

5294-5304 & 5306 Yonge Street – Official Plan Amendment and Zoning By-law Amendment – Decision Report – Approval

Date: October 16, 2023

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 18 - Willowdale

Planning Application Number: *22 207259 NNY 18 OZ*

Related Site Plan Application Number: *21 159994 NNY 18 SA*

SUMMARY

This application proposes to develop a 43-storey (132.6 metres) mixed use building at 5294-5204 & 5306 Yonge Street with 395 dwelling units. The building would have a gross floor area (“GFA”) of 28,332.53 square metres, including 434.51 square metres of non-residential GFA, for a Floor Space Index (“FSI”) of 11.11.

The application proposes to amend a previous approval for the site for a 33-storey mixed use building by increasing the height of the tower by 10 storeys (29.74 metres). Other elements of the proposal remain materially the same as the previously approved development, including the on-site parkland dedication of 397 square metres.

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-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan for the lands at 5294-5304 & 5306 Yonge Street substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 5 to this report.

2. City Council amend former City of North York Zoning By-law 7625 for the lands at 5294-5304 & 5306 Yonge Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to this report.

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

4. Before introducing the necessary Bills to City Council for enactment, require the owner to:

a) submit an acceptable Functional Servicing and Stormwater Management Report for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and

b) enter into one or more agreements with the City requiring the owner, at no cost to the City, to complete any upgrades or required improvements to the existing municipal infrastructure and/or new municipal infrastructure to support the development, to the satisfaction of the General Manager, Transportation Services and the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements or upgrades and/or new infrastructure are required to support the development.

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.

DECISION HISTORY

The subject application was received on and deemed complete as of October 13, 2022. A community consultation meeting for the application was conducted on January 23, 2023. The site was previously subject to an Official Plan and Zoning By-law Amendment application as described below.

An Official Plan and Zoning By-law Amendment for a 33-storey mixed use building at 5294-5304 & 5306 Yonge Street was received on August 22, 2017 (17 218341 NNY 23 OZ). The applicant appealed the application to the Ontario Land Tribunal (“OLT”) due to Council’s failure to make a decision on the application within the time prescribed by the *Planning Act*. At its meeting on June 25, 2018, North York Community Council adopted a report directing staff to attend the OLT to oppose the application. The decision of the North York Community Council can be found at the following link: [NY31.3 - Request for Directions Report - Official Plan Amendment & Zoning Amendment Applications - 5294-5304 & 5306 Yonge Street](#)

On May 31, 2019, the applicant submitted a revised proposal in the form of a "With Prejudice" settlement offer, which continued to propose a 33-storey mixed use building. At its meeting on June 6, 2018, North York Community Council adopted a report again directing staff to attend the OLT to oppose the application. The decision of the North York Community Council can be found at the following link: [NY7.7 - Request for Directions - Official Plan and Zoning By-law Amendment Applications - 5294-5304 and 5306 Yonge Street](#)

On February 26, 2020, the OLT issued a decision allowing the appeal of the Official Plan and Zoning By-law Amendment for the 33-storey mixed use building. On August 8, 2022, the OLT issued its final order approving the Official Plan and Zoning By-law Amendments (Case No. OLT-22-004177). By-laws [1117-2022\(OLT\)](#) and [1118-2022\(OLT\)](#) were enacted on August 29, 2022.

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 site is located within the North York Centre PMTSA (SASP 726) 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 on OPA 570. A copy of the report and Council's 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](#)

On December 16, 2020, City Council considered a report from the Director of Project Design and Management, Transportation Services regarding the Reimagining Yonge Municipal Class Environmental Assessment Study. City Council endorsed the recommended design for the reconstruction of Yonge Street from Florence Avenue/Avondale Avenue to the Finch Hydro Corridor. The report can be found at the following link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.IE18.1>

At its meeting of January 19, 2021, Planning and Housing Committee considered a report from the Chief Planner and Executive Director, City Planning on the division's study work plan. One of the directions made by the Committee was to direct City Planning to initiate the focused review of the North York Centre Secondary Plan. Further details on this report can be found at the link below: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH20.2>

PROPOSAL

Description: The application proposes a 43-storey mixed use building with 27,898.02 square metres of residential GFA and 434.51 square metres of ground floor and mezzanine retail.

A 33-storey building is currently permitted on the site through By-laws 1117-2022(OLT) and 1118-2022(OLT) as approved by the OLT in 2020. The proposal seeks to add 10-storeys to the tower while substantially maintaining the base building, site organization

and open space elements of the previous approval. The benefits secured through the Section 37 agreement as part of the previous approval will continue to be provided, including a mid-block pedestrian connection. The proposal continues to provide on-site parkland.

Height: The proposed building is 43-storeys (132.6 metres, not including the mechanical penthouse).

Density: The proposed density is 11.11 times the lot area.

Dwelling Units: The proposal includes 395 residential units, comprised of 221 one-bedroom units (56 percent), 125 two-bedroom units (32 percent) and 49 three-bedroom units (12 percent).

Access, Parking, and Loading: Vehicular access to the site is provided from Canterbury Place. The proposed development includes one Type 'G' loading space and 255 vehicle parking spaces in six levels of underground parking.

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

Reasons for Application: An Official Plan Amendment application is required to amend the North York Centre Secondary Plan to permit the proposed height and density of the development. An amendment to site specific By-law 1118-2022(OLT), a by-law to amend former City of North York Zoning By-law 7625, is required to permit the proposed increase in height and density, as well as the proposed vehicle parking rate.

APPLICATION BACKGROUND

Application Submission Requirements

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

- Arborist Report
- Energy Strategy Report
- Environmental Site Assessment
- Functional Servicing and Stormwater Management Report
- Geotechnical Study
- Hydrogeological Study
- Noise and Vibration Study
- 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=5170131&pid=390013>

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.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

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, including A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the "Growth Plan"). The site is located within the North York Centre Urban Growth Centre and the North York Centre Protected Major Transit Station Area ("PMTSA") and is subject to relevant Urban Growth Centre and PMTSA policies in the Growth Plan.

