

## **6125 Yonge Street – Official Plan Amendment and Zoning By-law Amendment Applications – Decision Report – Approval**

Date: July 29, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Ward: Ward 18 - Willowdale

**Planning Application Number: 22 119174 NNY 18 OZ**

### **SUMMARY**

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This application proposes to develop a 16-storey mixed use building at 6125 Yonge Street. The building would contain 437 residential units and a gross floor area of 30,420.6 square metres, including 1,837.5 square metres of non-residential gross floor area. The proposed Floor Space Index ("FSI") is 8.5.

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. 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).

In July 2022, City Council enacted Official Plan Amendment 615, the Yonge Street North Secondary Plan ("OPA 615"). Eighteen appeals of OPA 615 were made to the Ontario Land Tribunal ("OLT"). After a series of OLT Case Management Conferences, a six-week hearing is scheduled to commence on October 16, 2024.

Although the hearing into this matter does not start until October, procedural deadlines are approaching quickly. City Planning recommend City Council advance a decision on the application in an effort to resolve outstanding matters in advance of these deadlines.

## **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 6125 Yonge Street substantially in accordance with the draft Official Plan Amendment attached as Attachment 5 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 6125 Yonge Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to this report.
3. City Council authorize 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. 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;
  - b) Submit a revised Pedestrian Level Wind Study for review and acceptance to the satisfaction of the Executive Director, Development Review;
  - c) 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; and
  - d) Submit a revised Traffic Impact Assessment for review and acceptance to the satisfaction of the General Manager, Transportation 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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Pre-application consultations were held between 2019 and 2021. The application for a 27-storey mixed use building was submitted on March 3, 2022, and deemed complete

on April 5, 2022. A Preliminary Report on the application was adopted by North York Community Council on July 8, 2022, without recommendations and later adopted by City Council on July 19, 2022 for information.

The Preliminary Report is available at: [Agenda Item History - 2022.NY34.10 \(toronto.ca\)](#)

Staff held the Community Consultation Meeting on February 6, 2023. Community Consultation comments are summarized in the community consultation section below.

### **Yonge Street North Planning Study ("YSNPS")**

The Yonge Street North Secondary Plan ("YSNSP") 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 YSNPS was subsequently appealed to the Ontario Land Tribunal ("OLT") by a number of landowners, including the landowner for 6125 Yonge Street. 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](#)

On July 24, 2024, City Council adopted a report with recommendations from City Legal regarding ongoing litigation before the OLT for OPA 615. The report contains advice or communications that are subject to solicitor-client privilege. A copy of the report scheduled for City Council can be found at the following link: [CC20.21 - Official Plan Amendment 615 - Yonge Street North Secondary Plan - Ontario Land Tribunal Hearing - Request for Directions](#)

## THE SITE

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### Description

The site is generally rectangular in shape and located at the northwest corner of Yonge Street and Centre Avenue. The site has an approximate area of approximately 3,570 square metres with a frontage of approximately 84 metres along Yonge Street and approximately 47 metres along Centre Avenue. The rear (east) side of the property abuts a public laneway, and an existing low-rise residential neighbourhood.

### Existing Use

The property at 6125 Yonge Street is comprised primarily of a one-storey commercial building and surface parking.

### Surrounding existing context:

As shown on Attachment 2: 'Location Map' of this report, the following is the surrounding existing context:

- North: To the north of the subject site is an existing parking lot for a car dealership and further north is the existing car dealership. These sites were subject to a recent OLT-approved development at 6167 Yonge Street, 10 Newton Drive & 9 Madawaska Avenue for a 14-storey mixed-use building (File No. 22 108032 NNY 18 OZ; OLT File No. OLT-22-004346). The proposed building on the site of the existing car dealership has a Floor Space Index ("FSI") of 7.9 and the proposal on the site of the existing parking lot has an FSI of 7.0.
- East: To the east of the site is an existing public laneway which currently terminates at the north lot line, abutting the property at 6167 Yonge Street. The public laneway would provide vehicular access to the subject site. Further east of the subject site are detached dwellings and there is a recent Council-approved zoning by-law amendment for a 10-storey building at 16-28 Centre Avenue (File No. 22 140336 NNY 18 OZ). The proposal was approved with an FSI of 3.98.
- South: To the south of the site is Centre Avenue. Further south is an existing two-storey commercial plaza.

West: To the west of the site, on the west side of Yonge Street, is an existing vacant lot on Yonge Street and low-rise detached dwellings on Pleasant Avenue and Goulding Avenue. These sites were part of the Council-approved development at 6150 to 6160 Yonge Street, 9 to 11 Pleasant Avenue & 18 Goulding Avenue for a 13-storey mixed-use building (File No. 19 243755 NNY 18 OZ). The proposal was approved with an FSI of 5.83.

Also west of the subject site is an existing commercial lot on Yonge Street and a low-rise detached dwelling on Homewood Avenue as part of an OLT-approved development at 6080 Yonge Street & 11 Homewood Avenue for a 14-storey mixed-use building (File No. 20 158233 NNY 18 OZ; LPAT Case No. PL200613). The proposal was approved with an FSI of 5.9.

## **THE APPLICATION**

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### **Description**

The initial 2022 submission proposed a twenty six-storey (plus mechanical penthouse) mixed use building, inclusive of a six-storey base building. The proposal was revised in September 2023 to propose a two-tower mixed use development with heights of twenty three- and nineteen-storeys (plus mechanical penthouse), inclusive of a seven-storey base building.

The current development proposal has been revised to propose a sixteen-storey (plus mechanical penthouse) mixed-use building. The building height to the roof is 56.6 metres, excluding the mechanical penthouse for a total height of 62.6-metres. The mechanical penthouse level contains the mechanical spaces for the building and indoor amenity space with outdoor amenity space directly adjacent to the indoor amenity space. The proposed building would be mixed-use containing residential and non-residential uses. The proposed non-residential uses would be located on the ground floor and comprise an area of approximately 1,729 square metres.

The application would have vehicular access from the existing public laneway. The laneway would provide vehicular access to the underground parking garage, servicing for the building and access to the commercial and residential loading spaces. Pedestrian access would be provided from Yonge Street.

### **Density**

The proposal has a density of 8.5 times the area of the lot with a gross floor area of 30,420.6 square metres.

### **Dwelling Units**

The proposal includes 437 dwelling units, 44 studio (10 percent), 277 one-bedroom (63 percent), 73 two-bedroom (16 percent), and 43 three-bedroom units (10 percent).

### **Non-Residential Component**

The proposal includes 1,729 square metres square of commercial/retail space on the ground floor.

## **Access, Bicycle Parking, Vehicle Parking and Loading**

Access to a two-level underground parking garage containing 154 parking spaces (111 resident, 24 visitors, and 17 commercial), is from the public laneway to the rear of the site. A total of 329 bicycle parking spaces are proposed as part of this development, which includes 298 long-term and 31 short-term residential bicycle.

Three loading spaces are provided for the residential and commercial components of the development. The building would have one Type G, one Type B and one Type C loading space. The loading space would be accessed from the existing laneway off Centre Avenue and internalized within the development. The loading spaces would be adjacent to the retail / commercial uses and shared on the site.

## **Additional Information**

See Attachment 1 of this report for the Application data sheet, Attachment 2 for the location map, Attachment 3 of this report for the existing land use map, and Attachment 4 for the existing zoning by-law map. Detailed project information is found on the City's Application Information Centre at: [www.toronto.ca/6125YongeSt](http://www.toronto.ca/6125YongeSt)

## **Reasons for Application**

An application for an Official Plan Amendment is proposed to implement a Site and Area Specific Policy ("SASP") for the subject lands.

