

1 York Gate Boulevard – Zoning By-law Amendment and Site Plan Control Applications – Appeal Report

Date: March 13, 2024

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York

Wards: Ward 7 - Humber River-Black Creek

Planning Application Numbers: 22 116509 WET 07 OZ and 22 124982 WET 07 SA

SUMMARY

On February 23, 2022, an application was submitted to amend the city-wide Zoning By-law (569-2013) and former North York Zoning By-law 7625 for the northwest portion of the lands municipally known as 1 York Gate Boulevard (Yorkgate Mall). The application proposes to construct a 22-storey residential rental building with a gross floor area of 17,930 square metres and 294 dwelling units. A total of 147 vehicular surface parking spaces are proposed along with 57 bicycle parking spaces on the ground floor of the building.

On March 29, 2022, a Site Plan Control application was submitted for the proposed development.

On September 22, 2023, the applicant appealed the Zoning By-law Amendment and Site Plan Control applications to the Ontario Land Tribunal (OLT) citing City Council's failure to make a decision on the applications within the time period prescribed under the Planning Act. A Case Management Conference (CMC) was held on January 22, 2024. City staff require direction from City Council in advance of the next CMC scheduled for May 6, 2024. An OLT hearing has not been scheduled at this time.

This report recommends that Council direct the City Solicitor, together with appropriate City staff, to attend the CMC and any future OLT hearing to oppose the application in its current form and to continue discussions with the applicant in an attempt to resolve outstanding issues.

RECOMMENDATIONS

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

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal to oppose the current application appeal for 1 York Gate Boulevard, and to continue discussions with the applicant in an attempt to resolve outstanding issues.

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

a. The final form and content of the Zoning By-law Amendment is satisfactory to the Chief Planner and Executive Director, City Planning, and the City Solicitor;

b. The owner has provided a revised Functional Servicing and Stormwater Management Report to determine the stormwater runoff, sanitary flow, and water supply demand resulting from the proposed development, and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services;

c. The owner has provided a revised Transportation Impact Study including a Transportation Demand Management Plan, to the satisfaction of the General Manager, Transportation Services;

d. The owner has made arrangements with the City and has entered into the appropriate agreement(s) for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the revised Functional Servicing and Stormwater Management Report accepted by the Chief Engineer and Executive Director of Engineering and Construction Services, and Transportation Impact Study accepted by the General Manager, Transportation Services;

e. The owner has submitted a revised Hydrological Assessment Report and Hydrological Review Summary Form, Servicing Report Groundwater Summary Form, and Foundation Drainage Summary Form to determine the quality and quantity of groundwater that may be required to be discharged to the City sewage works as a result to of a proposed development and comply with Foundation Drainage Policy and guidelines to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services and the General Manager, Toronto Water;

f. The owner has provided a revised Pedestrian Level Wind Study including a Wind Tunnel Study, to the satisfaction of the Chief Planner and Executive Director, City Planning;

g. The owner has provided a revised Sun/Shadow Study, to the satisfaction of the Chief Planner and Executive Director, City Planning; and,

h. The submitted Compatibility/Mitigation Studies, including the Air Quality Study, dated February 11, 2022, prepared by RWDI AIR Inc., and the Noise Impact Study, dated February 10, 2022, prepared by LEA, have been peer reviewed by a third-party consultant retained by the City at the owner's expense, and the owner agrees to implement any necessary control measures and recommendations identified by the peer review, with the control measures to be secured through the Site Plan Control process, to the satisfaction of the Chief Planner and Executive Director, City Planning.

3. City Council authorize the City Solicitor and other City staff to take any necessary steps to implement City Council's decision.

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 Zoning By-law amendment application was submitted on February 23, 2022 and deemed complete on April 5, 2022. A Preliminary Report for the proposal was adopted at Etobicoke York Community Council (EYCC) on May 27, 2022. The report can be accessed here: <https://secure.toronto.ca/council/agenda-item.do?item=2022.EY32.5>.

The property at 1 York Gate Boulevard is located within the Jane Finch Initiative (JFI) Study Area. Upon the completion of the JFI study work that is currently underway, the lands are anticipated to be within a new Secondary Plan area with policies to guide growth and development of the area. The JFI Secondary Plan and Urban Design Guidelines were tabled at EYCC on February 26, 2024. The item was adjourned until the June 3, 2024 meeting of the EYCC. The report for the proposed Secondary Plan and Urban Design Guidelines can be accessed here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.EY11.1>.

THE SITE

Description

The subject site has an area of 8,167 square metres and is irregular in shape with frontage on York Gate Boulevard to the west. The site forms part of the 5.2-hectare parcel of land that contains Yorkgate Mall, which is currently developed with a retail

plaza and the associated surface parking lot, with vehicular entrances off York Gate Boulevard, Finch Avenue West, and Jane Street.

Surrounding Uses

North: Hydro corridor and associated recreational trail, with low-rise residential neighborhoods located further to the north.

East: Yorkgate Mall and surface parking lots, with high-rise residential neighbourhoods located further to the east.

South: Yorkgate Mall and surface parking lots, with Finch Avenue West and a retail plaza located further to the south.

West: York Gate Boulevard, with the Finch West LRT Maintenance Facility located further to the west.

THE APPLICATION

Proposed Use

The application proposes to amend the city-wide Zoning By-law (569-2013) and former North York Zoning By-law 7625 for the northwest portion of the lands municipally known as 1 York Gate Boulevard. The application proposes to construct a 22-storey residential rental building (74.35 metres including the mechanical penthouse) with a gross floor area of 17,930 square metres and 294 dwelling units.

A total of 147 vehicular surface parking spaces would be re-purposed within Yorkgate Mall's existing surface parking lot to serve the development. The proposed parking would be separated from the development by the mall's existing internal drive aisle. Fifty-seven bicycle parking spaces to be located on the ground floor of the building. The existing Yorkgate Mall and remainder of the existing surface parking lot would be retained.

Density

The proposal would have a density of 2.2 times the area of the lot.