Toronto Official Plan

The site is currently designated *Mixed Use Areas* 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 *Mixed Use Areas* combine a broad range of uses, allowing Torontonians to live, work and shop in the same area. *Mixed Use Areas* are intended to absorb most of the anticipated increase in retail, office and service uses in the coming decades as well as much of the new housing. The site is also located within one of four *Centres* on Map 2 of the Official Plan. *Centres* are key locations on the rapid transit system where housing, jobs and services will be concentrated. The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

North York Centre Secondary Plan

The site is currently designated *Mixed Use Areas 'G'* in the North York Centre Secondary Plan. The site is also subject to Site Specific Policy Area 19 and is permitted

a maximum height of 103 metres per site specific Amendment 592 to the Official Plan, enacted through By-law 1117-2022(OLT). The North York Centre Secondary Plan can be found here: <https://www.toronto.ca/wp-content/uploads/2017/11/8fe9-cp-official-plan-SP-8-North-York-Centre.pdf>

The City has initiated a review of the North York Centre Secondary Plan. More information on the ongoing Secondary Plan review can be found here: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/north-york-at-the-centre/>

Zoning

The site is subject to site specific by-law 1118-2022(OLT), a by-law to amend former City of North York By-law 7625 with respect to 5294-5306 Yonge Street, under which is it zoned RM6(274). The site is not subject to City of Toronto By-law 569-2013.

Design Guidelines

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

- Tall Building Design Guidelines.
- Growing Up: Planning for Children in New Vertical Communities; and
- Pet Friendly Design Guidelines and Best Practices for New Multi-unit Buildings.

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/>

Site Plan Control

A Site Plan Control application (21 159994 NNY 18 SA) has been submitted and is currently under review.

COMMENTS

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 PPS and conformity with the Growth Plan.

The site is located within the North York Centre PMTSA and North York Centre Urban Growth Centre 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 use with ground floor retail uses is permitted on the site. The Official Plan and North York Centre Secondary Plan support a mix of land uses and encourage street-oriented commercial or other uses contributing to the animation of the street. The proposed ground floor retail uses as well as the on-site public park with frontage on Yonge Street achieve this objective. The proposal is supported by a Provincial and City policy framework that seeks to direct growth and mixed-use development to existing built-up areas through infill and intensification in proximity to higher-order public transit.

Density, Height, Massing

The proposed 43-storey building, specifically the proposed height increase of 10 storeys, is appropriate for the site and fits within the existing and planned surrounding context. The base building, comprised of levels one to four, remains the same as in the existing approval. The tower component of the building, comprising levels five to 43, have a slender tower floor plate of 656 square metres, which meets the Tall Building Design Guideline objectives. A series of step backs above the base of the building break up the massing, minimizing impact to adjacent sites and from pedestrian level.

Most elements of the proposed building are permitted through the previous OLT approval, with the exception of the additional 10 storeys that are proposed to be added to the tower portion of the building. The proposed development fits within the tall building context of the North York Centre and the proposed height and density increase has minimal impact compared to the existing approval for a 33-storey building.

Shadow Impact

The submitted Shadow Study demonstrates that in the spring and fall equinoxes, there would be minor shadow impacts on lands designated *Neighbourhoods* to the northwest of the site in the morning, and minor shadow impacts on lands designated *Neighbourhoods* on the east side of Yonge Street in the evening. During the summer solstice, there will be no shadow cast on lands designated *Neighbourhoods* to the northwest of the site at any time of the day, and shadows would be limited to one low-rise residential dwelling on the east side of Yonge Street. Shadowing on parks is limited to minor incremental shadowing on the northerly portion of Canterbury Place Park in the morning during the summer solstice, and on the northerly portion of John Mackenzie Parkette in the evening.

The shadows cast from the proposed 43-storey development are similar to those cast by the approved 33-storey development and are subsumed by the shadows generated from other nearby tall buildings. City Planning staff find the shadows that would be generated by the proposed development are acceptable and would adequately limit shadow impacts on *Neighbourhoods* and *Parks and Open Spaces* in accordance with Official Plan policies.

Wind Impact

A Pedestrian Level Wind Study was prepared for the application to assess wind conditions for the proposed development. The study concludes that all grade-level pedestrian wind-sensitive areas on and around the site are acceptable for the intended uses. The outdoor amenity area on level two will experience comfortable wind conditions throughout the summer without the need for mitigation. Mitigation measures are recommended for the outdoor amenity terrace on level five to ensure comfortable conditions. Measures such as raised terrace perimeter guards, wind barriers targeted at designated seating areas and a canopy extending from the tower façade are recommended. Staff will ensure appropriate measures are incorporated into the building design through the Site Plan Control process.

Traffic Impact, Access, Parking

The proposed vehicular access to the site is provided from Canterbury Place, which is unchanged from the condition in the existing 33-storey approved development. A revised Urban Transportation Considerations report was submitted in support of the application. Transportation Services Staff have reviewed the report and are satisfied with its conclusions. The proposed vehicle parking rate of 0.55 parking spaces for each dwelling unit, 0.1 parking spaces per dwelling unit for visitors, and 0.9 parking spaces per 100 square metres of non-residential gross floor area are acceptable to Transportation Services staff.

Unit Mix

A total of 395 units are proposed, including 221 (56 percent) one-bedroom units, 125 (32 percent) two-bedroom units and 49 (12 percent) three-bedroom 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 683.16 square metres of indoor amenity area and 606.89 square metres of outdoor amenity area, which exceeds the requirement of 1.5 square metres of indoor amenity space per unit and 1.5 square metres of outdoor amenity space per unit that was part of the previous OLT approval and is secured in the existing

site-specific by-law for the site. 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.

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and further review is required to ensure there is sufficient servicing capacity and to confirm whether any improvements or upgrades are required. The existing site-specific by-law (1118-2022(OLT)) includes the below provisions, which will continue to apply to the site and would be enforced for the 43-storey building:

“2. Within the lands shown on Schedule 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

- a. a site servicing review has been submitted to the Chief Engineer and Executive Director of Engineering and Construction Services for review and acceptance to determine the storm water runoff, sanitary flow, hydrogeology studies, and water supply demand resulting from this development demonstrating how the development can be serviced and whether the existing municipal infrastructure is adequate.
- b. should it be determined that any improvements or upgrades to municipal infrastructure are required, a financially secured development agreement has been entered into for the construction of any necessary improvements.
- c. all new public roads necessary to serve the building or structure have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
- d. all water mains and sanitary sewers, and appropriate appurtenances, necessary to serve the building or structure are installed and operational.”

Parkland/Open Space

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 4 - 12 m² of parkland per person, which is less than the City-wide average provision of 28 m² 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. The proposal includes an on-site park with a size of 397.42 square metres, which represents an over dedication of 148 square metres. The proposed park remains unchanged from the previous approval. The size, shape and location of the park is acceptable to Parks Development staff, and detailed conditions of the parkland dedication have been captured in the existing Section 37 agreement.

The proposed development continues to propose a 263.57 square metre privately owned publicly accessible space (POPS) which was secured as part of the previous approval in the existing Section 37 agreement. The POPS is located between the

proposed building and the public park and acts as a mid-block connection, connecting Yonge Street to Canterbury Place.

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 TGS. Tiers 2, 3 and 4 are voluntary with 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.