The site at 6125 Yonge Street is currently not zoned under City of Toronto Zoning By-law 569-2013. The Zoning By-law Amendment proposes to bring the site into the City-wide Zoning By-law 569-2013 and create site specific standards to permit the development.

## **Site Plan Control**

An application for site plan control is required to implement the development but has not yet been submitted.

## **APPLICATION BACKGROUND**

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### **Application Requirements**

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

- Arborist Report;
- 3D Modelling;
- Accessibility Design Guideline;
- Block Context Plan;

- Landscaping and Lighting Plans;
- Soil Volume Plan;
- Tree Preservation Plan;
- Environmental Site Assessment;
- Energy Modeling and Energy Strategy Report;
- Function Servicing and Stormwater Management Report;
- Geotechnical Report;
- Noise Impact Study;
- Vibration Study;
- Planning Rationale;
- Pedestrian Level Wind Study;
- Sun and Shadow Study, Checklist and Cover Letter;
- Transportation Impact Assessment; and
- Toronto Green Standard.

Detailed project information is found on the City's Application Information Centre at: [www.toronto.ca/6125YongeSt](http://www.toronto.ca/6125YongeSt)

### **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.

## **POLICY & REGULATION 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 (2020), and shall conform to provincial plans, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan, and others.

### **Official Plan**

The Official Plan Urban Structure Map 2 identifies the site as *Avenues*. The land use designation for the site is *Mixed Use Areas*. 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.

See Attachment 3 of this report for the Land Use Map.

The Official Plan can be found here: [Official Plan: Chapters 1-5 – City of Toronto](#)

## **Yonge Street North Secondary Plan**

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 Yonge Main Street character area and is designated Mixed Use Areas in the Yonge Street North Secondary Plan. In the Yonge Main Street character area, the Secondary Plan envisions mid-rise buildings on Yonge Street.

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 property at 6125 Yonge Street is zoned C1 - General Commercial Zone under former City of North York Zoning By-law 7625 which permits restaurant, and retail stores, among other commercial or service uses and is currently not subject to City of Toronto Zoning By-law 569-2013. The application proposes to bring the site into the City-wide By-law.

See Attachment 4 for the existing Zoning By-law 569-2013 Map. City of Toronto Zoning By-law 569-2013 can be found here: [Zoning By-law 569-2013 – City of Toronto](#)

## **Design Guidelines**

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

- Mid-Rise Building Performance Standards
- Growing Up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- Retail Design Manual
- Streetscape Manual

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.

## **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have been given 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.

## **COMMENTS**

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### **Provincial Policy Statement and Provincial Plans**

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) (PPS) and conformity with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan).

The site is located within the Council-adopted Yonge-Steeles PMTSA, which has a minimum planned density of 300 residents and jobs combined per hectare. The site 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 and commercial uses are supported by the site's existing land use designation. The proposed land uses are consistent with Council's vision for the Yonge Main Street Character Area which is envisioned as a mixed-use main street framing the Yonge Street Promenade of the Secondary Plan area.

The site is located within the Prime Pedestrian Area on Map 49-6 of the Secondary Plan. Policy 3.21 requires for street-related retail to front at least 75 percent of the building's street frontage. The majority of the building's ground level facing Yonge Street has retail, thus meeting the intention of this policy. The retail frontage also wraps onto Centre Avenue. The applicant has raised the potential of replacing the existing grocery store on-site into the ground level of the proposed building. Commentary from the community consultation meeting raised the existing grocery store as a key amenity in

the neighbourhood. Through the submission of a Site Plan Control application, City Planning will continue to work with the applicant to provide a ground floor plan that ensures a flexible design for any future uses.

### **Public Realm, Built Form and Massing**

The proposal has been reviewed against the Official Plan policies, Secondary Plan Policies and design guidelines described in the Policy Considerations section of this Report. The proposed sixteen-storey mixed use building has been massed with the required setbacks, and significant stepbacks for portions of the building reducing the overall building massing, bulk, and height along Yonge Street. While the overall sixteen-storeys exceeds the 1:1 of the right-of-way width of Yonge Street as directed by the Secondary Plan, the breaking up of the massing helps to mitigate the additional height and impacts of the bulk along the street. The revised sixteen-storey proposal incorporates setbacks and stepbacks and a mix of inset and partially projecting balconies to reduce overall building mass to help minimize the shadow impacts on the public realm along Yonge Street.

The proposed building has a one- and seven-storey base building with a maximum height of 26.4 metres. The proposed base building would create a streetwall condition that corresponds to eighty percent of the Yonge Street right-of-way width, which aligns with Policy 8.30 of the Council-adopted Secondary Plan. The building generally incorporates stepbacks above that base facing Yonge Street and along Centre Avenue above the seventh and thirteenth storeys and the mechanical penthouse level. The mechanical penthouse level incorporates an additional stepback from the north lot line. Along the north property line, a 0 metre setback has been provided to provide a continuous base along Yonge street. Above the seven-storey base building, a 5.5 metre stepback has been incorporated to ensure appropriate separation. The proposal would have no primary windows for units facing north above the base building to minimize overlook and privacy concerns.

On the street level, the building provides for the minimum 10-metre expanded public realm as measured from the curb of the road of Yonge Street to the building face, in accordance with Policy 3.16 of the Council-adopted Secondary Plan. This setback protects for an enhanced streetscape and the extension of REimagining Yonge to create the Yonge Street Promenade. The development also provides a minimum 3.0 metre setback on Centre Avenue, in accordance with Policy 3.26. The building facing Centre Avenue provides for minor balcony projections into the 3.0 metre setback from the third to the seventh storeys. The projection is considered minimal and would not adversely impact the streetscape on Centre Avenue.

### **Sun - Shadow and Wind Impacts**

The submitted Shadow Study demonstrates that the proposed building will cast shadowing on Yonge Street between 9:18 AM to 11:18 AM. Shadowing from the

proposed building will be off Yonge Street by 12:18 PM. Minor shadowing will be cast on Newton Drive, the street located north of the site for 1 hour at 12:18 PM. The proposed shadowing cast by the proposed development is considered minimal and meets Official Plan objectives to allow access to midday sunlight and open views to the sky from the street. The proposal also meets the objectives of the Council-adopted Yonge North Secondary Plan to generally provide a minimum of five hours of continuous sunlight on the public boulevards between 10:30 AM and 3:30 PM during the spring and fall seasons.

The previously submitted Wind Study showed acceptable wind conditions on the street-level resulting from the previous development concept, however, Staff recommend withholding the Bills for adoption until the applicant submits an updated Wind Study reflecting the revised proposal to ensure appropriate measures are outlined to mitigate wind impacts on the street level and outdoor amenity spaces.

### **Unit Mix**

A total of 437 units are proposed, including 44 studio (10 percent), 277 one-bedroom (63 percent), 73 two-bedroom (16 percent), and 43 three-bedroom units (10 percent). 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 3.1 square metres of amenity space per unit, of which at least 1.6 square metres per unit is indoor amenity space. The proposed outdoor amenity space is located on the second storey facing Yonge Street and at the top of the building on the mechanical penthouse level. Both outdoor amenity space areas are directly adjacent and connected to the indoor amenity space. In addition to the outdoor amenity space, units on the second floor also have access to large terraces. While deficient relative to the minimum requirements in Zoning By-law 569-2013, Staff have coordinated with the applicant to ensure the amenity spaces are large and designed in a manner that can be appropriately programmable.

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 city-wide design guidelines and standards such as Growing Up Guidelines, pets through the Pet-Friendly Design Guidelines and Toronto Green Standards.

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

The site is accessed from Centre Avenue with the driveway accessed from the rear side public laneway. The driveway provides access to the two-level underground parking garage which contains 154 parking spaces, including 111 resident, 24 visitor, 17 retail, and 2 pick-up and drop-off spaces. The proposal also includes 329 bicycle parking spaces, including 298 long-term and 31 short-term spaces.