Unit Breakdown

Of the 294 purpose-built rental units proposed, 84 (28.6 percent) would be studio units, 126 (42.9 percent) would be one-bedroom units, and 84 (28.6 percent) would be two-bedroom units. A total of 857 square metres of residential amenity space is proposed, including 299 square metres of indoor amenity space and 558 square metres of outdoor amenity space located along the southern façade of the building.

Access, Parking and Loading

Vehicular and loading access would be provided from York Gate Boulevard via the existing entrance to the Yorkgate Mall surface parking lot and internal drive aisle. The proposed 147 vehicular parking spaces would be located within the existing surface parking lot, with existing parking spaces for the mall re-purposed to serve the new development. A total of 57 bicycle parking spaces are proposed at ground level. One Type G loading space is proposed.

Additional Information

See Attachments 6, 7, and 8 of this report for the Site Plan, Elevations, and 3D Models of the proposed development. Detailed project information including all plans and reports submitted as part of the applicant can be found on the City's Application Information Centre at toronto.ca/1YorkGateBlvd.

Reasons for Application

The proposed development requires amendments to the city-wide Zoning By-law (569-2013) and former North York Zoning By-law 7625 to vary several performance standards including, but not limited to, density, height, setbacks, unit types, and parking spaces.

Site Plan Control

The application is subject to Site Plan Control. The associated Site Plan Control application (22 124982 WET 07 SA) was submitted on March 29, 2022 and is under OLT appeal.

POLICY CONSIDERATIONS

Provincial Land Use Policies

The application has been reviewed for consistency with the Provincial Policy Statement (2020) (PPS) and conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan). The PPS provides policy direction province-wide on land use planning and development. The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region.

Official Plan

The site is designated as *Mixed Use Areas* on Maps 13 of the Official Plan (see Attachment 3 - Official Plan Land Use Map) and the lands are within the *Avenues*

overlay of the Official Plan. The section of Finch Avenue West that borders Yorkgate Mall's southern frontage is designated as a *Transit Corridor* and a *Transit Priority Segment*. The site is within the area of the Council-adopted Protected Major Transit Station Area (PMTSA) for the Jane and Finch Station, identified in OPA 570 and Site and Area Specific Policy 698. This Site and Area Specific Policy is yet to be approved by the Ministry of Municipal Affairs and Housing (MMAH).

Additionally, the site is located within the Jane Finch Initiative Study Area and developing Secondary Plan area. Although not adopted by Council at the present time, staff are reviewing the proposal in tandem with the JFI, and working to ensure high level alignment between the proposal and the emerging public realm and built form objectives of that study. The JFI Secondary Plan and Urban Design Guidelines were tabled at EYCC on February 26, 2024. The item was adjourned until the June 3, 2024 meeting of the EYCC. The report for the proposed Secondary Plan and Urban Design Guidelines can be accessed here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.EY11.1>.

The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here: [Official Plan](#).

Zoning

The property at 1 York Gate Boulevard is zoned C2(5) Local Shopping Centre in the former City of North York Zoning By-law 7625, which permits shopping centres and parking lots with a maximum lot coverage of 50 percent of the lot. Exception (5) to the C2 zone permits a community centre, and an aggregate gross floor area of all buildings to not exceed 29,904 square metres, among other exceptions. The site is zoned CR1.0 (c1.0; r0.0) SS3 (x205) Commercial Residential in Zoning By-law 569-2013 with a maximum floor space index of one times the area of the lot. The standards of Zoning By-law 7625 are to be carried forward into Zoning By-law 569-2013 if and when amendments are adopted.

Design Guidelines

The following design guidelines were used in the evaluation of this application:

- Tall Building Design Guidelines;
- Growing Up Guidelines: Planning for Children in New Vertical Communities;
- Design Guidelines for Privately Owned Publicly-Accessible Space (POPS); and
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

The City's Design Guidelines may be found here: [Design Guidelines](#).

Toronto Green Standard (TGS)

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments 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/>.

COMMUNITY CONSULTATION

At the time of the OLT appeal, City Planning staff had not yet hosted a Community Consultation Meeting for the proposed development.

COMMENTS

Provincial Policy Statement and Provincial Plans

Review of this application has had regard for the relevant matters of Provincial Interest set out in the Planning Act. Staff have reviewed the proposal for consistency with the Provincial Policy Statement (PPS), and conformity with the Growth Plan. In its current form, the proposal does not conform with the Growth Plan's growth management and housing policies to accommodate a broad range of households, including families with children within new development. This is predominately due to the lack of adequate three-bedroom family sized units.

Land Use

This application has been reviewed against the policies of the Official Plan. The Official Plan states that *Mixed Use Areas* consist of a broad range of residential, commercial and institutional uses, in single use or mixed-use buildings, as well as parks and open spaces and utilities, to meet the needs of the local community. *Mixed Use Areas* will provide for new jobs and homes on underutilized lands. In doing so, Official Plan policy 4.5.2 requires development to locate and mass new buildings to create a good transition between areas of different development intensity and scale by providing appropriate setbacks and/or stepping down of heights, locating and massing new buildings to frame the edges of streets with good proportion, to maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces, as well as limit shadow impact on *Neighbourhoods* areas.

The proposal conforms with the land use envisioned in the *Mixed Use Areas* designation.

Density, Height, Massing

The proposal would result in a Floor Space Index of 2.2 times the site area. Staff find that this represents an acceptable level of infill development within the *Mixed Use Areas* and an appropriate way of repurposing the existing underutilized surface parking lot for housing. At 22 storeys (74.35 metres including the mechanical penthouse), the height of the proposed building is appropriate and fits with the existing and planned context being discussed through the JFI.

The proposal requires revision to improve the massing and achieve an appropriate built form. These include revisions to provide appropriate tall building floor plate sizes, and revisions to provide a well-defined base building that helps define the edges of streets and open spaces at good proportion, while helping to mitigate adverse wind impacts on the public realm, in a manner suitable for the site and surrounding context.