Community Consultation

City Planning staff hosted a virtual community consultation meeting on January 23, 2023, which approximately 46 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:

- Concern about why the building is not taller and does not provide more units given the housing crisis.
- Concerns about traffic, specifically given the emergency services stations along Canterbury Place.
- Concerns about street parking along Canterbury Place and whether no parking signs will be erected.
- Question about whether there are EV charging stations built in for some of the parking spaces or e-bike charging for bike parking spaces.
- Question about what the non-residential space will be used for and how it will contribute to a “complete community”; and
- Question about the timing of construction.

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

Section 37 Agreement

The Section 37 agreement was registered for the site as part of the previous development approval for a 33-storey building. The agreement will remain in place and

will be amended to secure an additional financial obligation in the amount of \$309,680.00 to reflect the additional height and density proposed.

Conclusion

The proposal has been reviewed against the policies of the PPS, the Growth Plan, the City of Toronto Official Plan, and the North York Centre Secondary Plan. Staff are of the opinion that the proposal is consistent with the PPS and conforms with the Growth Plan, and that the proposal conforms with the intent of the Official Plan and the North York Centre Secondary Plan. The proposal for a 43-storey building amends an existing approval for a 33-storey building, and staff are satisfied that the amendment is supported by Provincial and City policies.

CONTACT

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SIGNATURE



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

ATTACHMENTS

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 Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: Elevations

Attachment 1: Application Data Sheet

Municipal Address: 5294-5306 YONGE ST **Date Received:** September 22, 2022

Application Number: 22 207259 NNY 18 OZ

Application Type: OPA & Rezoning

Project Description: Proposal for a 43-storey mixed use building with 395 residential units. The proposed residential gross floor area is 27,898.02 square metres, and the proposed retail gross floor area is 434.51 square metres. The project has an FSI of 11.11, and provides 255 parking spaces.

Applicant	Agent	Architect	Owner
JASON PARK			5300 YONGE GP LTD.

EXISTING PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq m): 2,536 Frontage (m): 41 Depth (m): 67

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	714	0	1,914	1,914
Residential GFA (sq m):	0	0	27,898	27,898
Non-Residential GFA (sq m):	1,449	0	434	434
Total GFA (sq m):	1,449	0	28,332	28,332
Height - Storeys:	2		43	43
Height - Metres:	8		132	132

Lot Coverage Ratio (%): 58.48 Floor Space Index: 11.11

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	27,898	
Retail GFA:	434	
Office GFA:	0	
Industrial GFA:	0	
Institutional/Other GFA:	0	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			395	395
Other:				
Total Units:			395	395

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			221	125	49
Total Units:			221	125	49