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 fifteen percent through a variety of multi-modal infrastructure strategies and Transportation Demand Management measures. Staff are recommending that the Bills necessary to implement the approval of this project be withheld until the Reports have been accepted to the satisfaction of the General Manager, Transportation Services.

As part of the Yonge North Subway Extension, the site was identified for the location of an emergency exit building. The applicant has located the emergency exit building within the underground parking level with access from Centre Avenue, as shown as an underground tunnel and exit stairs within the subject site's property lines. This infrastructure extends from Centre Avenue to Yonge Street. The emergency access building is contained entirely within the proposed development. Metrolinx also requires an on-street service parking spot on Centre Avenue to service the exit building. Design of this space will be refined through the Site Plan Control process and continued discussions with Metrolinx.

## **Servicing**

A revised Functional Servicing Report and Stormwater Management Report is required to demonstrate whether 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 square metres of parkland per person, which is less than the City-wide average provision of 28 square metres of parkland per person. At the alternative rate of 1 hectare per 600 units specified in Section 42 of the *Planning Act*, the parkland dedication requirement is 8,183 square metres or 239 percent of the site area. However, for sites that are less than 5 hectares in size, a cap of 10 percent of the

development site is applied to the residential use while the non-residential use is subject to a 2 percent parkland dedication. In total, the parkland dedication requirement is 345 square metres.

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.

### **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**

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, 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 required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features will be secured through the applicable zoning by-law standards, including cycling and vehicular parking infrastructure. Other applicable TGS performance measures will be secured through the Site Plan Approval process.

### **Community Consultation**

A virtual Community Consultation meeting was hosted by the Community Planning staff on February 6, 2023. Approximately 30 participants registered for the Community Consultation Meeting, which was attended by the Ward Councillor and the applicant's consultant team. City staff and the applicant's team gave presentations and answered questions from the participants. The following concerns were raised by the participants at the meeting:

- Height and density;
- Traffic impacts and pick-up and drop-off;

- Mix of bedroom units;
- Opportunity to reincorporate the existing grocery store.

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

## **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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## **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 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:** 6125 Yonge Street      **Date Received:** March 3, 2022

**Application Number:** 22 119174 NNY 18 OZ

**Application Type:** OPA / Rezoning

**Project Description:** Proposal for a 16-storey mixed-use building. The development proposes retail uses at-grade facing Yonge Street and Centre Avenue.

|                  |              |                  |                      |
|------------------|--------------|------------------|----------------------|
| <b>Applicant</b> | <b>Agent</b> | <b>Architect</b> | <b>Owner</b>         |
| Goldberg Group   |              | DIALOG           | 2078004 ONTARIO INC. |

### EXISTING PLANNING CONTROLS

Official Plan Designation:  
Mixed Use Areas

Site Specific Provision: N

Zoning: C1

Heritage Designation: N

Height Limit (m): 9.2

Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 4,950      Frontage (m): 84      Depth (m): 47

| Building Data               | Existing   | Retained | Proposed        | Total           |
|-----------------------------|------------|----------|-----------------|-----------------|
| Ground Floor Area (sq m):   |            |          | 453.5           | <b>453.5</b>    |
| Residential GFA (sq m):     |            |          | 28,583          | <b>28,583</b>   |
| Non-Residential GFA (sq m): | 325        | 0        | 1,837.5         | <b>1,837.5</b>  |
| <b>Total GFA (sq m):</b>    | <b>325</b> | <b>0</b> | <b>30,420.6</b> | <b>30,420.6</b> |
| Height - Storeys:           | 1          |          | 16              | <b>16</b>       |
| Height - Metres:            | 56         |          | 56              | <b>56</b>       |

Lot Coverage Ratio (%): 80.8

Floor Space Index: 8.5

| <b>Floor Area Breakdown</b> | <b>Above Grade (sq m)</b> | <b>Below Grade (sq m)</b> |
|-----------------------------|---------------------------|---------------------------|
| Residential GFA:            | 28,583                    |                           |
| Retail GFA:                 | 1,837.5                   |                           |
| Office GFA:                 | 0                         |                           |
| Industrial GFA:             | 0                         |                           |
| Institutional/Other GFA:    | 0                         |                           |

| <b>Residential Units by Tenure</b> | <b>Existing</b> | <b>Retained</b> | <b>Proposed</b> | <b>Total</b> |
|------------------------------------|-----------------|-----------------|-----------------|--------------|
| Rental:                            | 0               |                 |                 |              |
| Freehold:                          | 0               |                 |                 |              |
| Condominium:                       | 0               |                 | 437             | 437          |
| Other:                             | 0               |                 |                 |              |
| <b>Total Units:</b>                | <b>0</b>        |                 | <b>437</b>      | <b>437</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:           |              | 44              | 277              | 73               | 43                |
| <b>Total Units:</b> |              | <b>44</b>       | <b>277</b>       | <b>73</b>        | <b>43</b>         |

