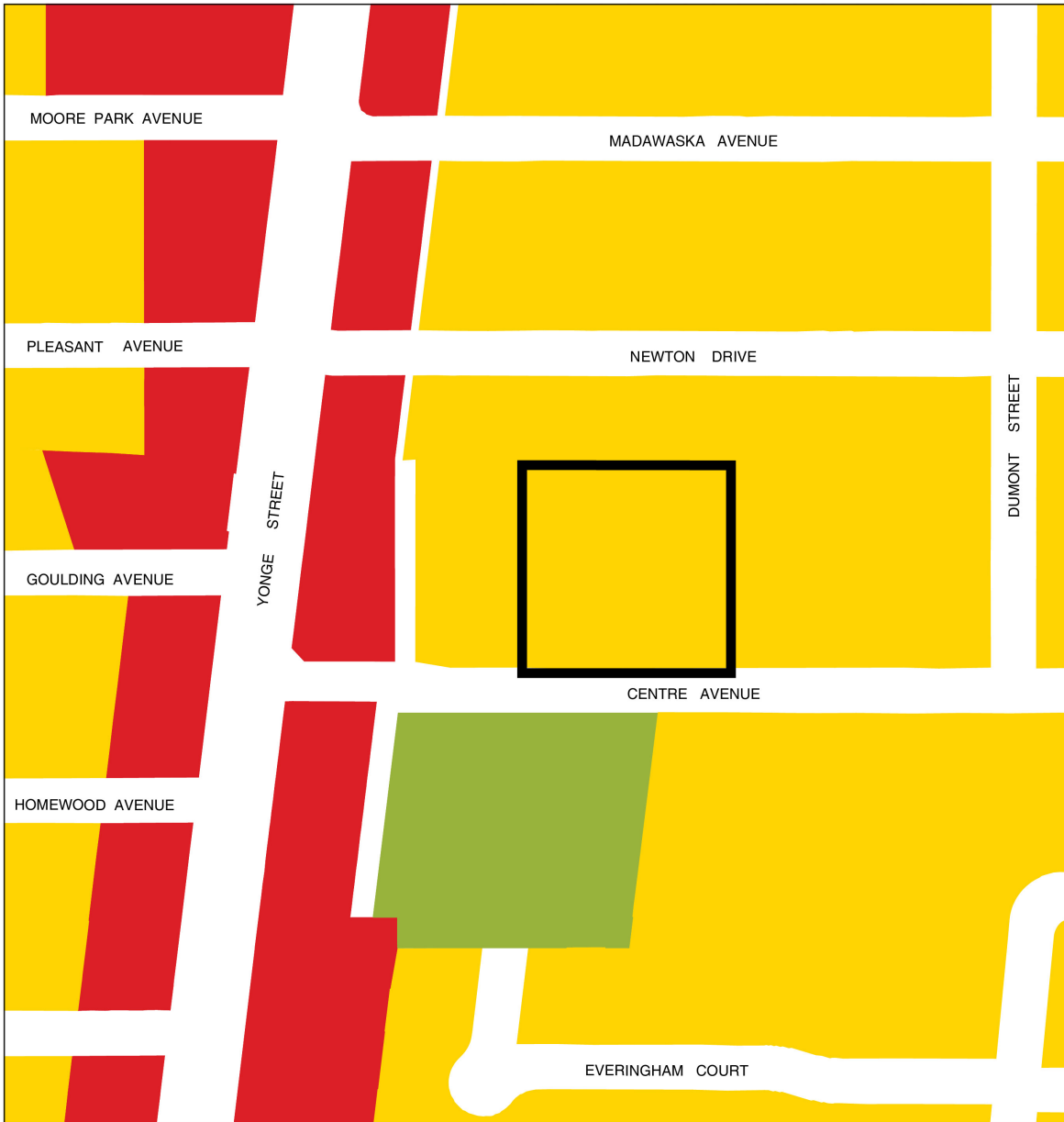
**CONTACT:**

Heather Au, Planner, Community Planning  
(416) 396-5570  
Heather.Au@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