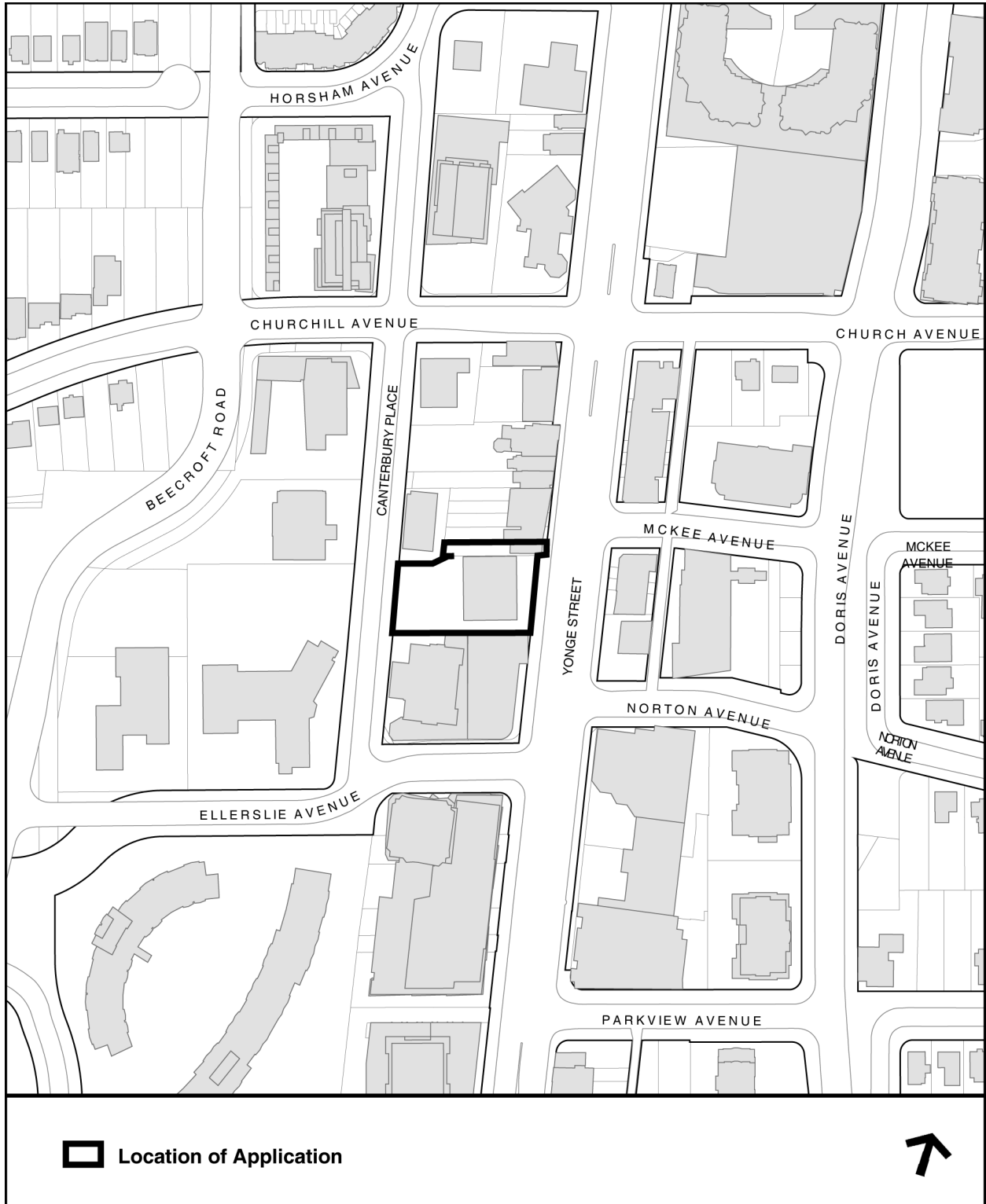
Parking and Loading

Parking Spaces: 255 Bicycle Parking Spaces: 396 Loading Docks: 1

CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #16

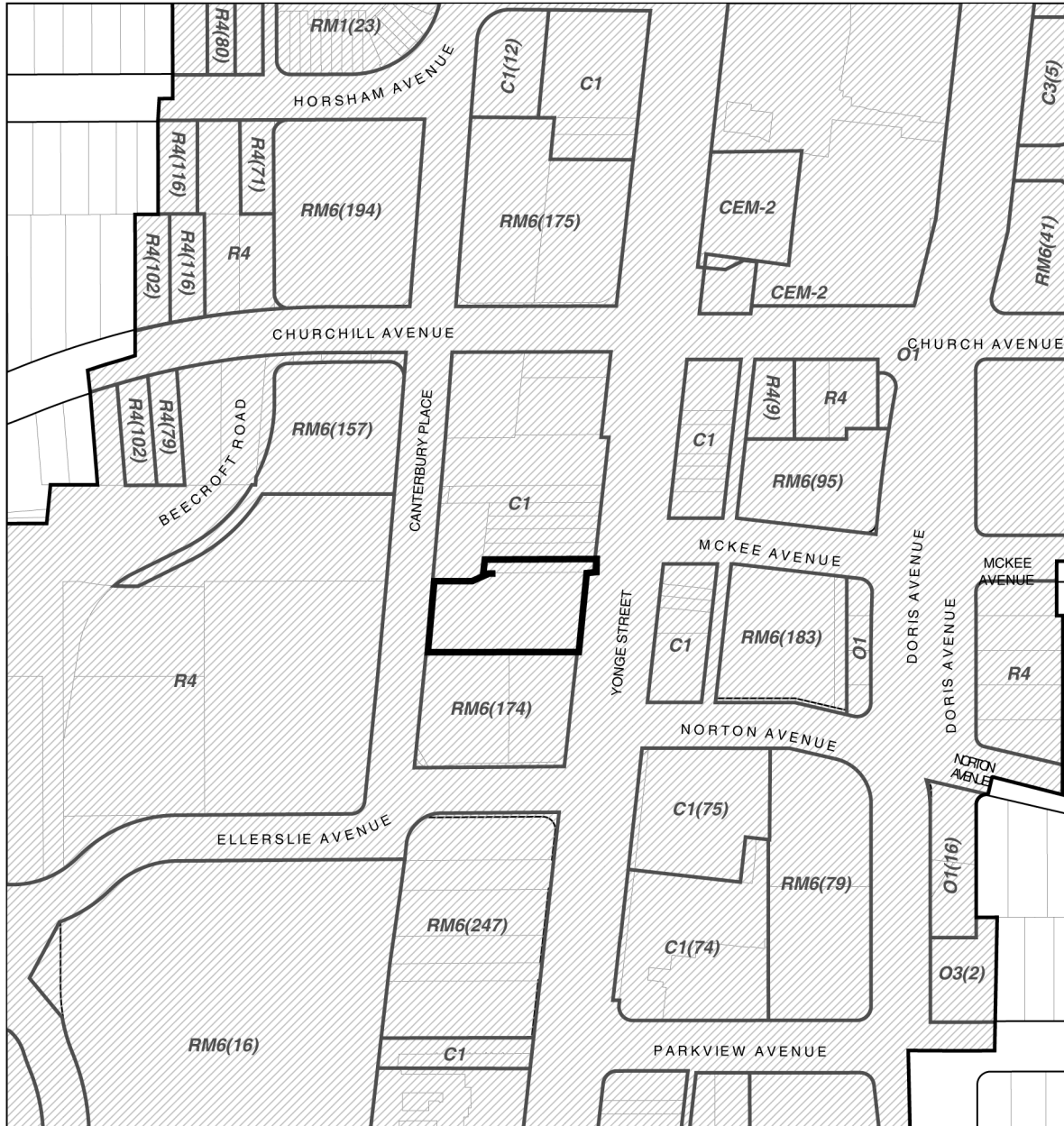
5294-5304 Yonge Street

File # 22 207259 NNY 18 0Z



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Not to Scale
Extracted: 09/26/2022

Attachment 4: Existing Zoning By-law Map




Zoning By-law 569-2013

5294-5304 Yonge Street

File # 22 207259 NNY 18 0Z

 Location of Application
RD Residential Detached

 See Former City of North York By-law No. 7625
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
O3 Semi-Public Open Space Zone
CEM-2 Restricted Cemetery Zone


 Not to Scale
 Extracted: 09/26/2022

Attachment 5: Draft Official Plan Amendment

Authority: North York Community Council, Item ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

BY-LAW No. ~ -20~

To adopt Official Plan Amendment 691, being an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2022 as 5294 to 5304 and 5306 Yonge Street.

Whereas authority is given to Council under 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; The Council of the City of Toronto enacts:

The Council of the City of Toronto enacts:

1. The attached Amendment 691 to the Official Plan is adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on xxx, 20 ~.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT No. 691 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS 5294 to 5304 and 5306 YONGE STREET

Chapter 6, Section 8 (North York Centre Secondary Plan) is amended by modifying Section 12, North York Centre South Site Specific Policies, by amending it as follows:

Clause 1:

Section 13.19(b) is deleted and replaced with the following:

Pursuant to Section 5.4.2 of this Secondary Plan, a maximum building height of 135 metres, exclusive of the mechanical penthouse, is permitted on the Lands.

Clause 2:

Section 13.19(c) is deleted and replaced with the following:

Notwithstanding the definition of Gross Floor Area in Section 3.1, the gross floor area of the building also excludes exit stairwells.

Clause 3:

Section 13.19(d) is deleted and replaced with the following:

Notwithstanding the Density Limits prescribed in Section 3.2, a maximum of 28,950 square metres of gross floor area is allowed on the Lands, provided a minimum of 430 square metres of retail gross floor area is provided.

Clause 4:

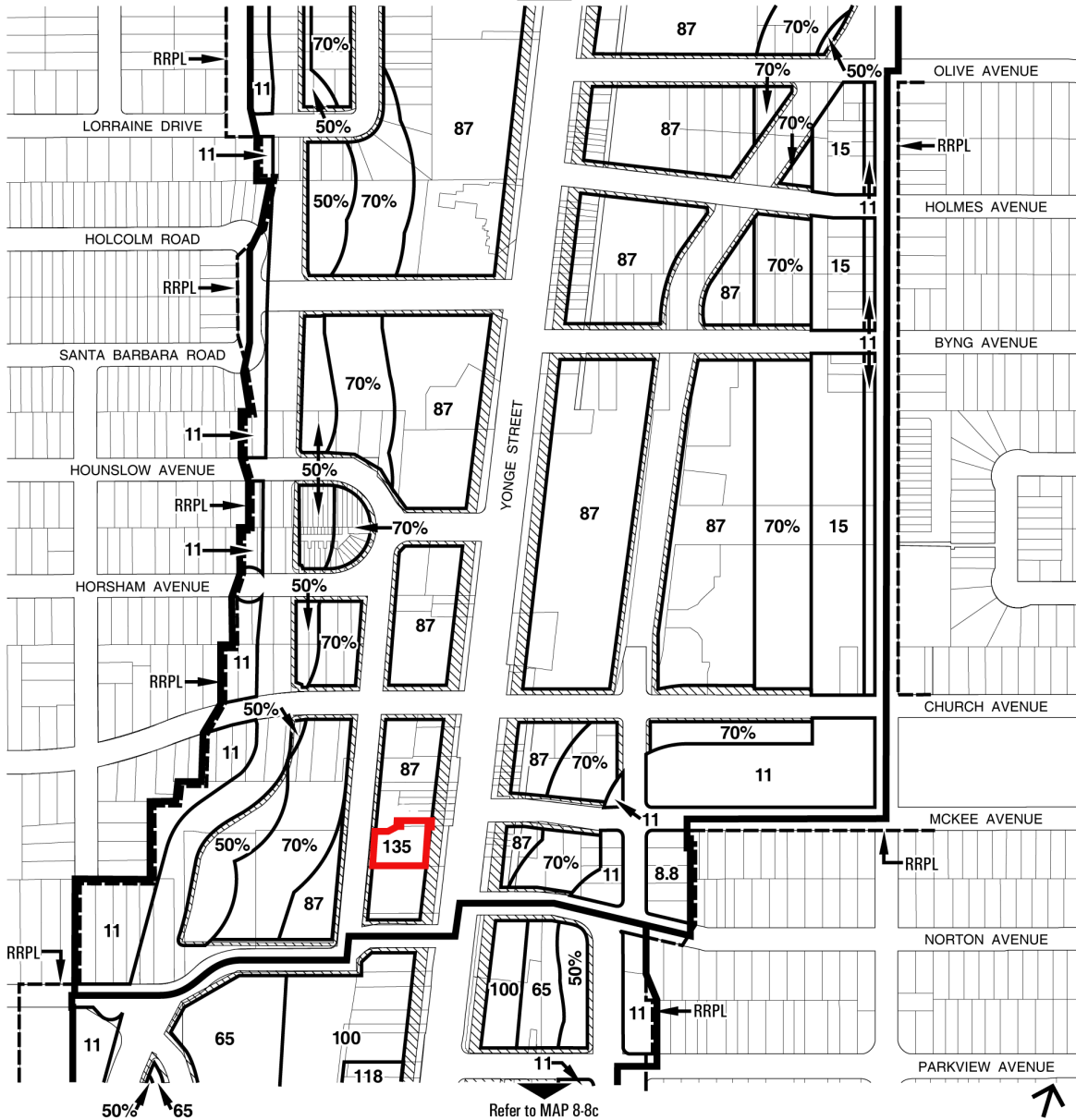
Map 8-8b entitled "Maximum Height Limits" is amended with respect to the lands shown in heavy outline on Schedule "1" attached.

Clause 5:

Figure 4.3.1 entitled "Long Range Development Levels" is amended to increase the North York Centre North Residential Gross Floor Area (and relevant totals) by 18,029 square metres.

Schedule 1

Refer to MAP 8-8a



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	Subject Site
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	



November 2015

Attachment 6: Draft Zoning By-law Amendment

Authority: North York Community Council, Item ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

BY-LAW No. ~-20~

**To amend Zoning By-law No. 1118-2022(OLT),
being a by-law to amend former City of North York Zoning By-law 7625, as amended,
with respect to lands municipally known as 5294 to 5304 and 5306 Yonge Street.**

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

The Council of the City of Toronto enacts:

1. Section 64.20-A of By-law 1118-2022(OLT), Subsection 64.20-A(274) RM6(274) is amended as follows:
 - a) Subsection 64.20-A(274) (4)(g), headed DEFINITION of GROSS FLOOR AREA is deleted and replaced as follows:

For the purpose of this exception, "gross floor area" shall mean 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, but excluding any part of the building used for:

- i. mechanical floor area.
 - ii. any space in a parking garage below established grade or on the first level used exclusively for motor vehicle and bicycle parking and access thereto, including loading areas.
 - iii. storage lockers below established grade.
 - iv. the floor area of unenclosed residential balconies; and
 - v. exit stairwells.
- b) Subsection 64.20-A(274) (10), headed MAXIMUM GROSS FLOOR AREA, is deleted, and replaced as follows:

Except as provided for in subsection 22 of this exception, the maximum gross floor area permitted on the Lands shall not exceed 9,510.15 square metres, of which a minimum of 430 square metres of non-residential gross floor area shall be provided.

- c) Subsection 64.20-A(274) (13), headed VEHICLE PARKING, is deleted, and replaced as follows:

Vehicle parking spaces shall be provided in accordance with the following requirements:

- a. a minimum of 0.55 parking spaces for each dwelling unit.
 - b. a minimum of 0.1 parking spaces for each dwelling unit for residential visitors.
 - c. a minimum of 0.9 parking spaces for each 100 square metres of non-residential gross floor area; and
 - d. a maximum of 10 parking spaces required by (b) above may also be used by the non-residential uses on the lot.
- d) Subsection 64.20-A(274) (22), headed ADDITIONAL GROSS FLOOR AREA (INCENTIVE GFA) is deleted and replaced as follows:

Notwithstanding the maximum gross floor area of 9,510.15 square metres set out in subsection 10 of this exception, if a place of worship is provided, an additional gross floor area up to a maximum of 19,239.85 square metres as described below shall be permitted on the Lands and if a place of worship is not provided, an additional gross floor area up to a maximum of 18,989.85 square metres as described below shall be permitted on the Lands. The total gross floor area of all buildings permitted on the Lands shall not exceed a total aggregate maximum of 28,750 square metres if a place of worship is provided and 28,500 square metres if a place of worship is not provided. The allocation of additional gross floor area is limited as follows:

First 33 percent of additional gross floor area

- (a) Up to a maximum of 3,138.15 square metres of additional density is permitted as follows:
- (i) a maximum of 1.5 square metres per dwelling unit of indoor residential recreational amenity space.
 - (ii) if a place of worship is not provided, a maximum of 338.71 square metres of street related retail located on the ground floor along the Yonge Street frontage and, if a place of worship is provided, a maximum of 307 square metres of street related retail located on the ground floor along the Yonge Street frontage.
 - (iii) if a place of worship is not provided, a maximum of 133.65 square metres of mezzanine level retail and, if a place of worship is provided, a maximum of 123.65 square metres of mezzanine level retail.
 - (iv) a maximum of 148 square metres in exchange for the provision of parkland over dedication.
 - (v) a maximum of 263.57 square metres in exchange for the provision of a mid-block pedestrian connection as a privately-owned publicly accessible open space.