#### **Parking and Loading**

Parking Spaces: 154      Bicycle Parking Spaces: 329      Loading Docks: 3

#### **CONTACT:**

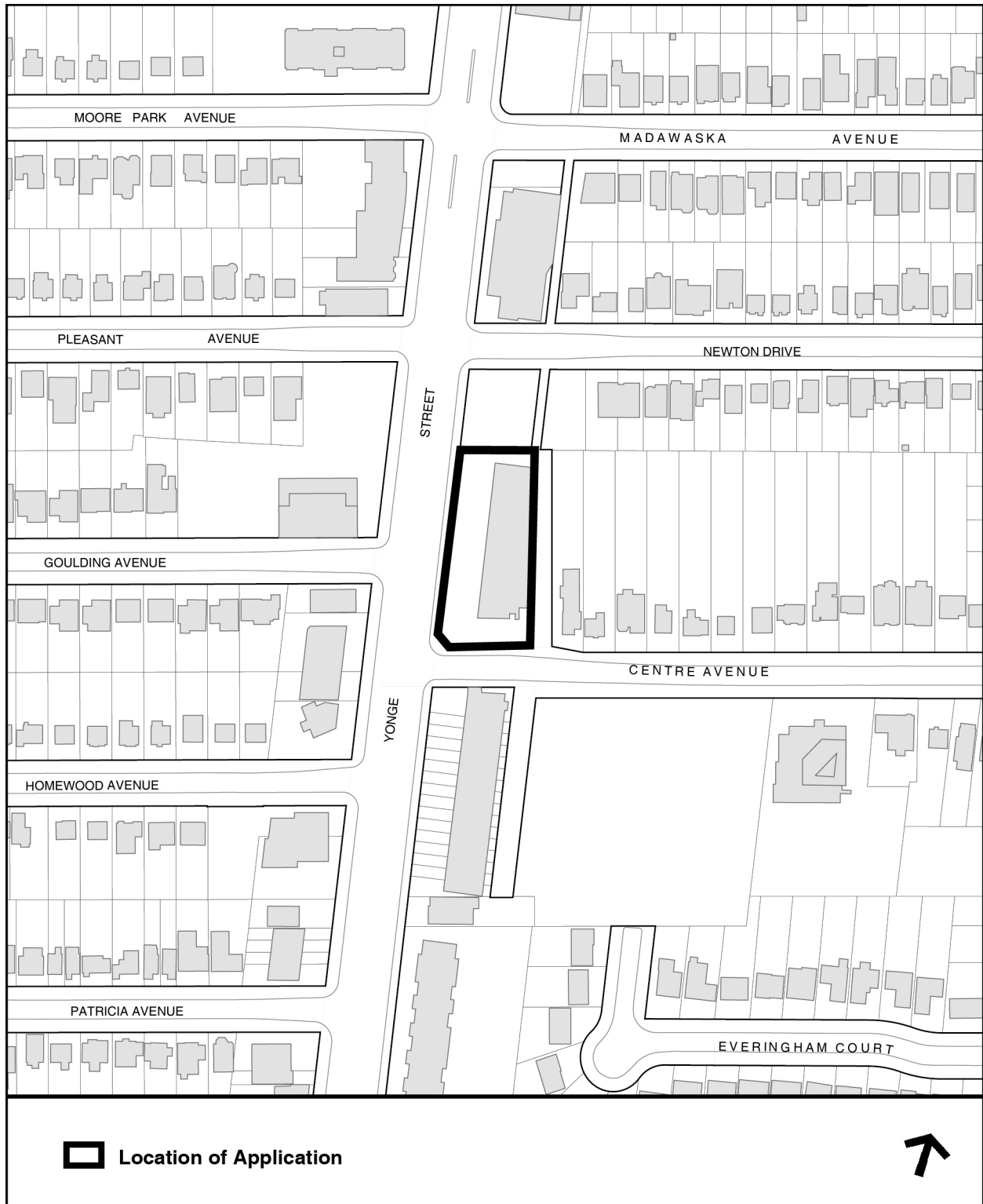
Michael Romero, Planner

416-395-6747

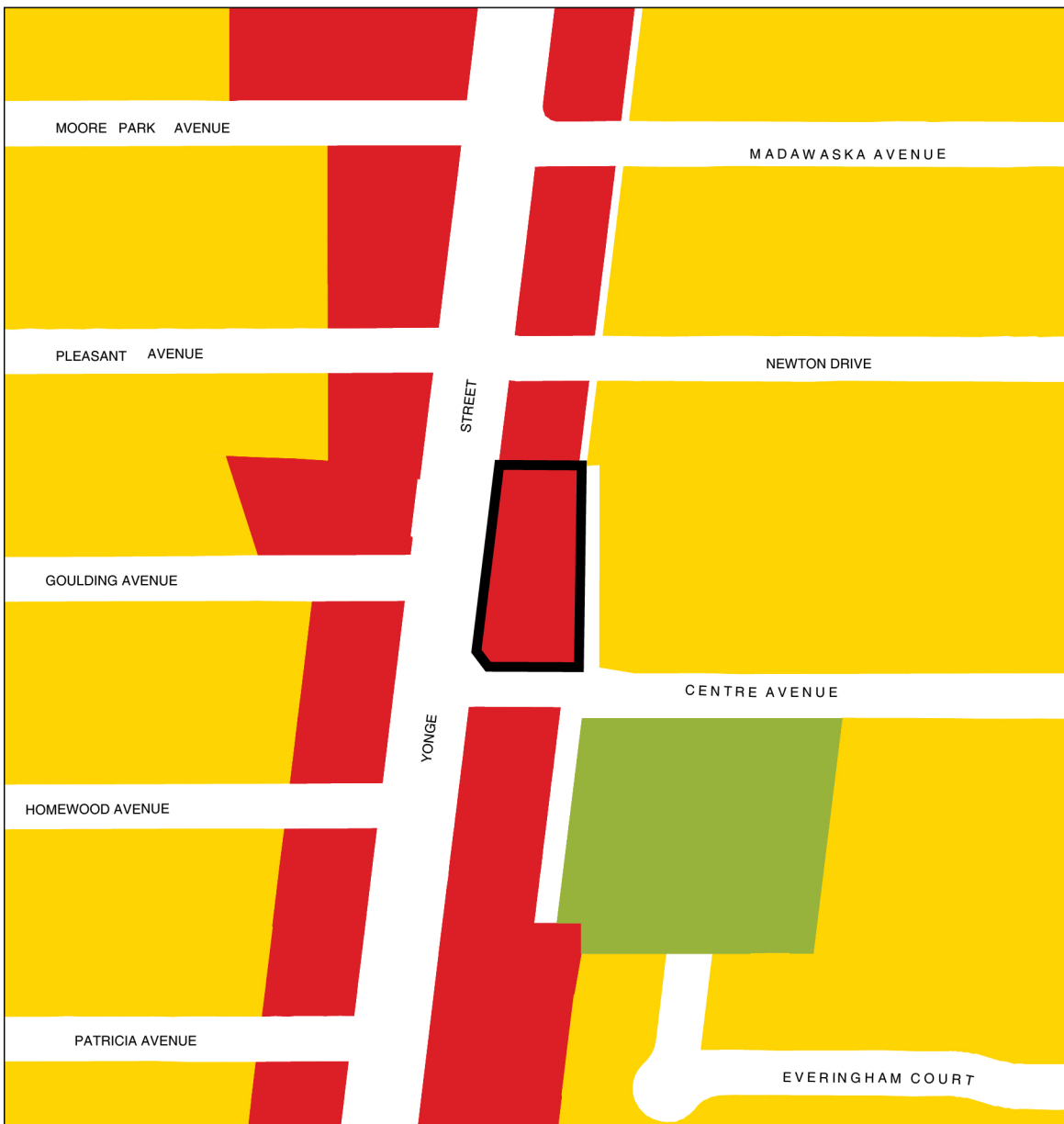
Michael.Romero@toronto.ca



## Attachment 2: Location Map



### Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #16

6125 Yonge Street

File # 22 119174 NNY 18 02



Location of Application

Neighbourhoods

Mixed Use Areas

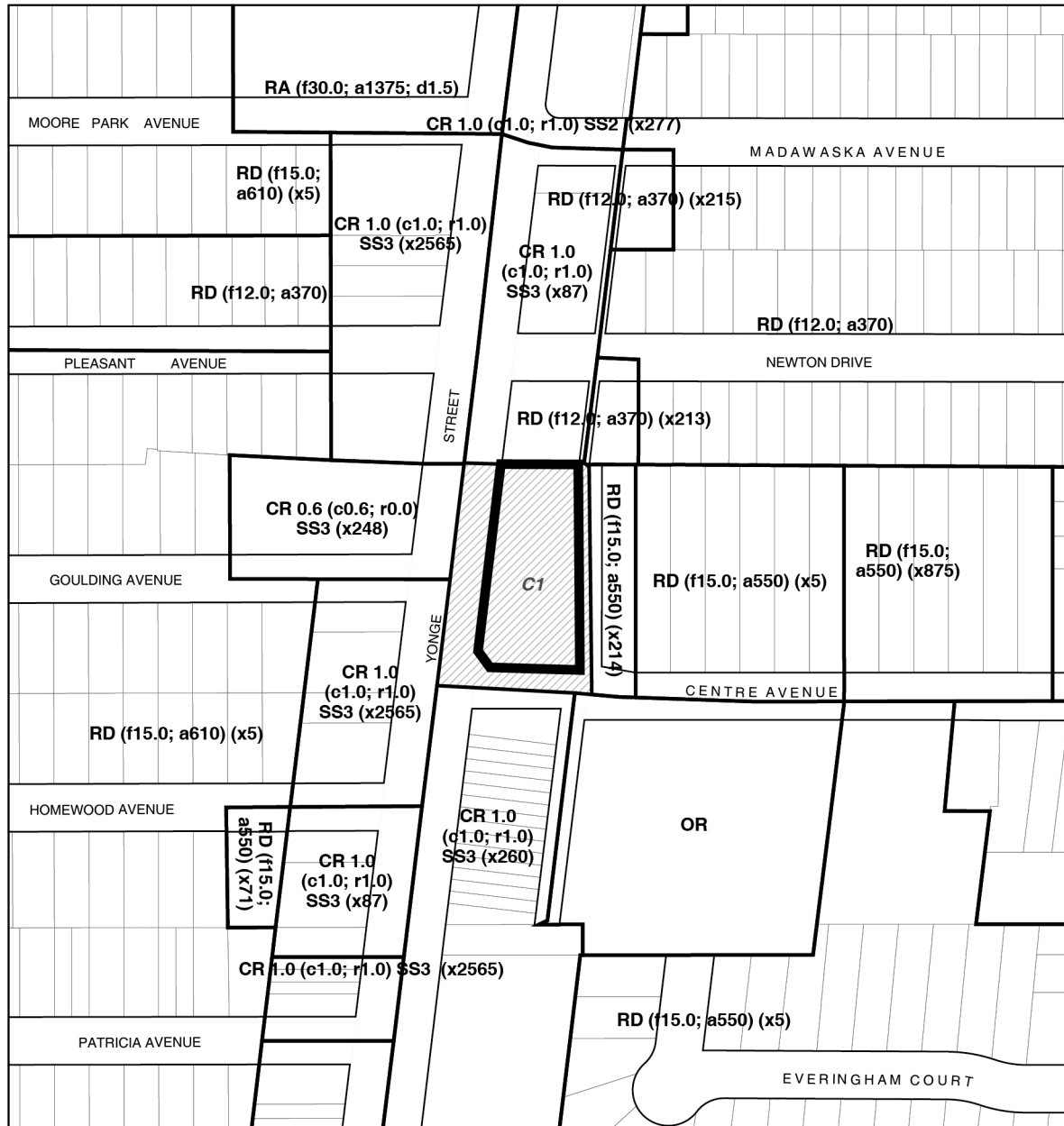


Parks



Not to Scale  
Extracted: 03/07/2022

## Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

6125 Yonge Street

File # 22 119174 NNY 18 0Z



Location of Application

RD  
RA  
CR  
OR

Residential Detached  
Residential Apartment  
Commercial Residential  
Open Space Recreation



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



Not to Scale  
Extracted: 03/07/2022

Attachment 5: Draft Official Plan Amendment

Enacted by Council: ~, 2024

**CITY OF TORONTO**

**Bill ###**

**BY-LAW XXX-2024**

**To adopt Amendment No. 760 to the Official Plan for the City of Toronto  
respecting the lands known municipally in the year 2023 as 6125 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;

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. 760 to the Official Plan is hereby approved pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

## AMENDMENT NO. 760 TO THE OFFICIAL PLAN

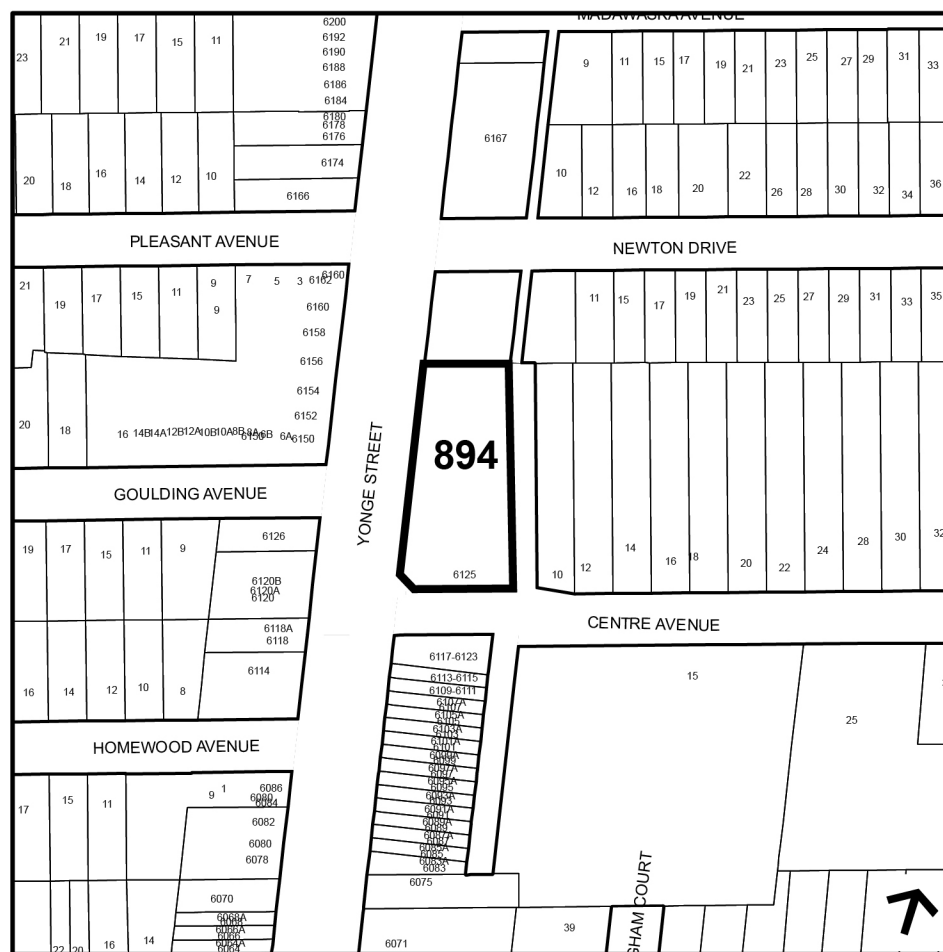
### LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS 6125 YONGE STREET

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

- Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 894 for the lands municipally known in 2023 as 6125 Yonge Street as follows:

#### **894 6125 Yonge Street**

Notwithstanding any policies in the Official Plan including the Yonge Street North Secondary Plan, a 16 storey mixed use building shall be permitted as shown on the key map below.



2. Chapter 7, Map 27, Site and Area Specific Policies, is amended by adding the lands municipally known in 2023 as 6125 Yonge Street as shown on the key map above as Site and Area Specific Policy 894

**CITY OF TORONTO**

**BY-LAW [Clerks to insert By-law number]**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 6125 Yonge Street.**

Whereas Council of the City of Toronto has the authority 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