Sun, Shadow, Wind

The Official Plan policies and Tall Building Design Guidelines require development to minimize shadow impacts on adjacent sensitive land uses.

The applicant submitted a Sun/Shadow Study prepared by Petroff Partnership Architects, dated February 1, 2022, and a Pedestrian Level Wind Study prepared by RWDI, dated January 12, 2022, to support the proposal. The sun, shadow, and wind impacts associated with this application have been reviewed by City Planning staff against the Official Plan policies and design guidelines described in the Policy Considerations Section of the report.

The submitted documentation on wind impacts is not acceptable, as areas have been identified where uncomfortable and potentially unsafe wind conditions would result from the proposal. City Planning staff also request a Wind Tunnel Study further to assess the proposal in coordination with the revised Pedestrian Level Wind Study. Further updates will also be required to tailor the Sun/Shadow Study and Pedestrian Level Wind Study to any revised proposal to address the massing concerns, as discussed above.

Traffic Impact, Access, Parking, and Loading

The applicant submitted a Transportation Impact Study (TIS) prepared by CGH, dated February 2022, to support the proposal. Vehicular and loading access would be provided from York Gate Boulevard via the existing entrance to the Yorkgate Mall surface parking lot and through the Mall's existing internal drive aisle. The proposed 147 vehicular parking spaces would be located within the existing surface parking lot, repurposing existing parking spaces from the mall to serve the new development. One Type G loading space is proposed.

Transportation Services staff have reviewed the submitted TIS. Updates are required to the study and supportive material to adequately assess the proposed traffic impacts, vehicular access from York Gate Boulevard and the existing mall drive aisle, parking and loading dimensions, parking rates, and the suitability of locating vehicular parking spaces (including accessible spaces) to serve the proposed within the existing surface parking lot of Yorkgate Mall, separated from the development by the mall's existing internal drive aisle. Transportation Services also request a Transportation Demand Management Plan (TDM) to further assess the proposal in coordination with the revised TIS.

The proposal to use the existing surface parking area conflicts with the directions of the Official Plan (Policy 3.1.3.4 d, e) and Tall Building Design Guidelines (Guideline 2.3) where the goals are to redevelop underutilized lands containing surface parking and limit the introduction of new, or continuation of existing, surface parking areas. The intent is that surface parking areas will be intensified and redeveloped, not used as an integral part of new development proposals. Further, the proposal does not align with the emerging public realm and built form goals being developed for this area through the ongoing JFI work, including the draft Secondary Plan and Urban Design Guidelines.

Streetscape

City Planning staff have proposed to work with the applicant to review revised massing to ensure that it includes appropriate setbacks and building design to frame the street along the York Gate Boulevard right-of-way, to ensure an attractive, comfortable pedestrian environment with adequate site access, appropriately sized pedestrian clearways, adequate tree canopy, weather protection, ground floor animation, and space for pedestrian and vehicular circulation. Additionally, staff have asked the applicant to include a secondary entrance and POPS along the southern façade of the building to interface with the future parkland and public realm enhancements that are being proposed for the broader planned context, emerging through the ongoing JFI work and draft Secondary Plan and Urban Design Guidelines for the area.

Servicing

The applicant submitted a Functional Servicing and Stormwater Management Report prepared by Crozier & Associates, dated February 2022, a Geotechnical Report prepared by WSP, dated February 2022, and a Hydrogeological Report prepared by WSP, dated July 2021, to support the proposal.

Engineering and Construction Services staff have reviewed the servicing reports and determined that additional details are required to confirm sufficient infrastructure capacity to service the proposed development, and to confirm compliance with the City's Foundation Drainage Policy with respect to long-term groundwater discharge to municipal sanitary sewers.

Unit Mix and Size

Of the 294 purpose-built rental units proposed, 84 (28.6 percent) would be studio units, 126 (42.9 percent) would be one-bedroom units, and 84 (28.6 percent) would be two-bedroom units. The proposed unit mix does not adequately support the unit mix objectives of the Growing Up Guidelines, the Official Plan housing policies, and the Growth Plan's growth management and housing policies to accommodate within new development a broad range of households, including families with children. This is due to the lack of three-bedroom family sized units. As currently proposed, the unit sizes also fall below the ideal average minimums set out in the Growing Up Guidelines for two-bedroom units.

Amenity Space

The Official Plan policies, Growing Up Guidelines, and Pet Friendly Guidelines provide guidance for the provision of amenity areas. Two square metres of indoor and two square metres of outdoor amenity space are required per unit, and these areas should be high quality and well-designed spaces that are comfortable in all seasons, providing a variety of programming, with pet-friendly spaces.

A total of 857 square metres of residential amenity space is proposed, including 299 square metres of indoor amenity space and 558 square metres of outdoor amenity space located along the southern façade of the building. The outdoor amenity space satisfies the minimum requirement of two square metres of space per unit, but the indoor amenity space falls below this requirement. Staff also have concerns related to the proposed location of the outdoor amenity space along the southern façade, when taken together with the broader public realm and site organization objectives. Staff will continue to work with the applicant to ensure that the proposed amenity space is adequately sized, appropriately located and programmed.

Parkland

The application does not include the conveyance of parkland to the City. The applicant will be required to satisfy its parkland contribution requirement as mandated by Section 42 of the *Planning Act* through cash-in-lieu.

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).

The applicant submitted an Arborist Report and Tree Preservation Plan prepared by Kuntz Forestry Consulting, dated January 19, 2022.

The Arborist Report indicates that the proposal would result in the removal of one City-owned tree, preservation of 15 City-owned trees, and planting of 21 new trees on

private property. Urban Forestry staff have reviewed the submitted documentation and require additional details regarding the proposed plantings, as well as completion of the tree removal and injury application process for all City-owned trees that are impacted.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments 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.

The applicant is required to meet Tier 1 of Version 3 of the TGS for zoning matters. 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. Performance measures for the Tier 1 development features will be secured through the site-specific Zoning By-law including cycling infrastructure, vehicle parking and bird friendly design. Other applicable TGS performance measures, including the possibility of achieving Tier 2 or higher levels of sustainability, will be secured through the Site Plan Control process.