- (vi) a maximum of 193.4 square metres in exchange for the provision of a public art contribution in the amount of \$250,000;
- (vii) at the election of the owner and to the satisfaction of the City, up to a maximum of 1,563 square metres for the provision of a place of worship use on the second floor of the building, to be constructed and conveyed to a religious organization. If a place of worship is provided, it shall have a minimum area of 750 square metres.
- (viii) in the event there is additional density within the initial 3,138.15 square metres of incentive density that is unaccounted for by the above incentives, additional density, up to a total maximum of 3,138.15 square metres, in exchange for the provision of an upwardly indexed cash payment in Canadian funds, in a form satisfactory to the City, calculated at a rate of one thousand two hundred and ninety-one dollars and sixty-seven cents (\$1,291.67) per square metre of additional density.

Additional gross floor area

If a place of worship is provided, up to a maximum of 10,401.5 square metres of additional density is permitted and, if a place of worship is not provided, up to a maximum of 10,151.5 square metres of additional density is permitted in exchange for the provision of an upwardly indexed cash payment of one million nine hundred and fifty thousand dollars (\$1,950,000.00). In addition to the foregoing, up to a maximum of 5,700.2 square metres of additional density is permitted in exchange for the provision of an upwardly indexed cash payment of three hundred and nine thousand six hundred and eighty dollars (\$309,680.00).

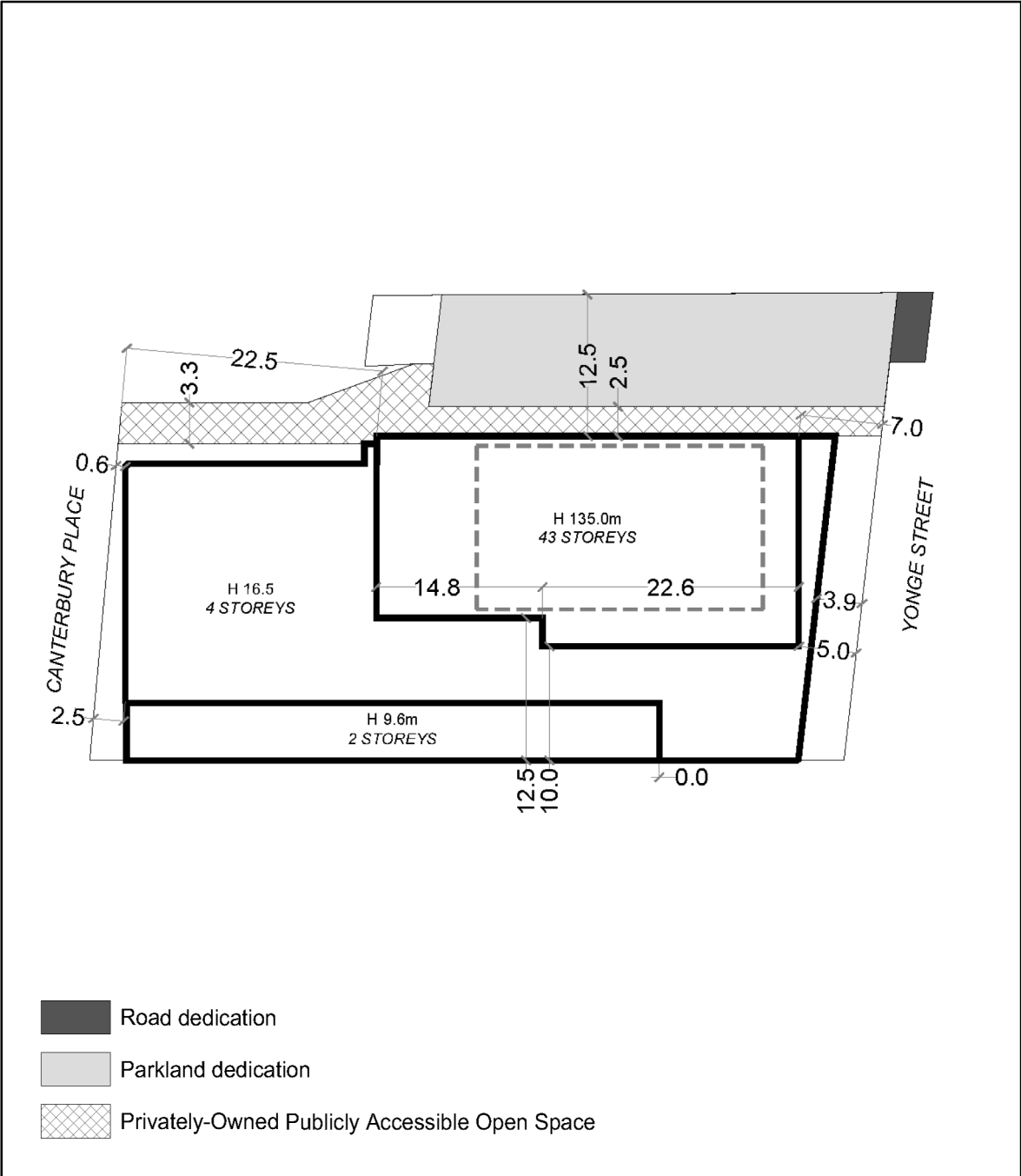
- e) Schedule RM6(274) is deleted and replaced with Schedule RM6(274) attached to this by-law.

Enacted and passed on xxx, 20 ~.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