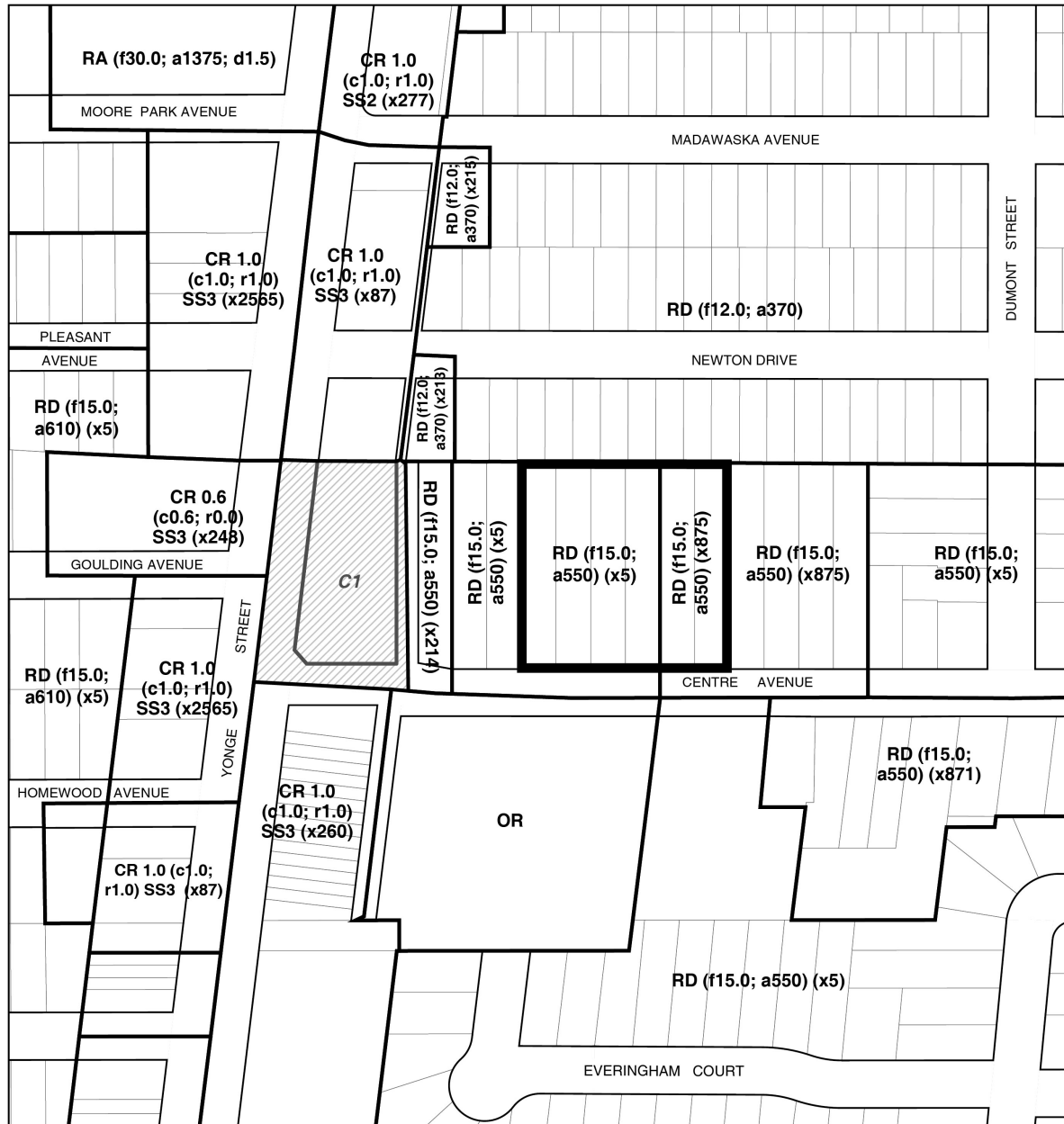
Official Plan Land Use Map #16

16-28 Centre Avenue  
File # 22 140336 NNY 18 0Z

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

Not to Scale  
 Extracted: 05/03/2022

Attachment 4: Existing Zoning By-law 569-2013 Map




Zoning By-law 569-2013

16-28 Centre Avenue

File # 22 140336 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: 05/03/2022

Attachment 5: Existing Former City of North York By-law 7625 Map



Zoning By-law 7625

16-28 Centre Avenue

File # 22 140336 NNY 18 0Z



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: 05/03/2022

Attachment 6: Draft Official Plan Amendment

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 2023

Enacted by Council: ~, 2023

**CITY OF TORONTO**

**Bill XXX**

**BY-LAW XXX-2023**

To adopt amendment No. 690 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2022 as 16, 18, 20, 22, 24 and 28 Centre Avenue

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 690 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

## **AMENDMENT NO. 690 TO THE OFFICIAL PLAN**

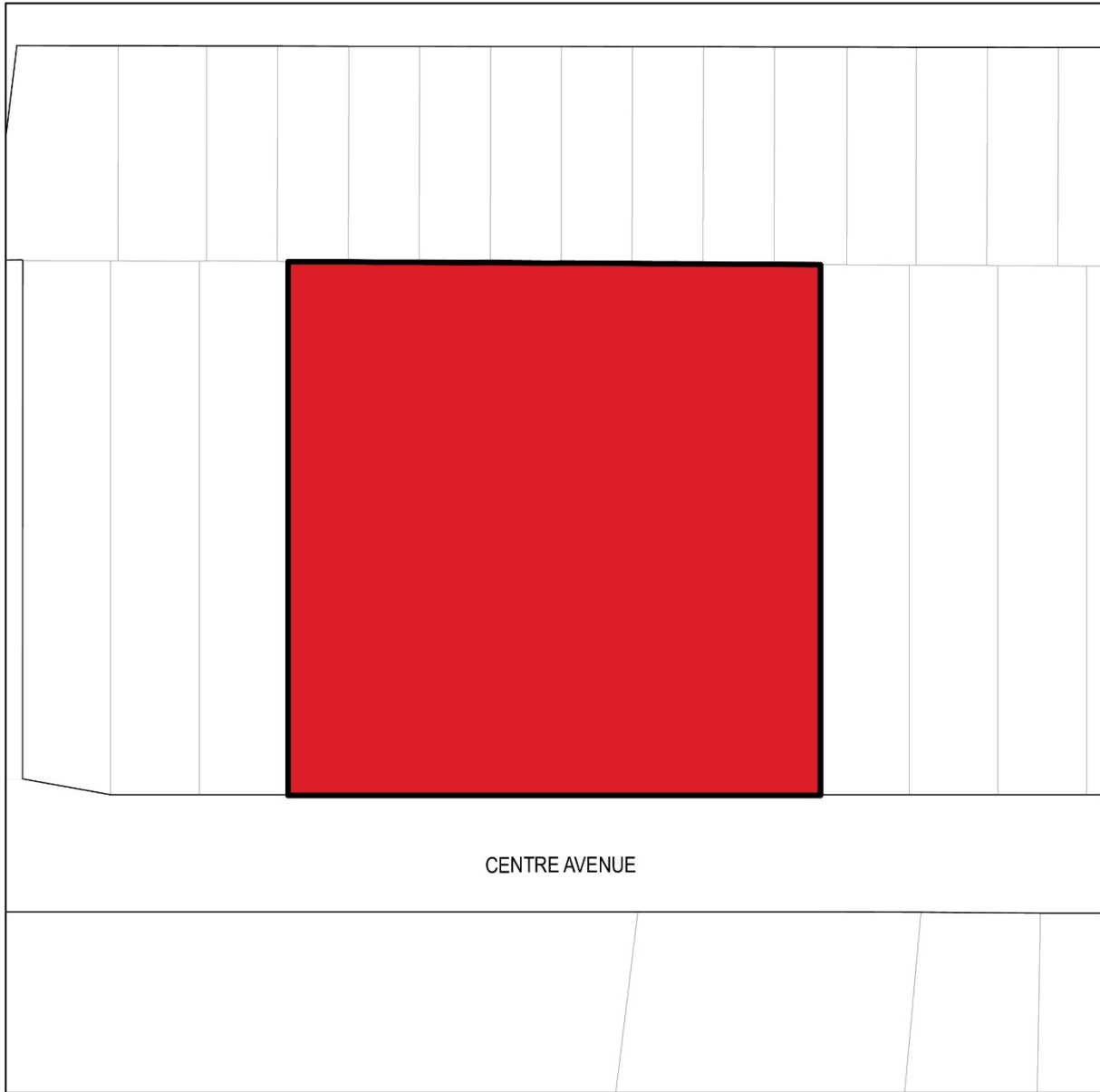
### **LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS 16, 18, 20, 22, 24 and 28 CENTRE AVENUE**

The Official Plan of the City of Toronto is amended as follows:

1. Map 16, Land Use, is amended by re-designating the lands known municipally as 16-28 Centre Avenue from *Neighbourhoods* to *Mixed Use Areas*, as shown on the attached Schedule 1.



SCHEDULE 1





Official Plan Amendment # 690

Proposed revisions to Land Use Map 16 to redesignate lands from Neighbourhoods to Mixed Use Areas

16-28 Centre Avenue

File # 22 140336 NNY 18 0Z

-  Subject Site
-  Mixed Use Areas



08/28/2023



Attachment 7: Draft Zoning By-law 569-2013 Amendment

Authority: North York Community Council Item ##, as adopted by City of Toronto Council on ~, 2023

**CITY OF TORONTO**

**BY-LAW NO. XXXX-2023**

**To amend the Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 16, 18, 20, 22, 24 and 28 Centre Avenue**

Whereas authority is given to Council of the City of Toronto pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*, as amended; and

Whereas pursuant to Section 39 of the *Planning Act*, as amended, the council of a municipality may, in a by-law passed under Section 34 of the *Planning Act*, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law.