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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.1 and applying the following zone label to these lands: CR 1.0 (c1.0; r1.0) SS3 (1031) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands: PA 4, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1 and applying the following height and storey label to these lands: HT 56.6, ST 16, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.10.10 Exception Number 1031 so that it reads:

(1031) Exception CR (1031)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 6125 Yonge Street, 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) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 190.25 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Clause 40.10.30.40, lot coverage does not apply;
- (D) Despite Regulation 40.10.40.10(3)(B) the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 5 of By-law [Clerks to insert By-law number];
- (E) Despite Regulation 40.10.40.10(7)(B), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram [-] of By-law [Clerks to insert By-law number]; and
  - (i) For the purposes of this By-law, indoor amenity space located on the mechanical penthouse level and the mechanical penthouse shall not be considered a storey for the purpose of calculating building height;
- (F) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey** is 4.2 metres, as measured between the floor of the first **storey** and the floor of the second **storey**;
  - a) Regulation (F) applies to **amenity space** and retail on the ground floor, but does not apply to:
    - (i) Areas such as loading access, **loading spaces**, **bicycle parking spaces** and shower and change facilities; and
    - (ii) Elements for the functional operation of the **building** such as storage rooms, corridors, electrical, utility, mechanical and ventilation rooms;
    - (iii) Required structural elements associated with the **building**.
- (G) Despite Regulations 40.5.40.10(3) to (8) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building** as shown on Diagram 5 of By-law [Clerks to insert By-law number]:
  - (i) architectural features, parapets, and elements and **structures**