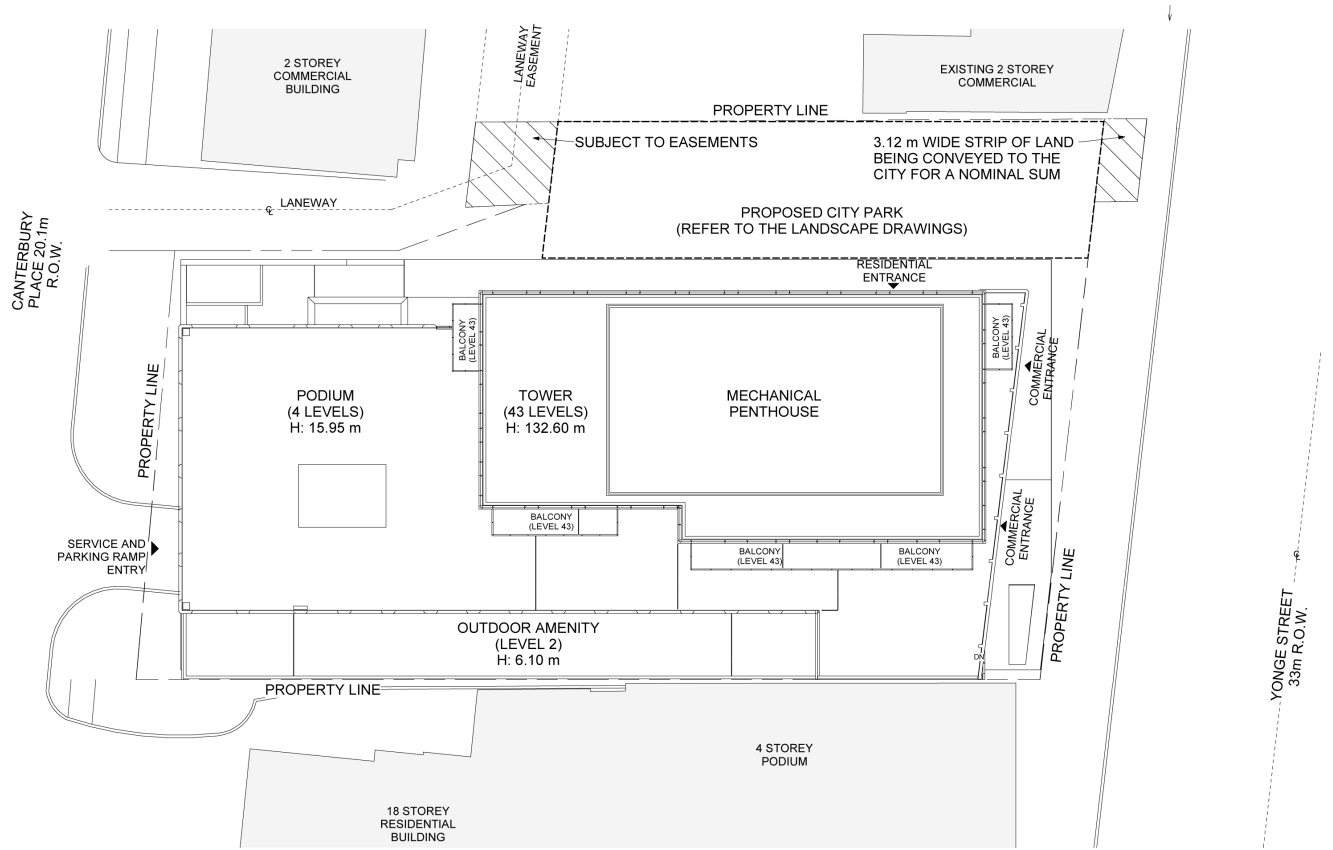
Toronto
 Schedule RM6(274)