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.1 respecting the lands subject to this By-law from a zone label of RD (f15.0; a550) (x5) to a zone label of RA (f91.0; a8367) (x230) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 230 so that it reads:

(230) Exception RA 230

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions:

Site Specific Provisions:

- (A) On lands municipally known as 16, 18, 20, 22, 24 and 28 Centre Avenue, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (P) below;
- (B) In addition to the uses permitted in Regulation 15.10.20.20(1), a **retail store, eating establishment** and **take-out eating establishment** are permitted if they comply with the following conditions:
- (i) It may not be located above the first **storey** of the **apartment building**;
  - (ii) It must have access from outside the **apartment building**;
  - (iii) It must have a main pedestrian entrance located parallel to a **lot line** abutting a **street**;
- (C) Despite Regulation 15.10.40.10(1), the permitted maximum height of a **building** is the numerical value in metres following the HT symbol on Diagram 3 of By-law [Clerks to insert by-law number];
- (D) Despite Regulation 15.10.40.10(2), the permitted maximum number of **storeys** is the numerical value in **storeys** following the ST symbol on Diagram 3 of By-law [Clerks to insert by-law number];
- (E) Despite Regulations 15.5.40.10(2) to (5) and (C) above, the following equipment and **structures** may project above the maximum height shown on Diagram 3 of By-law [Clerks to insert by-law number]:
- i. equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, **structures** and elements used for the purposes of maintenance, safety, wind mitigation, **green roof** purposes, open air recreation, or associated with green energy and **renewable energy** facilities, by a maximum of 6.0 metres; and
  - ii. architectural features, parapets, antennae, lightning rods and window washing equipment, by a maximum of 3.5 metres;
- (F) Despite Regulation 15.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 33,300 square metres;
- (G) Despite Regulation 15.10.40.1(2), the maximum permitted number of **dwelling units** on the **lot** is 442, of which:
- (i) a minimum of 111 units must be two-bedroom **dwelling units**; and
  - (ii) a minimum of 44 units must be three-bedroom **dwelling units**;

- (H) Despite Clause 15.10.40.70, the required minimum **building setbacks** are shown on Diagram 3 of By-law [Clerks to insert by-law number];
- (I) Despite Regulation 15.10.40.80(1), the separation distances between the **main walls** of the **building** are shown on Diagram 3 of By-law [Clerks to insert by-law number];
- (J) Despite Regulations 15.5.40.50(2), 15.5.40.60(1) to (3) and (H) and (I) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) Privacy screens, canopies and awnings, planters, bollards, exterior stairways, underground garage ramps and associated **structures**, safety railings, wind mitigation elements, trellises, guardrails, retaining walls, wheelchair ramps, air intakes and vents, ventilating equipment, public art, outdoor **amenity space** elements, decorative architectural features, landscape features, **green roof** elements, and art installations, to a maximum of 4.5 metres into the **building setbacks** to the north, south and west **lot lines** and **main wall** separation distance;
    - a. despite (J)(i) above, no element of a **building** may encroach into the **building setback** to the east **lot line**; and
  - (ii) Balconies above the fourth **storey** to a maximum of 2.0 metres;
- (K) Regulation 15.10.40.80(3) regarding **apartment building** separation from a **lot** in the RD and RS zones does not apply;
- (L) Despite Regulation 15.10.40.50(1), **amenity space** must be provided at the following rate:
  - i. At least 2.4 square metres of indoor **amenity space** per **dwelling unit**; and
  - ii. At least 1.6 square metres of outdoor **amenity space** per **dwelling unit**;
- (M) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **vehicle parking spaces** must be provided on the **lot** in accordance with the following:
  - i. a minimum of 0.77 **parking spaces** per **dwelling unit** for residents; and
  - ii. a minimum of 0.1 **parking spaces** per **dwelling unit** for visitors;
- (N) Regulation 200.15.1(4) with respect to the location of accessible **parking spaces** does not apply;

- (O) Despite Regulations 230.5.10.1(1), (3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided and maintained in accordance with the following minimum rates:
  - i. 0.90 "long-term" **bicycle parking spaces** for each **dwelling unit**;  
and
  - ii. 0.10 "short-term" **bicycle parking spaces** for each **dwelling unit**;  
and
  
- (P) Regulation 230.20.1.20(2) with respect to the location of a "short-term" **bicycle parking spaces** relative to a **building** entrance does not apply.

Prevailing By-laws and Prevailing Sections: None Apply

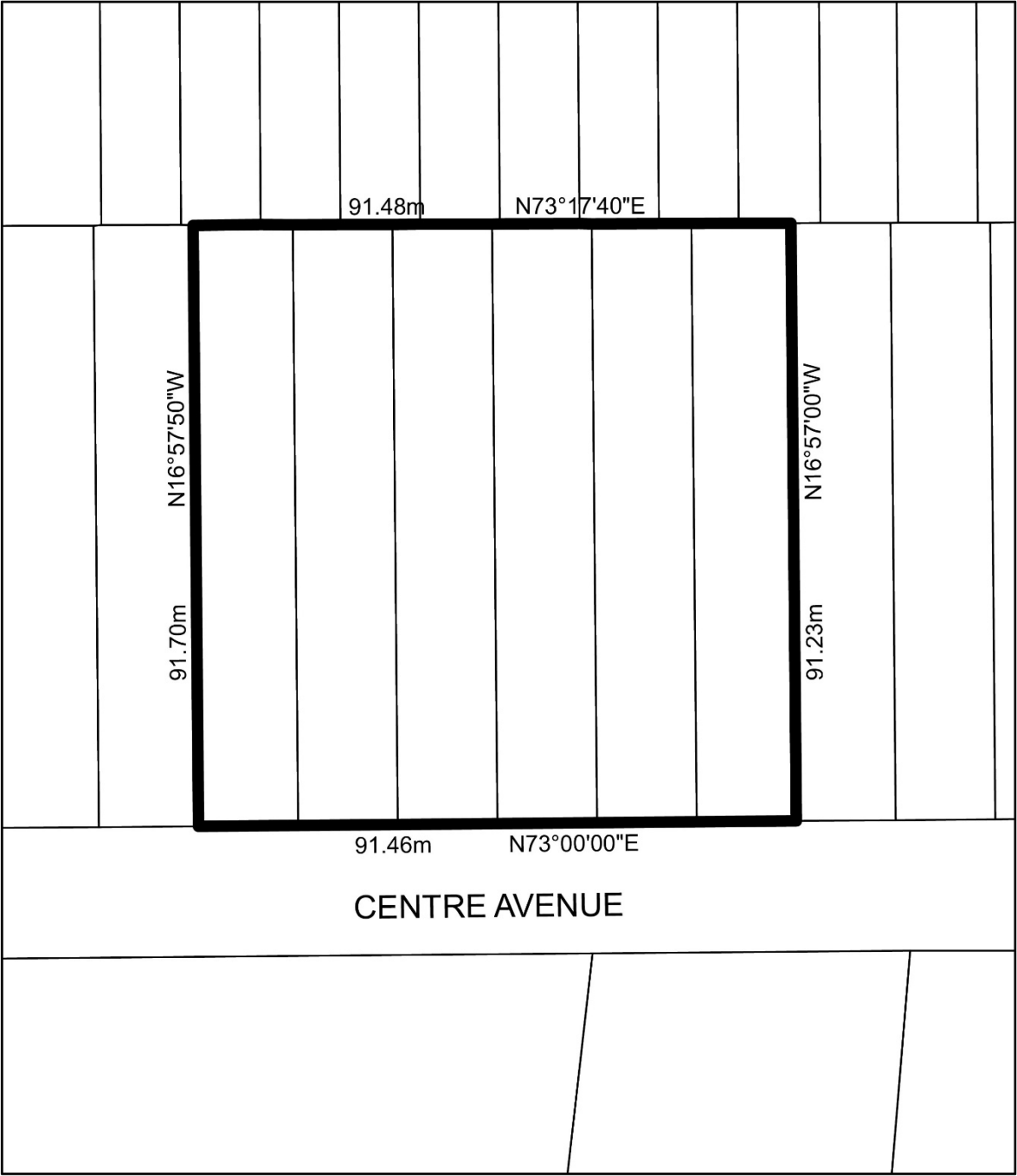
- 5. Despite any existing or future consent, severance, partition or division of the lands, the provisions of this By-law apply to the whole of these lands, as if no consent, severance, partition or division had occurred.
  