Land Use Compatibility/Mitigation - Vibration and Air Quality Studies

The proposed development is located across York Gate Boulevard from the Finch West LRT Maintenance Facility. The Official Plan requires that development adjacent to or nearby such uses will be appropriately designed, buffered and/or separated from sources as necessary to mitigate any adverse impacts to new development. Further, Provincial regulations require compliance with Ministry of Environment and Climate Change (MOECC) air quality guidelines which set limits that are protective of human health and the environment. To address these concerns, the applicant submitted an Air Quality Study prepared by RWDI AIR Inc., dated February 11, 2022, and a Noise Impact Study prepared by LEA, dated February 10, 2022. These studies are to be peer reviewed by a third-party consultant retained by the City at the owner's expense to ensure there are no land use compatibility issues, and so that appropriate mitigation measures can be determined and included in the proposed development, as necessary.

CONCLUSION

In its current form, staff have determined that the proposal does not conform with the Growth Plan (2020). Furthermore, the proposal is not in keeping with the intent of the Official Plan. As such, the proposal does not represent good planning.

At a high level, City Planning is supportive of the intensification of this site, particularly as it relates to the use of an existing underutilized parking lot at York Gate Mall for 294

purpose-built rental units, in an area that will be well-served with higher order transit with the extension of the Finch West LRT in the near future. In view of the anticipated transit-supported growth and the policy thrust of the JFI, a tower at this location could be supported by City Planning; however, it will be necessary to work with the applicant to improve the current submission to:

- Achieve appropriate built form and massing in accordance with the Tall Building Design Guidelines;
- Provide additional family-size units in accordance with the Growing Up Guidelines;
- Provide appropriate parking spaces to serve the development in a location that does not conflict with future growth and development in the larger planning context;
- Provide a secondary entrance and POPS along the southern façade to interface with the future public realm envisioned for the area;
- Provide adequate and appropriately located and programmed amenity space; and
- Complete additional technical work as required to support the proposal in terms of additional information related to servicing, transportation, wind, sun/shadow impacts, and compatibility, as discussed above.

This report recommends that Council direct the City Solicitor, together with appropriate City staff, to attend the Case Management Conference and any future OLT hearing to oppose the application in its current form and to continue discussions with the applicant to resolve outstanding issues identified in this report.

CONTACT

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SIGNATURE

Michael Mizzi, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

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: Draft Secondary Plan Area, Jane Finch Initiative
Attachment 6: Site Plan

Attachment 7a: North Elevation

Attachment 7b: South Elevation

Attachment 7c: East Elevation

Attachment 7d: West Elevation

Attachment 8a: 3D Model of Proposal in Context (Looking Southeast)

Attachment 8b: 3D Model of Proposal in Context (Looking Northeast)

Attachment 1: Application Data Sheet

Municipal Address: 1 York Gate Blvd. Date Received: February 23, 2022

Application Number: 22 116509 WET 07 OZ & 22 124982 WET 07 SA

Application Type: Rezoning and Site Plan Control

Project Description: Construction of a 22-storey purpose-built rental residential apartment building in the northwest portion of the property.

Applicant	Agent	Architect	Owner
Weston Consulting 268 Berkeley Street, Toronto, ON, M5A 2X5	Crozier: Consulting Engineers 211 Yonge Street, Suite 301, Toronto, ON, M5B 1M4	Petroff Partnership Architects 260 Town Centre Boulevard, Suite 300, Markham, ON, L3R 8H8	SmartCentres 7506473 Canada Inc., 3200 Highway 7, Vaughan, ON, L4K 5Z5

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	No
Zoning:	CR1.0 (c1.0; r0.0) SS3 (x205)	Heritage Designation:	No
Height Limit (m):	-	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m): 8,167 Frontage (m): 133 Depth (m): 95

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	-	-	500	500
Residential GFA (sq m):	-	-	17,930	17,930
Non-Residential GFA (sq m):	-	-	-	-
Total GFA (sq m):	-	-	17,930	17,930
Height - Storeys:	-	-	22	22
Height - Metres (excl m p):	-	-	69	69

Floor Space Index: 2.2

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	17,930	-
Retail GFA:	-	-
Office GFA:	-	-
Industrial GFA:	-	-
Institutional/Other GFA:	-	-

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	-	-	294	294
Freehold:	-	-	-	-
Condominium:	-	-	-	-
Other:	-	-	-	-
Total Units:	-	-	-	-

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	-	-	-	-	-
Proposed:	-	84	126	84	-
Total Units:	-	84	126	84	-