- associated with a **green roof**, by a maximum of 3.0 metres;
  - (ii) **building** maintenance units and window washing equipment, by a maximum of 6.0 metres;
  - (iii) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
  - (iv) antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres; and
  - (v) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.5 metres;
- (H) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 30,500 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 28,660 square metres;
  - (ii) the permitted minimum **gross floor area** for non-residential uses is 1,840 square metres;
- (I) In addition to the elements listed in Regulation 40.5.40.40(3), that reduce gross floor area, the following elements will also apply to reduce the **gross floor area** of a **building**:
- (i) Storage rooms, electrical rooms, utility rooms, mechanical rooms, , and residential garbage rooms below ground and on the first **storey**; and
  - (ii) Mechanical and ventilation shafts;
- (J) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
- (i) at least 1.6 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 1.5 square metres of outdoor **amenity space** for each **dwelling unit** of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (K) Despite Regulation 40.10.40.70(2), the required minimum **building**

**setbacks** are as shown in metres on Diagram 5 of By-law [Clerks to insert By-law number];

- (L) Despite Regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 5 of By-law [Clerks to insert By-law number];
- (M) Despite Regulation 40.5.40.70(1), a **building** or **structure** may be no closer than 3.0 metres from the original centreline of a **lane**;
- (N) Despite Clause 40.10.40.60 and (K) and (L) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, and balconies, by a maximum of 2.1 metres;
    - (a) Despite (M)(i) above, balconies above the third storey may only encroach into the setback on Centre Avenue by a maximum of 0.5 metres;
  - (ii) canopies and awnings, by a maximum of 1.5 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 1.5 metres;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
  - (v) window projections, including bay windows and box windows, by a maximum of 1.2 metres;
  - (vi) eaves, by a maximum of 0.9 metres;
  - (vii) air conditioners, satellite dishes, vents, and pipes, by a maximum of 1.2 metres; and
- (O) Despite Regulations 230.5.10.1(1), (3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
  - (i) 0.68 "long-term" **bicycle parking spaces** for each **dwelling unit**;
  - (ii) 0.07 "short-term **bicycle parking spaces** for each **dwelling unit**;
- (P) Despite Regulations 230.5.1.10(4), (6), (9) and (10), **bicycle parking spaces** must be provided and maintained in accordance with the following:
  - (i) Both "long-term" and "short-term" **bicycle parking spaces** may be

provided above or below ground at any level and in a **stacked bicycle parking space**;

- (ii) "long-term" and "short-term" **bicycle parking spaces** may be located outdoors or indoors including within a secured room or enclosure or unenclosed space, or bike locker or combination thereof.
- (iii) the minimum width of a **stacked bicycle parking space** is 0.35 metres,
- (iv) the minimum width of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is 0.5 metres;

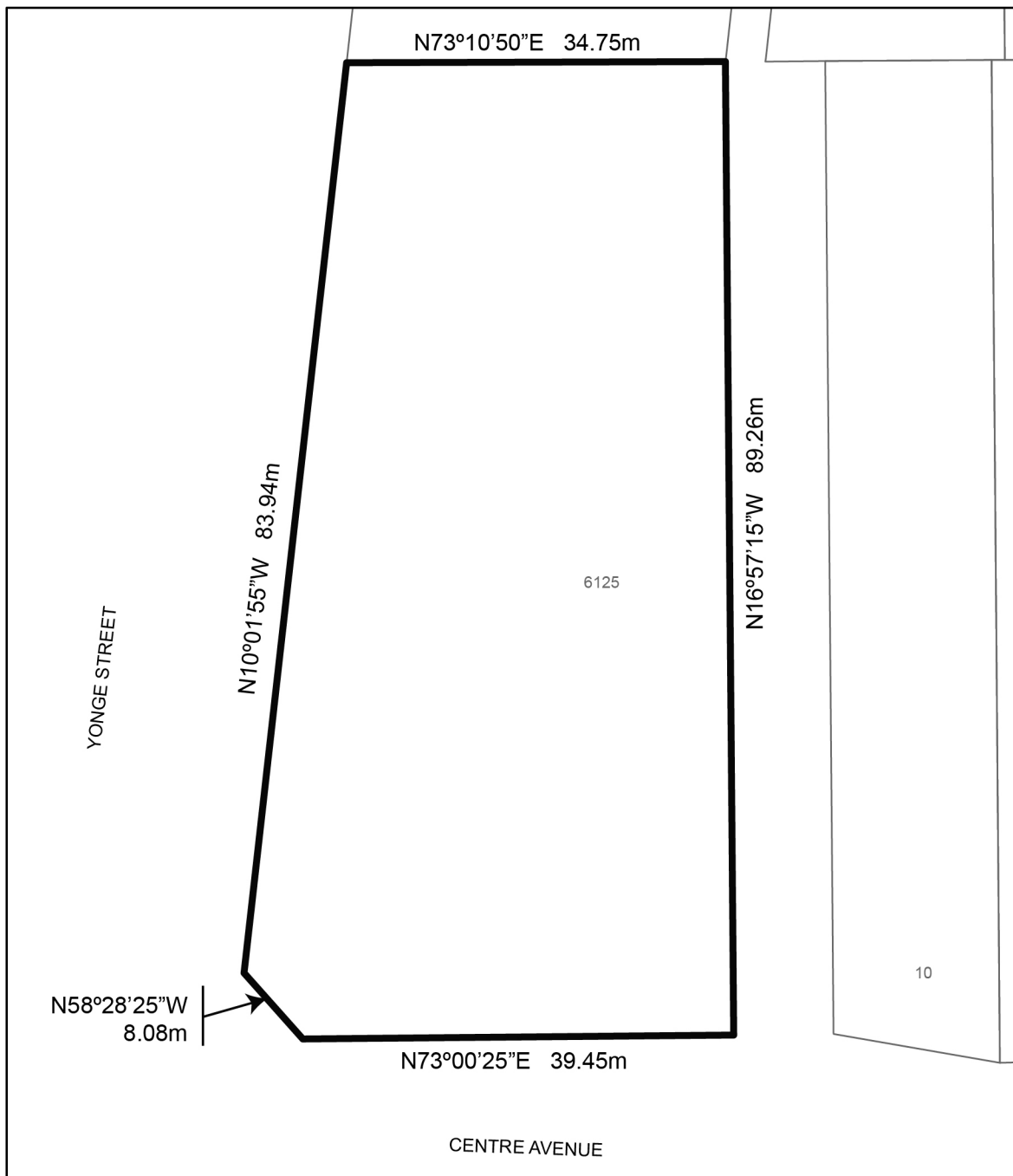
Prevailing By-laws and Prevailing Sections: None Apply.

Enacted and passed on [Clerks to insert date].

[full name],  
Speaker

[full name],  
City Clerk

(Seal of the City)