- 6. None of the provisions of By-law 569-2013, as amended, apply to prevent a temporary sales office on the **lot**, used exclusively for the initial sale and/or initial leasing of **dwelling units** or non-residential units proposed on the same **lot**, for a period not to exceed 3 years from the date of this by-law coming into full force and effect.

Enacted and passed on [Clerks to insert date].

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

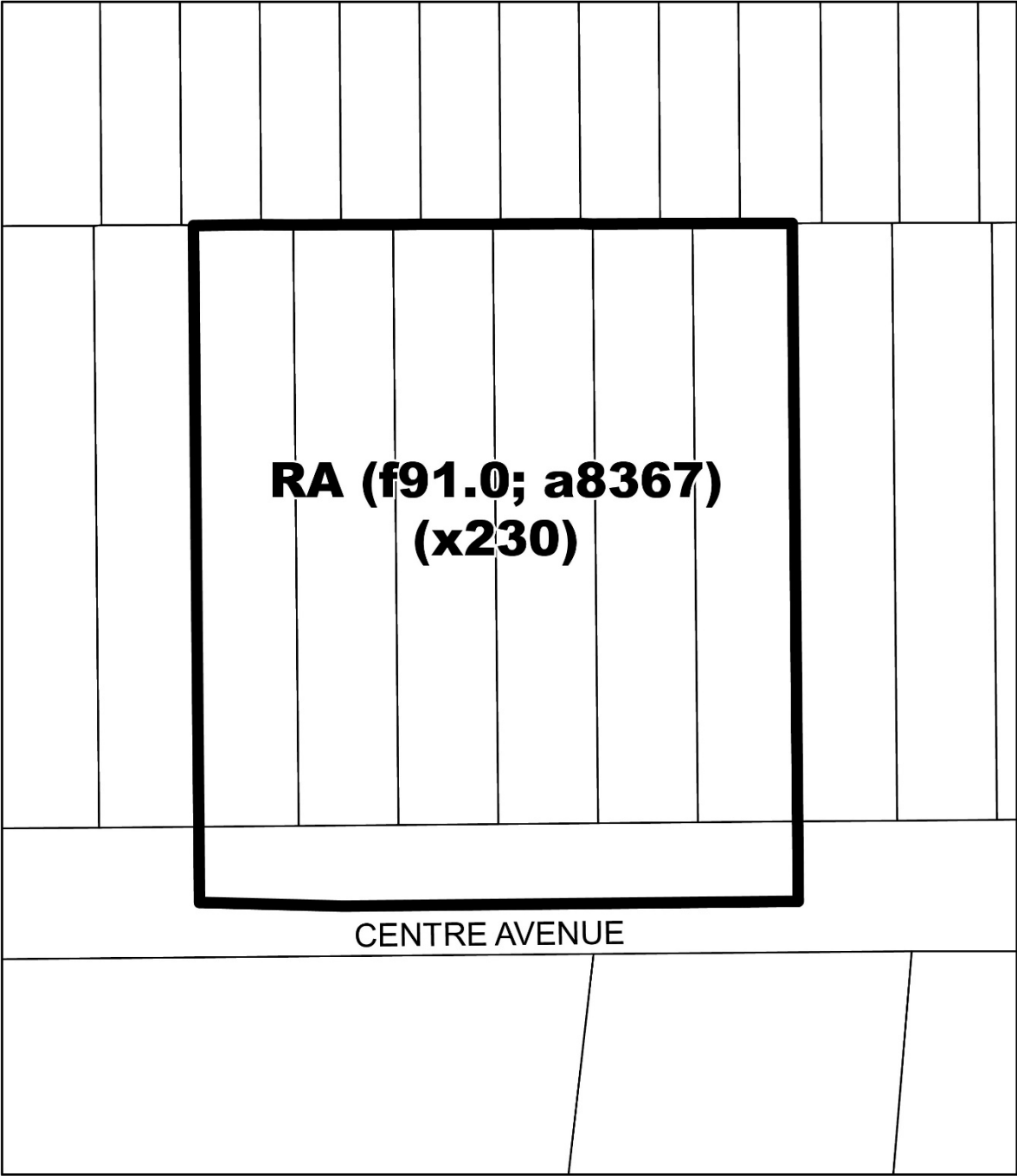


**TORONTO**  
**Diagram 1**

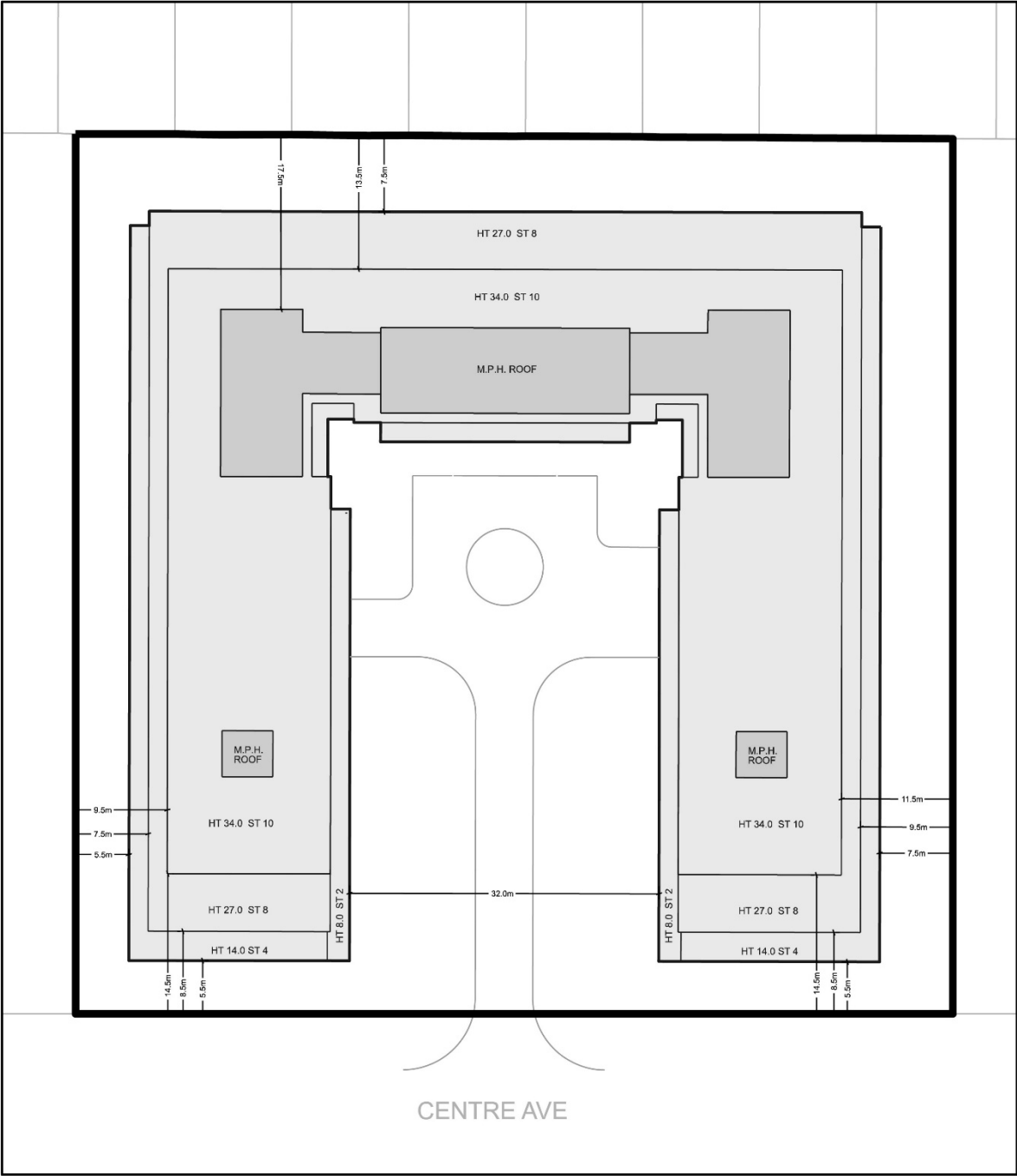
**16-28 Centre Avenue**

File # 22 140336 NNY 18 0Z

City of Toronto By-law 569-2013  
 Not to Scale  
 08/28/2023







**Toronto**  
Diagram 3

**16-28 Centre Avenue**

File # 22 140336 NNY 18 OZ

City of Toronto By-law 569-2013  
Not to Scale  
08/28/2023

Attachment 8: Draft Zoning By-law 7625 Amendment

Authority: North York Community Council Item NY~ as adopted by City of Toronto Council on \_\_\_\_\_, 2023

**CITY OF TORONTO  
BY-LAW No. XXX-2023**

**To amend Zoning By-law No. 7625 of the former City of North York, as amended, with respect to certain lands located on the north side of Centre Avenue east of Yonge Street, municipally known as 16, 18, 20, 22, 24 and 28 Centre Avenue.**

Whereas authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; and

Whereas pursuant to Section 39 of the *Planning Act*, the Council of Municipality may, in a by-law passed under Section 34 of the *Planning Act*, authorize the temporary use of land, buildings, or structure for any purpose set out therein that is otherwise prohibited by the by-law;

The Council of the City of Toronto enacts:

1. This By-law applies to the lands delineated by a heavy black line and identified as 16, 18, 20, 22, 24 and 28 Centre Avenue as shown on Schedule "1" attached to this By-law.
2. Schedules "B" and "C" of By-law 7625 of the former City of North York, as amended, are amended in accordance with Schedules "1" and "RM5(32)" of this By-law.