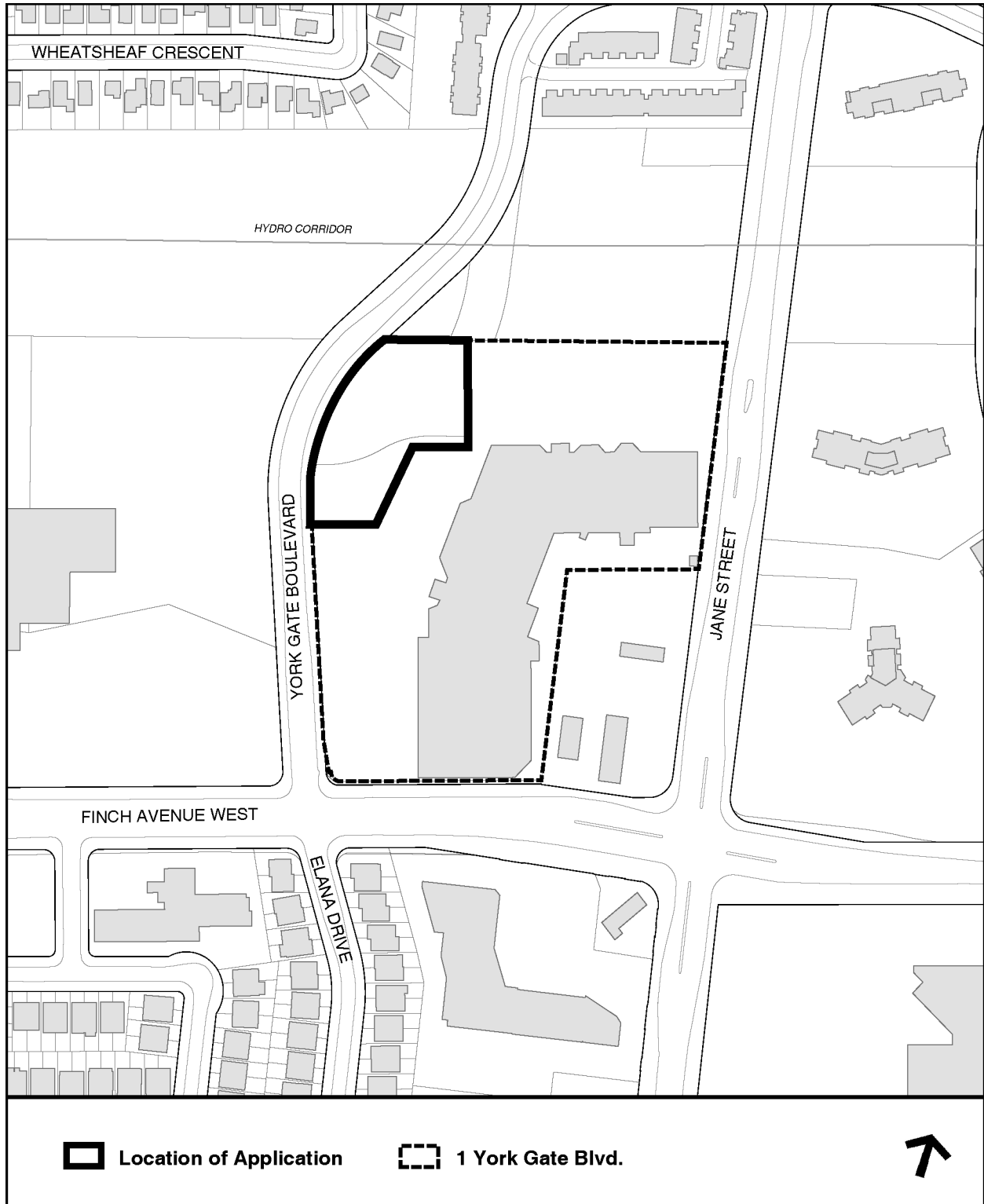
Parking and Loading

Parking Spaces:	147	Bicycle Parking Spaces:	57	Loading Docks:	1
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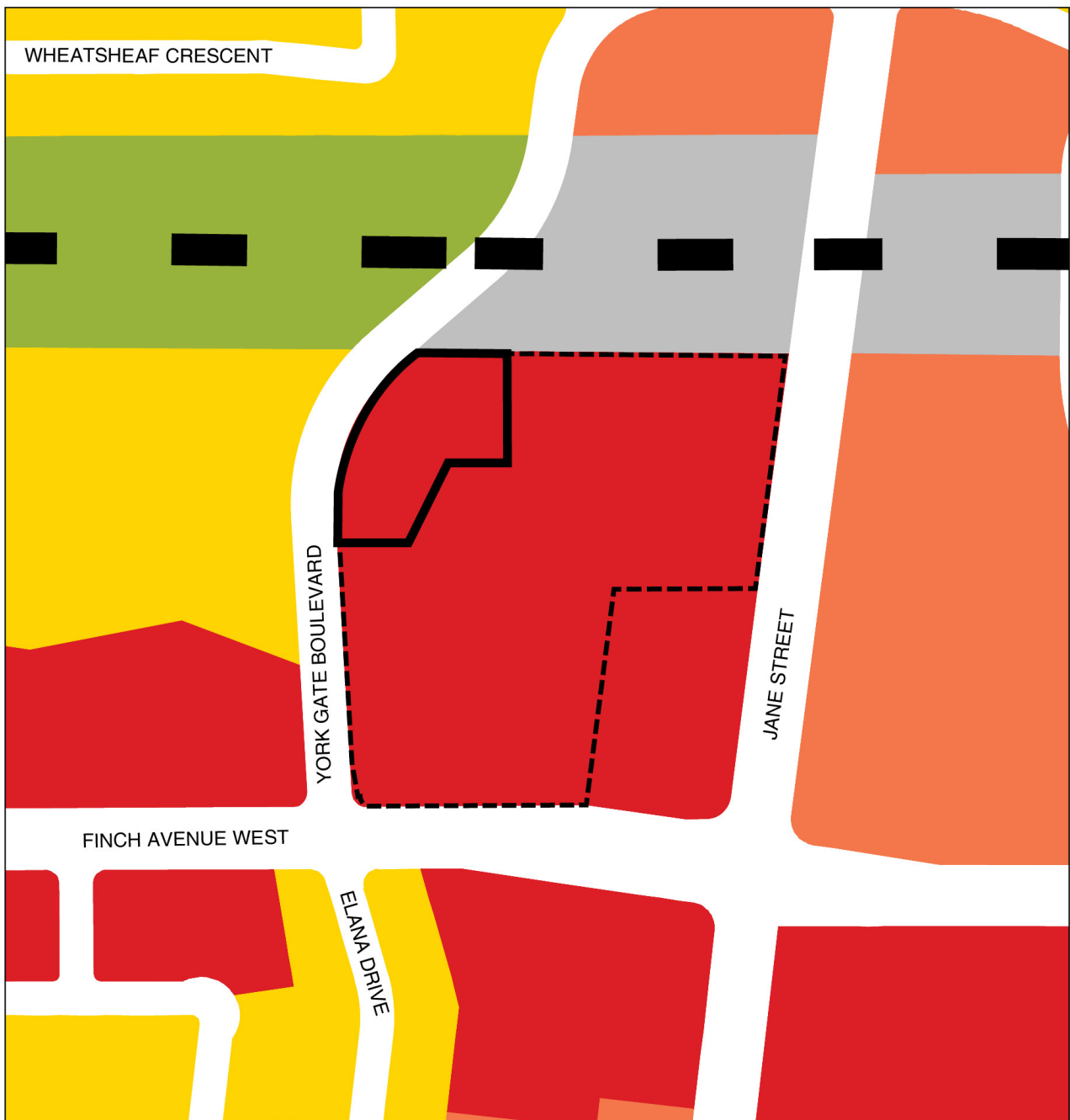
CONTACT:

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E-mail: lisa.hosale@toronto.ca

Attachment 2: Location Map



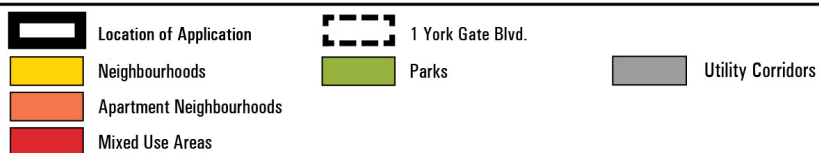
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #13

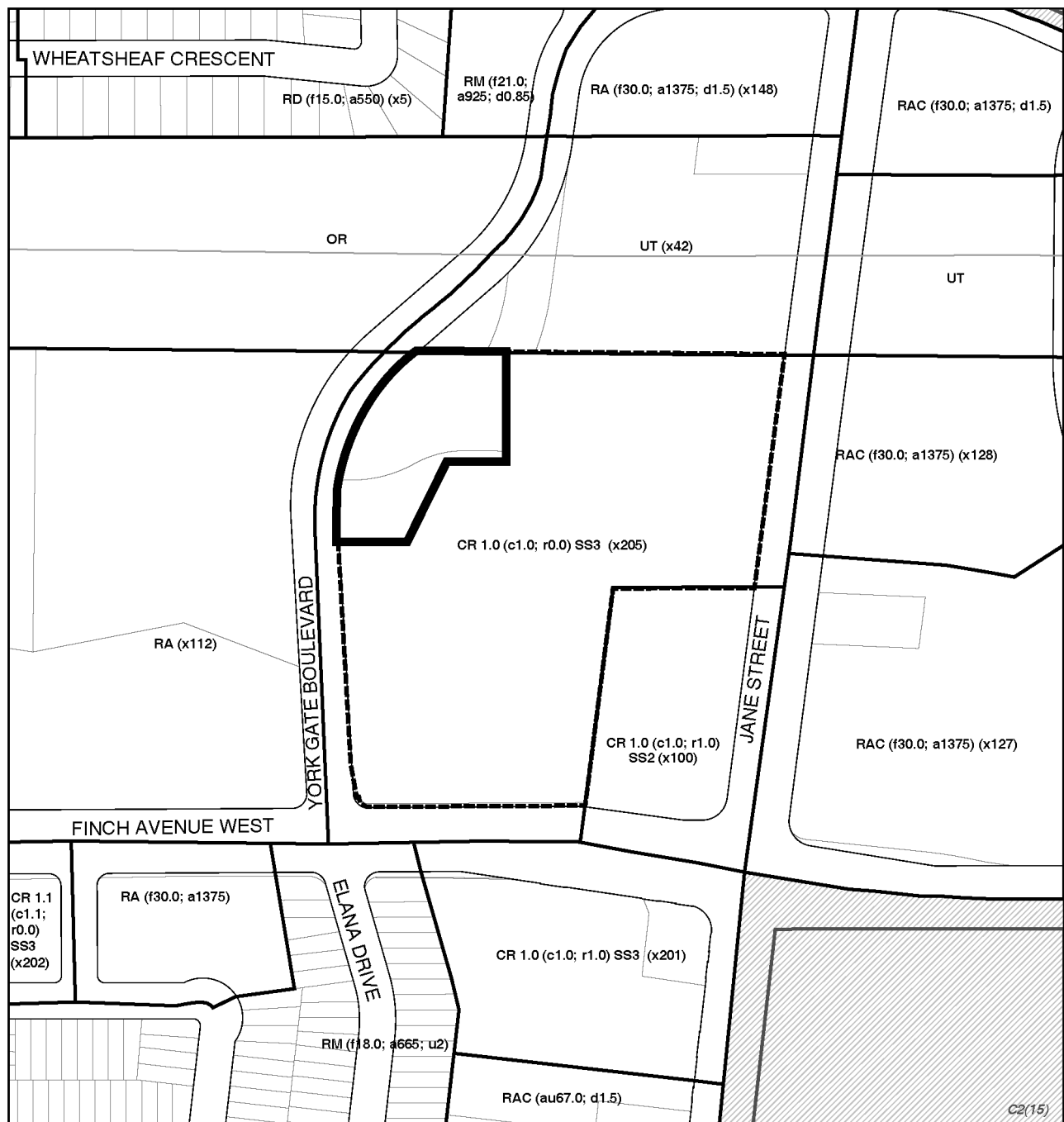
1 York Gate Boulevard

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Not to Scale
Extracted: 02/28/2022

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



Zoning By-law 569-2013

1 York Gate Boulevard

File # 22 116509 WET 07 02



Location of Application



1 York gate Blvd.



See Former City of North York By-law No. 7625
C2 Local Shopping Centre Zone

RD
RM
RA
RAC
CR
OR

Residential Detached
Residential Multiple
Residential Apartment
Residential Apartment Commercial
Commercial Residential
Open Space Recreation