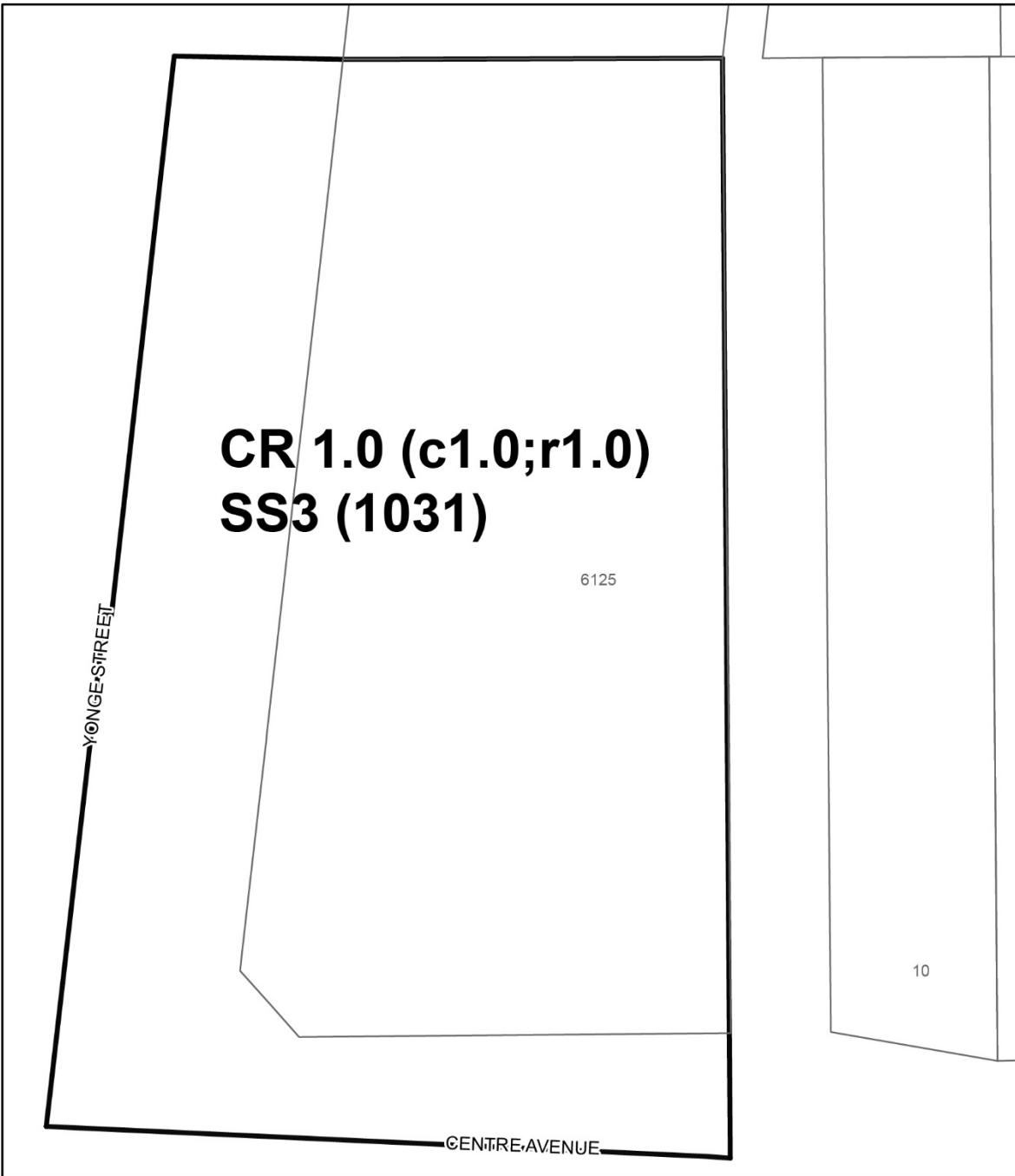


**Toronto**  
Diagram 1

**6125 Yonge Street**

File # 22 119174 NNY 18 0Z


City of Toronto By-law 569-2013  
Not to Scale  
07/26/2024

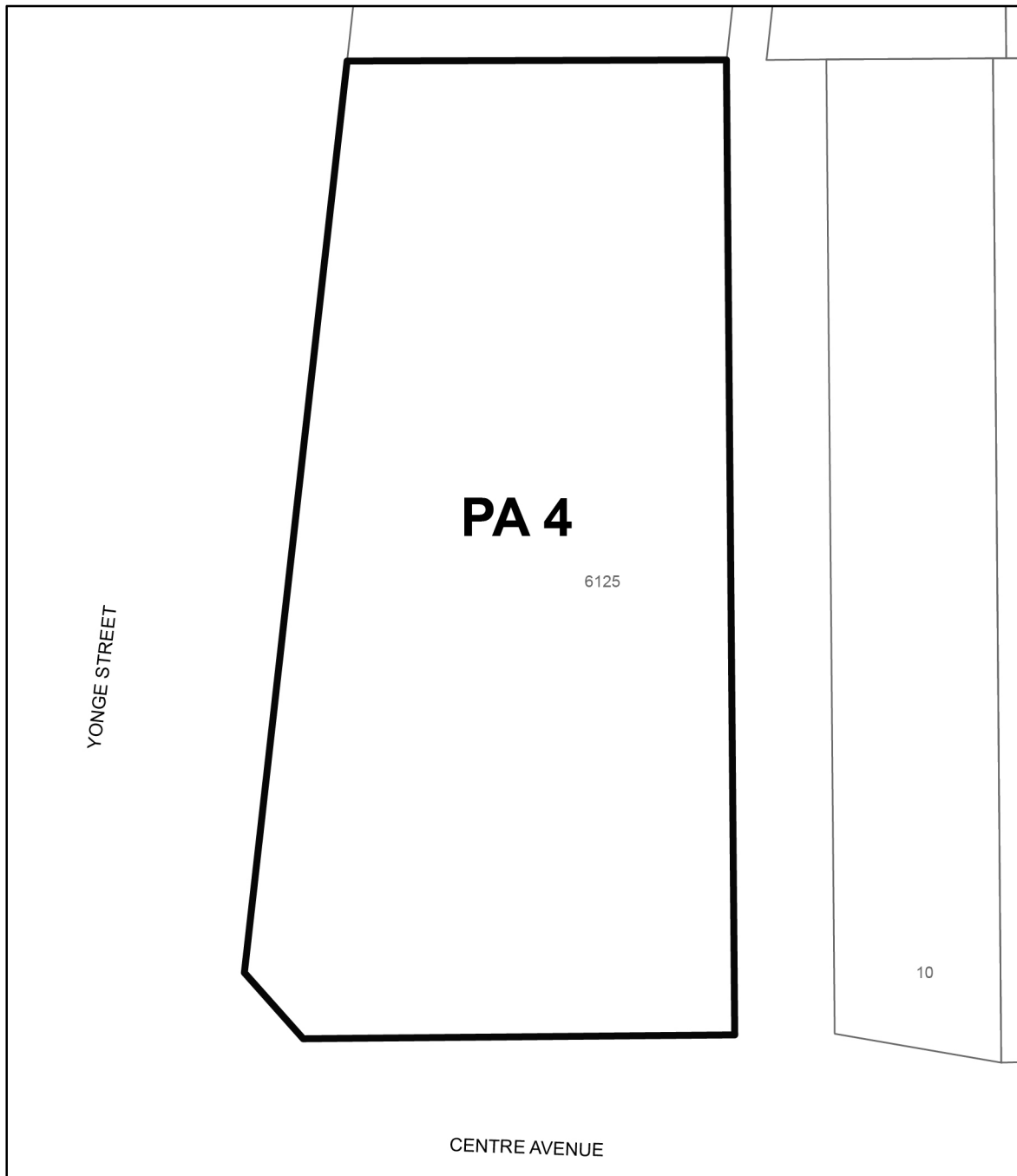


 **TORONTO**  
**Diagram 2**

**6125 Yonge Street**

File # 22 119174 NNY 18 0Z


  
City of Toronto By-law 569-2013  
Not to Scale  
07/26/2024

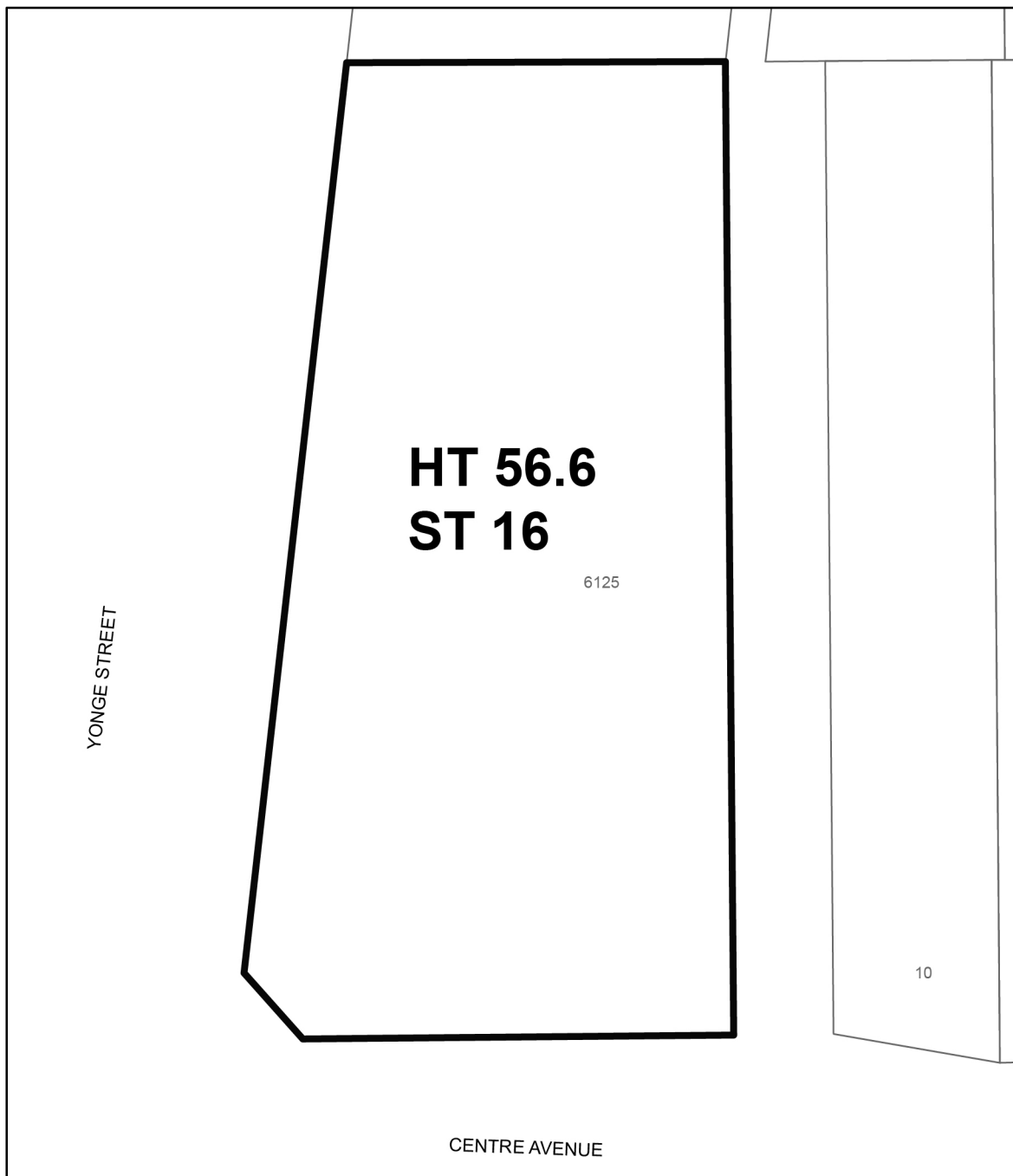


**Toronto**  
Diagram 3

**6125 Yonge Street**

File # 22 119174 NNY 18 0Z


  
 City of Toronto By-law 569-2013  