3. Section 64.20-A of By-law 7625, as amended, is further amended by adding the following subsection:

**64.20-A (32) RM5(32)**

**DEFINITIONS**

**LOT**

- (a) For the purpose of this exception "lot" means the lands subject to this exception as contained within the heavy lines shown on Schedule "1" to this By-law.

**GROSS FLOOR AREA**

- (b) For the purpose of this exception, "gross floor area" means the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, including any fully enclosed areas used as balconies, but excluding:
- i. Parking, loading and bicycle parking below established grade;
  - ii. Required loading spaces at the ground level and required bicycle parking spaces at or above established grade;
  - iii. Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms and fresh air shafts in the basement;
  - iv. Shower and change facilities for required bicycle parking spaces;
  - v. Indoor amenity space required by this by-law;
  - vi. Elevator shafts;
  - vii. Garbage shafts;
  - viii. Mechanical penthouse; and,
  - ix. Exit stairwells in the building.

#### **AMENITY SPACE**

- (c) For the purpose of this exception, "amenity space" means indoor or outdoor space on a lot that is communal and available for use by the occupants of a building on the lot for recreational or social activities.

#### **ESTABLISHED GRADE**

- (d) For the purposes of this exception, "established grade" shall mean the geodetic elevation of 189.75 metres.

#### **PERMITTED USES**

- (e) In addition to the uses permitted under the RM5 Zone, the following uses shall be permitted at-grade inside a residential building:
- i. Restaurant
  - ii. Retail store
  - iii. Take-out restaurant
- (f) Uses permitted under Section (e) of this By-law shall provide direct pedestrian access to a municipal sidewalk or a municipal walkway.

#### **EXCEPTION REGULATIONS**

##### **MAXIMUM GROSS FLOOR AREA**

- (g) the permitted maximum gross floor area is 33,300 square metres.