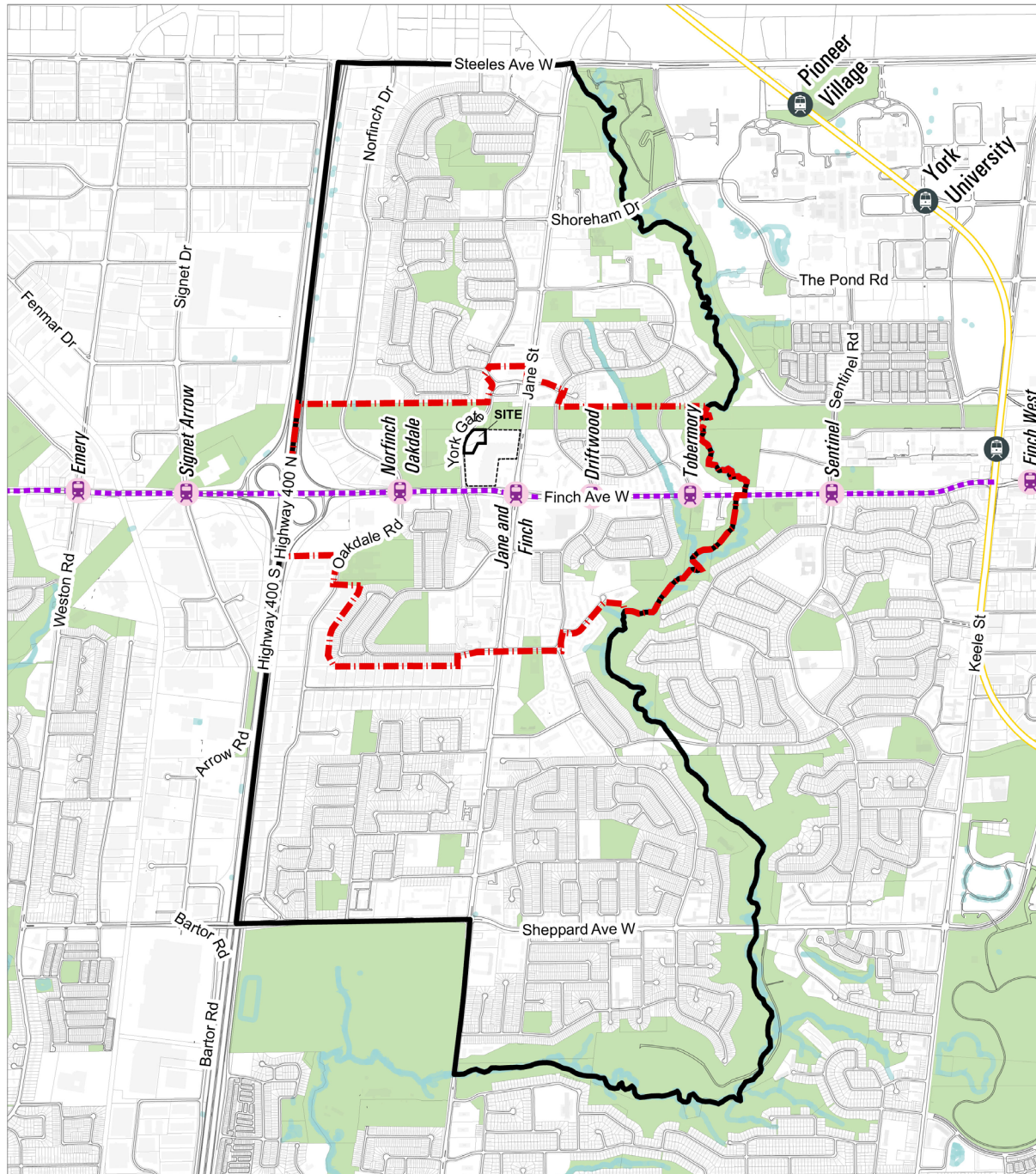
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Utility and Transportation



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Attachment 5: Draft Secondary Plan Area, Jane Finch Initiative



Jane Finch Initiative Draft Secondary Plan Area

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|---------------------------|-------------------------|-----------------|
| Draft Secondary Plan Area | Existing Built Form | Subway Stations |
| Study Area | Municipal Parcel | Subway Line |
| Existing Streets | Finch West LRT Stations | Watercourse |
| Parks & Open Spaces | Finch West LRT Line | |