5294-5306 Yonge Street

File # 22 207259 NNY 18 0Z

↑
 Former City of North York By-law 7625
 Not to Scale
 10/16/2023

Attachment 7: Site Plan



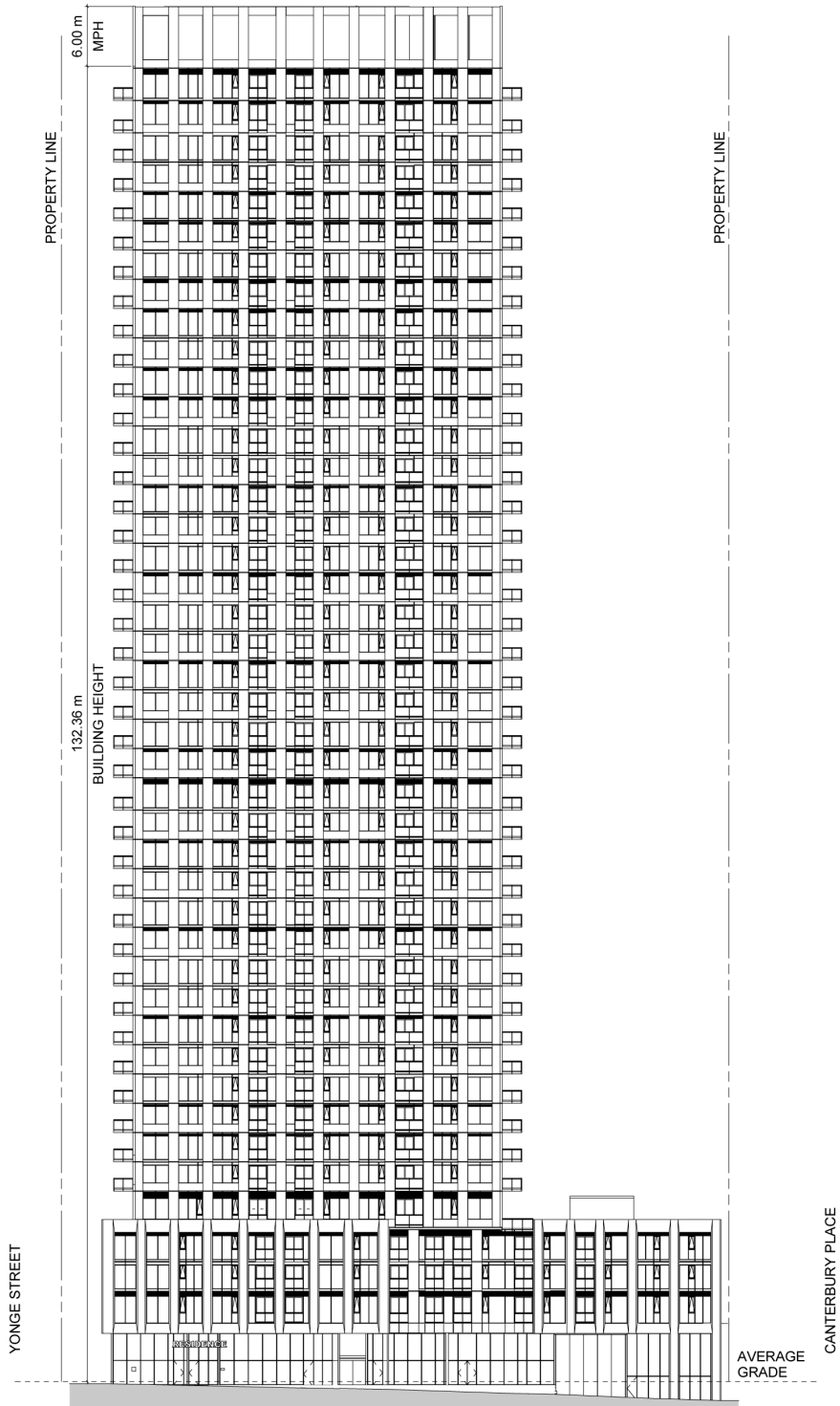
Site Plan



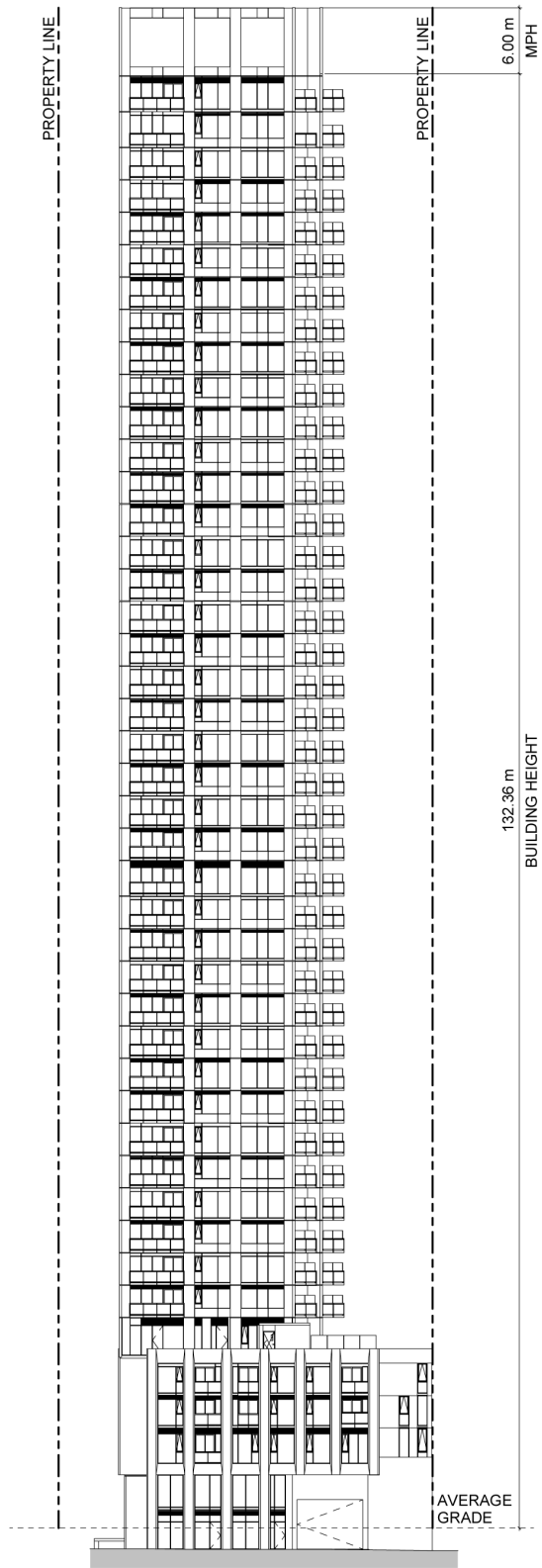
Attachment 8: Elevations



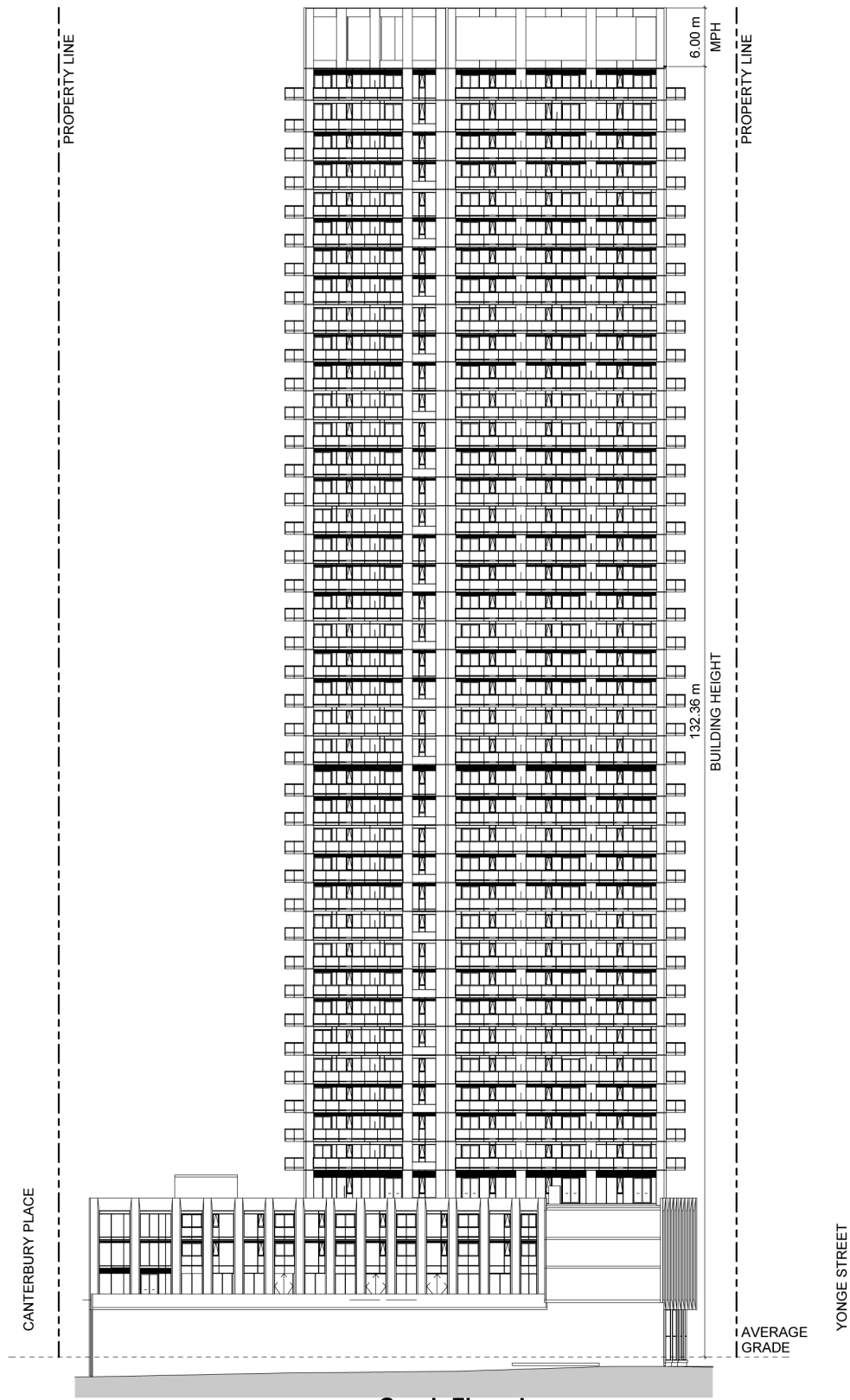
East Elevation



North Elevation



West Elevation



South Elevation