##### **BUILDING HEIGHT**

- (h) The maximum building height, measured from established grade, shall not exceed the maximum height in metres shown on Schedule "RM5(32)" attached to and forming part of this By-law. The following permitted exceptions to the maximum height are:
- i. equipment used for the functional operation of the building, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, structures and elements used for the purposes of maintenance, safety, wind mitigation, green roof purposes, or open air recreation, or associated with green energy and renewable energy facilities, by a maximum of 6.0 metres; and
  - ii. architectural features, parapets, antennae, lightning rods and window washing equipment, by a maximum of 3.5 metres.

#### NUMBER OF STOREYS

- (i) The number of storeys shall not exceed the maximums shown on Schedule "RM5(32)".

#### BUILDING ENVELOPE

- (j) No portion of any building or structure erected and used above established grade shall be located otherwise than wholly within the building envelope identified on Schedule "RM5(32)" attached to and forming part of this By-law except for in accordance with the following:
- i. privacy screens, canopies and awnings, planters, bollards, exterior stairways, underground garage ramps and associated structures, safety railings, wind mitigation elements, trellises, guardrails, retaining walls, wheelchair ramps, air intakes and vents, ventilating equipment, public art, outdoor amenity space elements, decorative architectural features, landscape features, green roof elements, and art installations, to a maximum projection of 4.5 metres;
  - ii. no element of a building may encroach into the building setback to the east lot line; and
  - iii. Balconies above the fourth storey to a maximum projection of 2.0 metres.

#### PARKING

- (k) Parking spaces shall be provided within the site in accordance with the following requirements:
- i. a minimum of 0.77 parking spaces per dwelling unit for residents; and
  - ii. a minimum of 0.1 parking spaces per dwelling unit for visitors.

## BICYCLE PARKING

- (l) Bicycle parking shall be provided on the lot in accordance with the following:
  - i. 0.90 long-term bicycle parking spaces for each dwelling unit; and
  - ii. 0.10 short-term bicycle parking spaces for each dwelling unit.

## AMENITY SPACE

- (m) Amenity space shall be provided on the lot subject to the following minimum requirements:
  - i. 2.4 square metres of indoor amenity space per dwelling unit; and
  - ii. 1.6 square metres of outdoor amenity space per dwelling unit.

## NUMBER OF DWELLING UNITS

- (n) The maximum number of dwelling units shall not exceed 442.

## REFUSE HANDLING

- (o) Refuse shall be stored and maintained within a refuse room located on the ground floor. Vehicular access to the refuse room shall be provided and maintained from Centre Avenue.

## SEVERANCE

- (p) The provisions of this exception shall apply collectively to the lot notwithstanding the future severance, partition, or division of the lot.

## PROVISIONS NOT APPLICABLE

- (q) The Provisions of Sections 6A(2) Parking Requirements, 6(A)(6) Non-Residential Parking Requirements and 6A(16) Loading Space Requirements shall not apply.

4. Section 64.20-A of By-law No. 7625, as amended, is further amended by adding Schedule "RM5(32)" attached to this By-law.

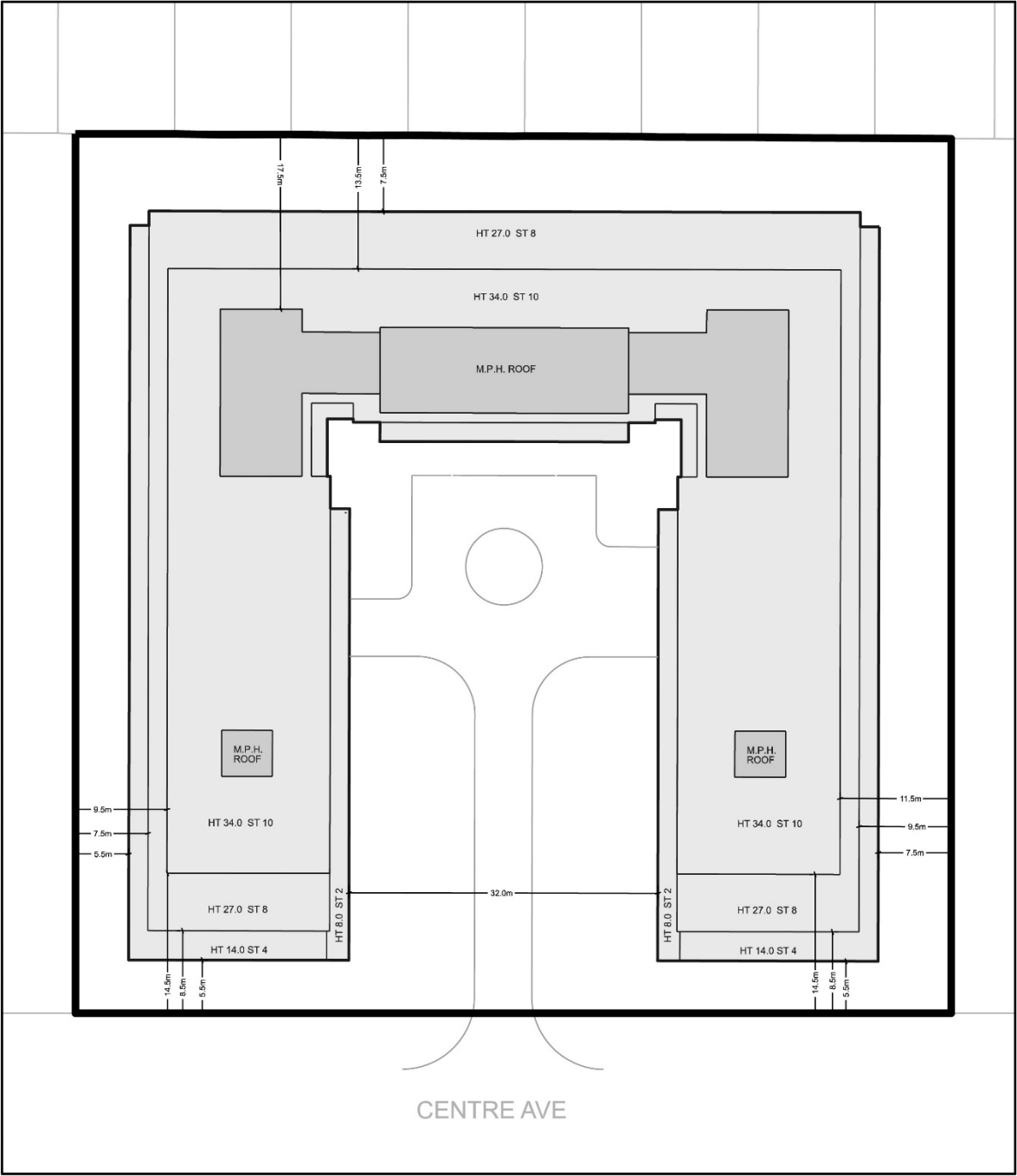
ENACTED AND PASSED this ~ day of ~, A.D. 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)