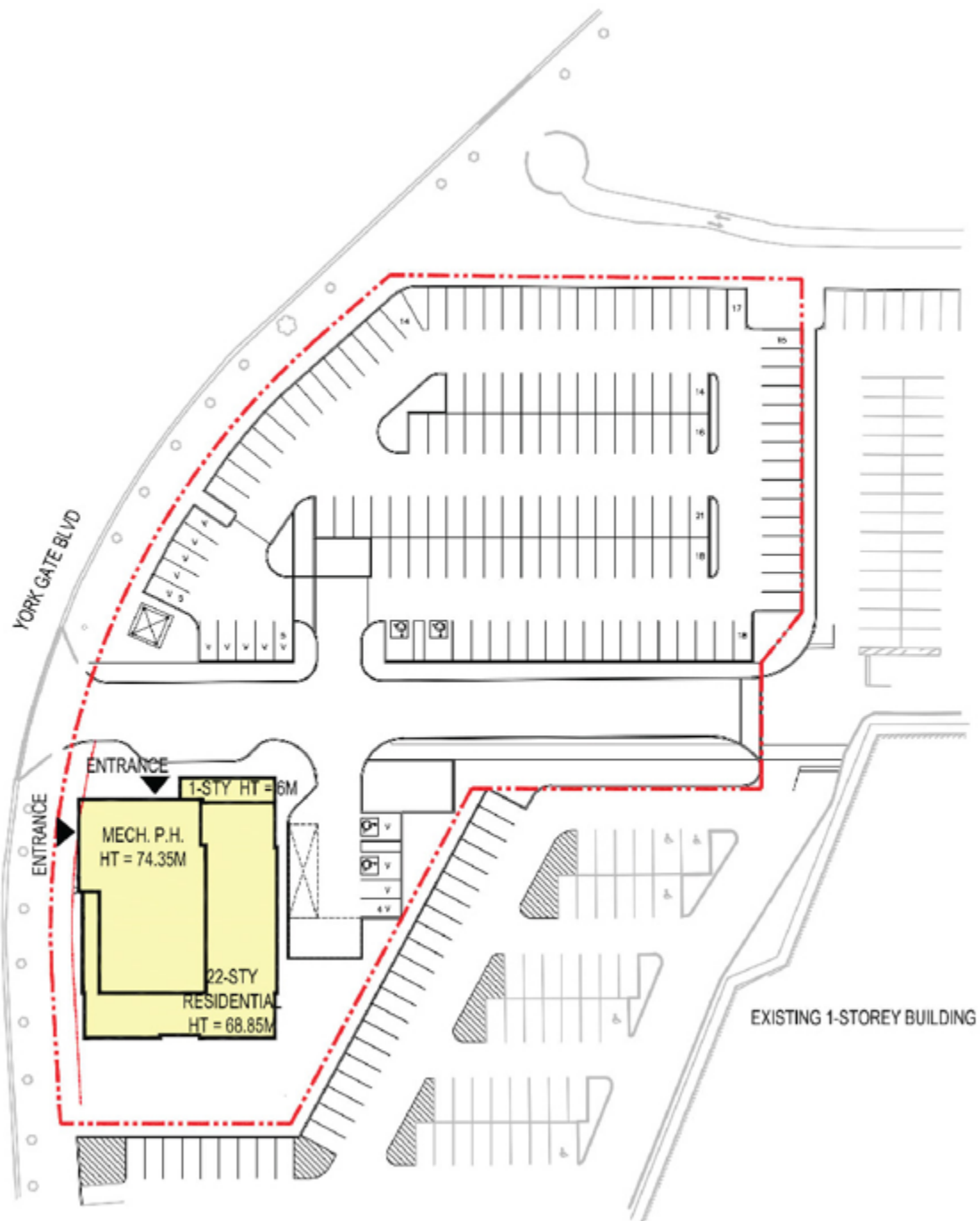
Draft map



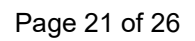
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Attachment 6: Site Plan



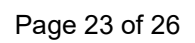
Appeal Report - 1 York Gate Boulevard



Appeal Report - 1 York Gate Boulevard



Appeal Report - 1 York Gate Boulevard



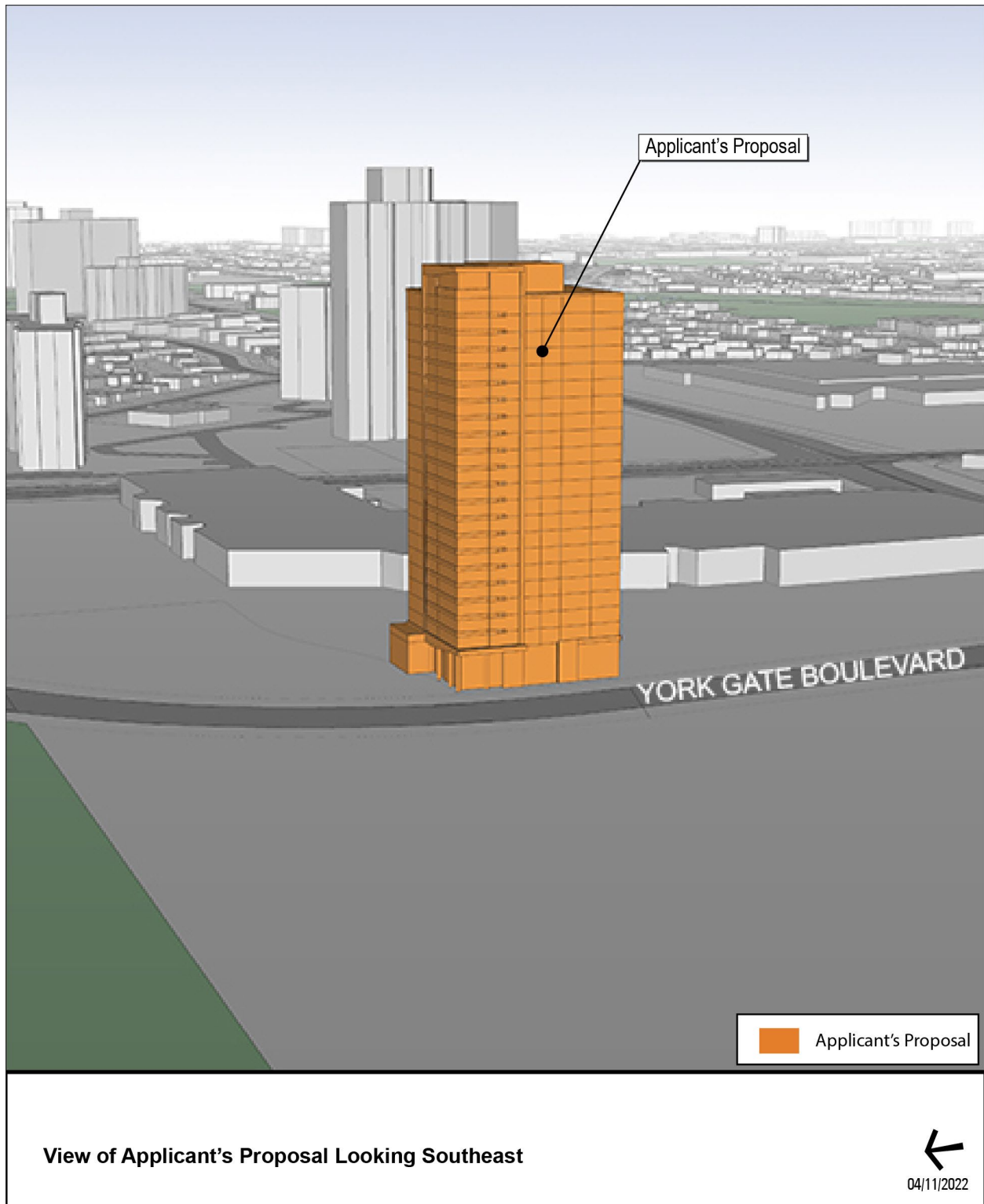
East Elevation

Appeal Report - 1 York Gate Boulevard



West Elevation

Attachment 8a: 3D Model of Proposal in Context (Looking Southeast)



Attachment 8b: 3D Model of Proposal in Context (Looking Northwest)