 Not to Scale  
 07/26/2024

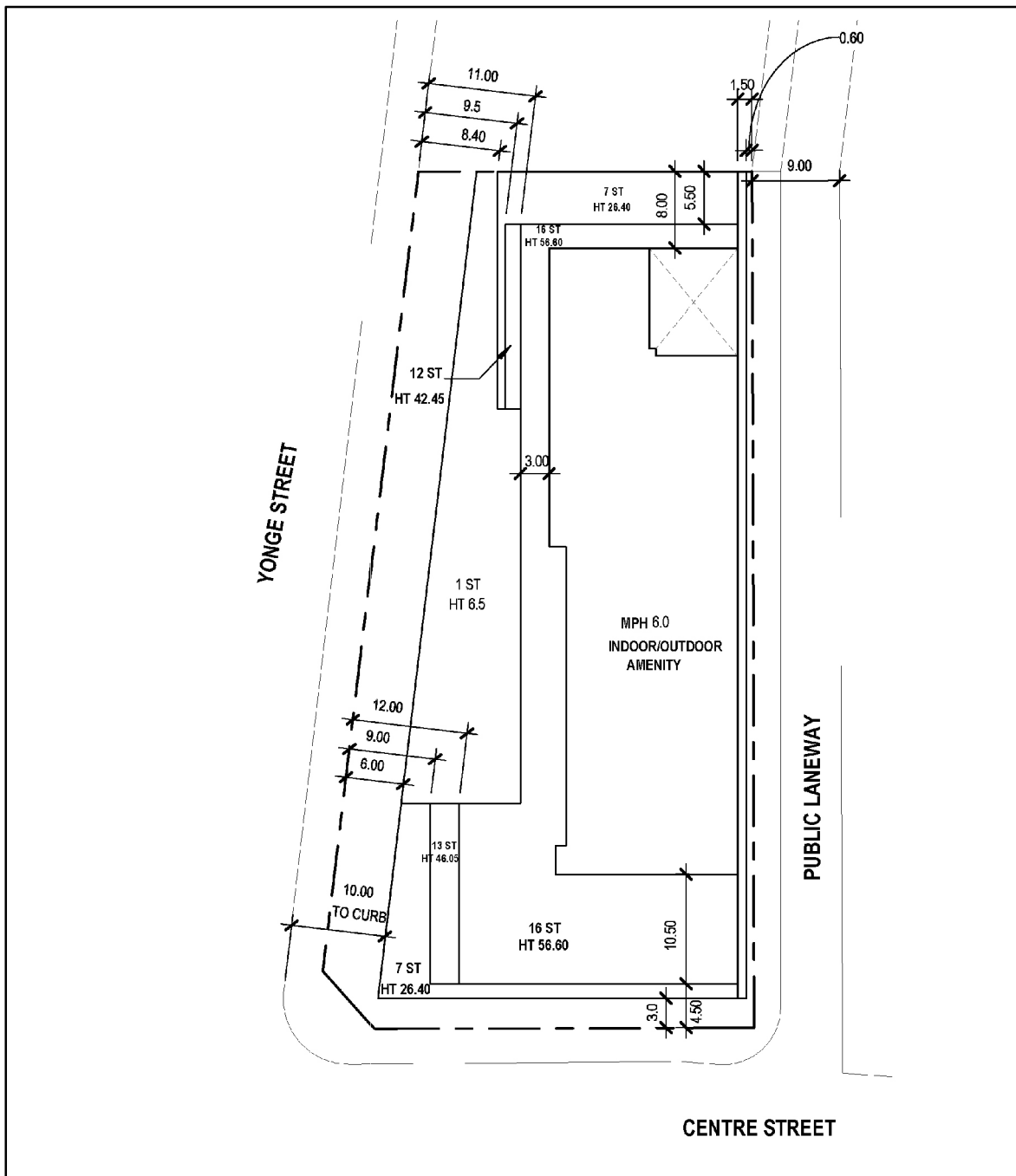


 **Toronto**  
Diagram 4

6125 Yonge Street

File # 22 119174 NNY 18 0Z

  
City of Toronto By-law 569-2013  
Not to Scale  
07/26/2024



**Toronto**  
Diagram 5

6125 Yonge Street

File # 22 119174 NNY 18 0Z

City of Toronto By-law 569-2013  
Not to Scale  
07/26/2024



6125 Yonge Street – Official Plan Amendment and Zoning By-law Amendment Applications – Decision  
Report – Approval

Page 33 of 35



## Attachment 8: Elevations