**Toronto**  
 Schedule RM5(32)

**16-28 Centre Avenue**

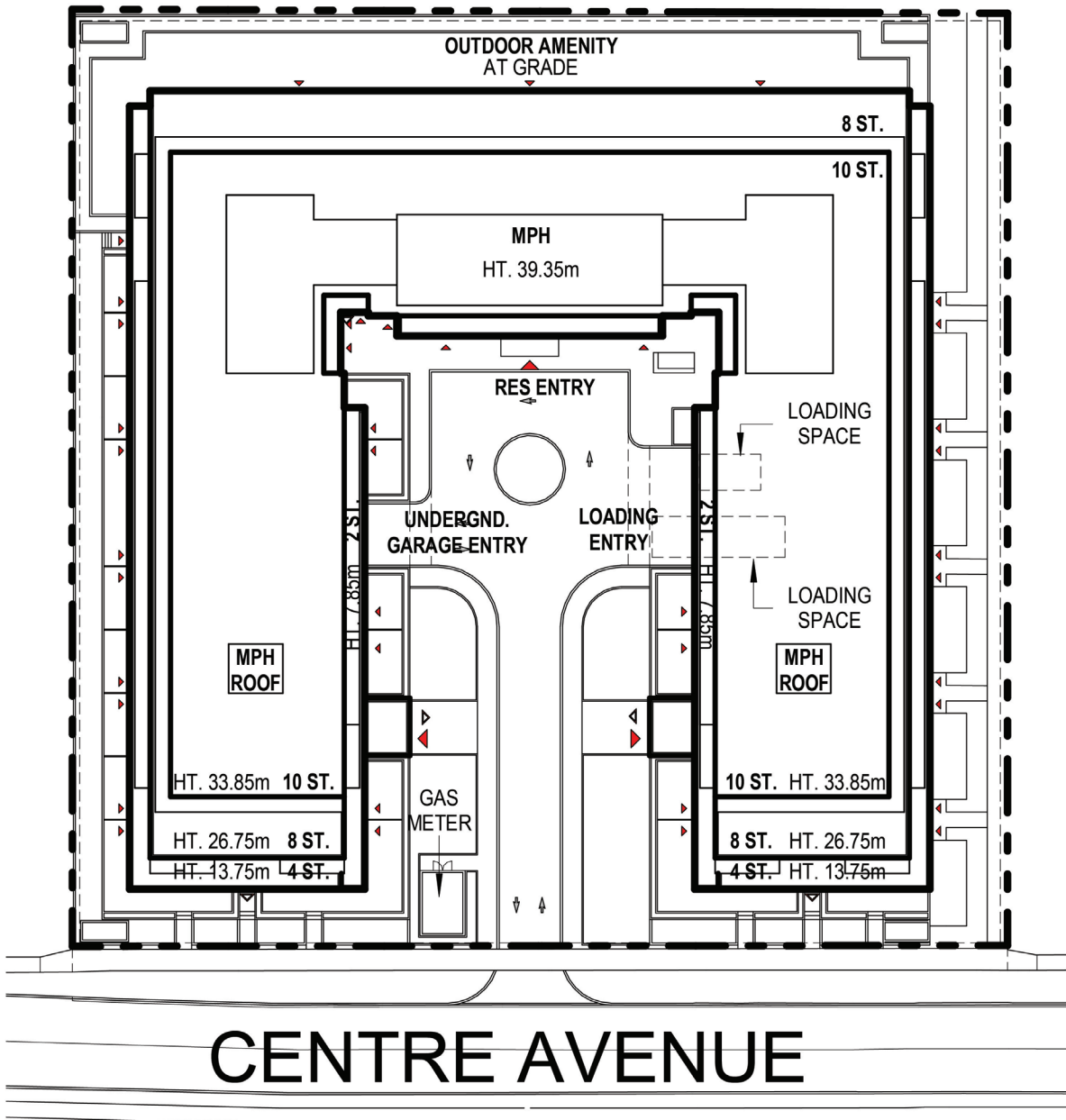
File # 22 140336 NNY 18 OZ

  
 Former City of North York By-law 7625  
 Not to Scale  
 08/28/2023





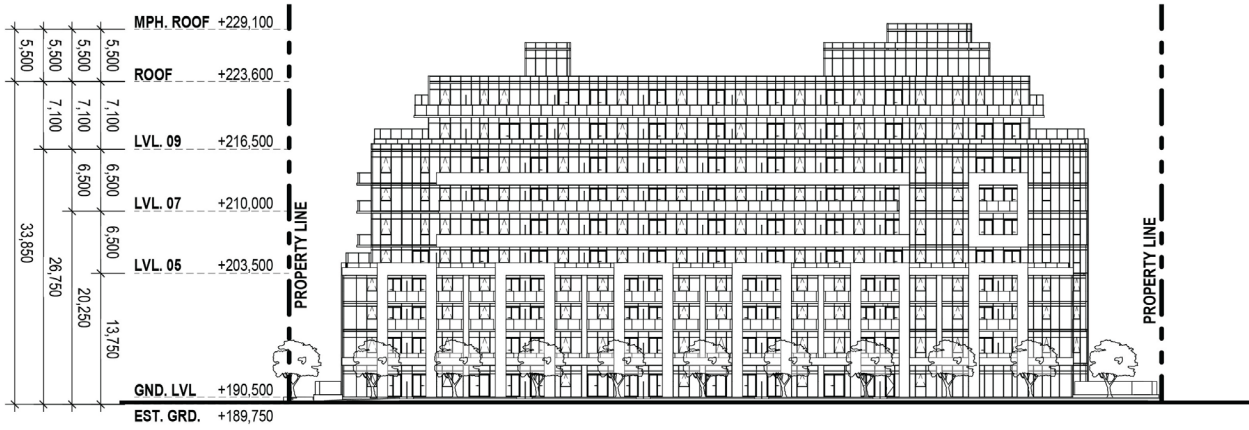
Attachment 9: Site Plan



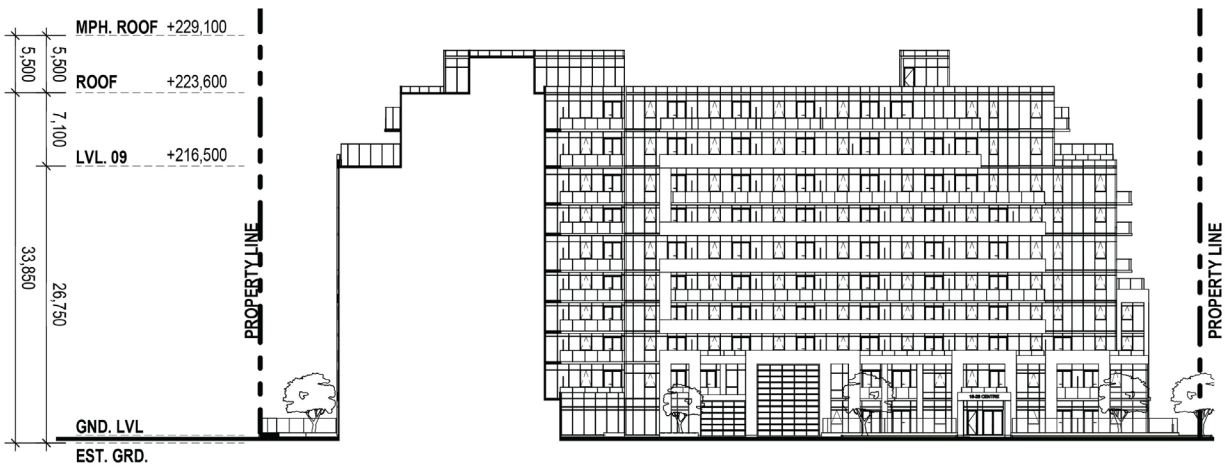
Site Plan 



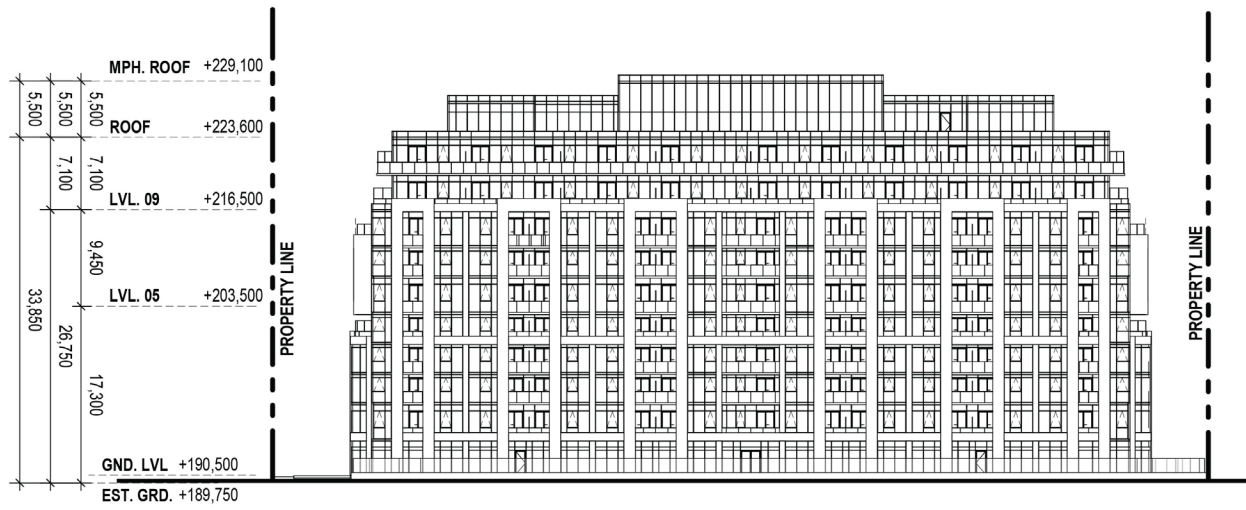
# Attachment 10: Elevations



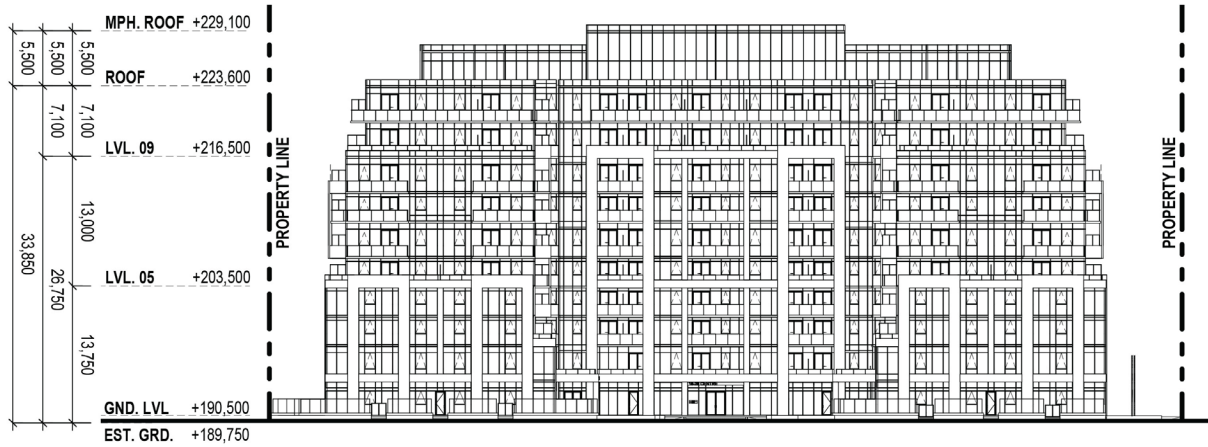
East Elevation



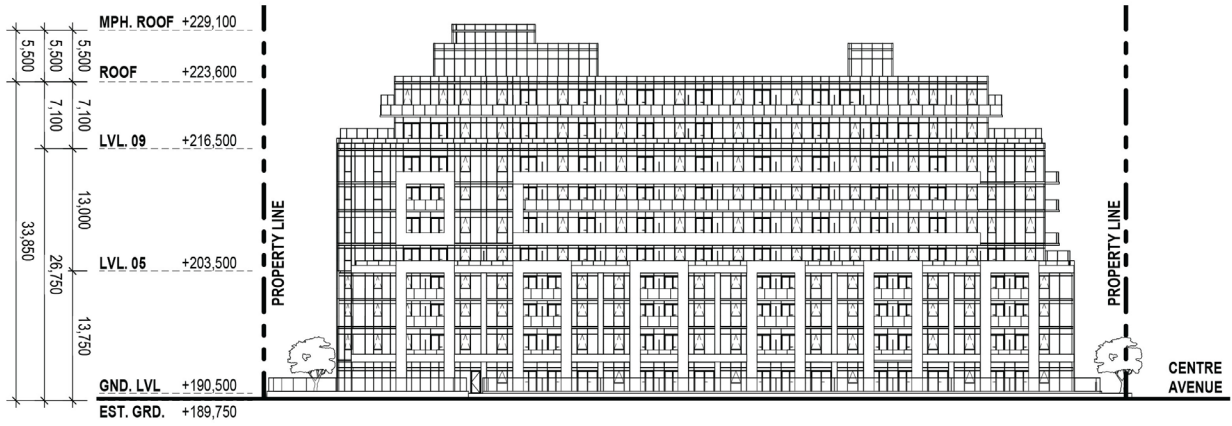
Courtyard East Elevation



North Elevation



South Elevation



West Elevation



Courtyard West Elevation