

## **6355 Yonge Street – Official Plan Amendment and Zoning By-law Amendment – Decision Report – Approval**

Date: July 26, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Ward: Ward 18 - Willowdale

**Planning Application Number: 23 124689 NNY 18 OZ**

### **SUMMARY**

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This application proposes to develop a 50-storey (173 metres, inclusive of a mechanical penthouse) mixed use building at 6355 Yonge Street. The building would contain 613 residential units and a gross floor area of 37,563 square metres, including 231 square metres of non-residential gross floor area. The proposed Floor Space Index ("FSI") is 21.83.

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

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

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 adopt Staff recommendations 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 6355 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 6355 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) (Bylaw 1016-2022) to the Ontario Land Tribunal within Ontario Land Tribunal Case OLT-22-004346;
  - b) Submit a revised Functional Servicing and Stormwater Management Report for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
  - c) 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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A Pre-Application Consultation was held on January 26, 2023. The application was submitted on March 20, 2023, concurrently with a Site Plan Control application. The applications were deemed complete as of April 28, 2023. Staff held the Community Consultation Meeting on May 29, 2023. Community Consultation comments are summarized in the community consultation section below.

### **Yonge Street North Secondary Plan**

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 YSNSP was subsequently appealed to the Ontario Land Tribunal ("OLT") by a number of landowners, including the landowner of 6355 Yonge Street. Four Case Management Conferences have been held to date, the most recent being on January 9, 2024. The status of the appeal may be found at the following link: [OPA 615 – Yonge Street North Secondary Plan](#)

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

## **THE SITE**

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### **Description**

The site is generally rectangular in shape. The site has an approximate area of 1,720.7 square metres with a frontage of approximately 50 metres along Yonge Street and approximately 35 metres along Abitibi Avenue. The rear (east) side of the property abuts a public laneway.

### **Existing Use**

The property at 6355 Yonge Street is comprised of a one-storey commercial building.

### **Surrounding Context:**

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

- North: Immediately north of the subject site is an existing two-storey commercial building.

- East: Immediately east of the site is an existing public laneway and existing detached dwellings. Further east is a development at 10-18 Abitibi Avenue (23 171311 NNY 18 OZ) for a tall building. Following a refusal and mediation of the proposal, City Council adopted a with-prejudice offer on May 22, 2024 for a revised proposal for 48-storey tall building, inclusive of a 5-storey podium, with residential and commercial uses.
- South: South of the site are a mix of low-rise commercial buildings on Yonge Street.
- West: West of the site is Centerpoint Mall. The mall currently has an Official Plan Amendment application (File No. 21 24686 NNY 17 OZ) which is currently under appeal. The application at Centerpoint Mall envisions several buildings, a large centrally located park, and new public streets.

## **THE APPLICATION**

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### **Description**

The proposed development is a 50-storey mixed use building, plus mechanical penthouse. The building incorporates residential and commercial uses.

### **Density**

The proposal has a density of 21.83 times the area of the lot.

### **Dwelling Units**

The proposal includes 613 dwelling units, 34 studio (6%), 363 one-bedroom (59%), 154 two-bedroom (25%), and 62 three-bedroom units (10%).

### **Non-Residential Component**

The proposal includes 231 square metres of non-residential gross floor area for retail uses.

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

Access to a five-level underground parking garage containing 104 parking spaces (95 resident, 8 visitors, and 1 car-share), which is accessed from the public laneway to the rear of the site. A total of 470 bicycle parking spaces are proposed as part of this development, which includes 417 long-term and 43 short-term residential bicycle spaces.

The development includes 1 Type G and 1 Type C loading space. These loading spaces would be accessed from the existing laneway off Abitibi Avenue and internalized within the development.

## **Additional Information**

See the attachments of this report for the Application Data Sheet (Attachment 1), Location Map (Attachment 2), Existing Official Plan Land Use Map (Attachment 3), Existing Zoning By-law Map (Attachment 4), a site plan (Attachment 7), and elevations (Attachment 8) of the proposal.. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: [www.toronto.ca/6355YongeSt](http://www.toronto.ca/6355YongeSt)

## **Reasons for Application**

An application for an Official Plan Amendment is proposed to implement a Site and Area Specific Policy for the subject lands to regulate the development.

The site is currently zoned CR 1.0 (c1.0; r1.0) SS2 (x2565) under City of Toronto Zoning By-law 569-2013. The current zoning standard permits a maximum density of 1.0 times the lot area, in addition to other performance standards regulating built form. The exception in the zoning by-law regulates the rate for residential and visitor parking spaces.

## **APPLICATION BACKGROUND**

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### **Application Requirements**

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

- Arborist Report;
- 3D Modelling;
- Block Context Plan;
- Landscaping and Lighting Plans;
- Soil Volume Plan;
- Environmental Site Assessment;
- Energy Strategy Report;
- Functional Servicing and Stormwater Management Report;
- Geotechnical Report;
- Noise Impact Study;
- Planning Rationale;
- Pedestrian Level Wind Study;
- Sun and Shadow Study;
- Vibration Study;
- Transportation Impact Study; and
- Toronto Green Standard.

Detailed project information is found on the City's Application Information Centre at: [www.toronto.ca/6355YongeSt](http://www.toronto.ca/6355YongeSt)

### **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 Steeles Transit Station character area, is designated *Mixed Use Areas*, and envisions mid-rise buildings on this portion of Yonge Street in the Yonge Street North Secondary Plan. 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 subject site is zoned CR 1.0 (c1.0; r1.0) SS2 (x2565) under Zoning By-law 569-2013. The zoning category permits commercial and residential uses on the site. The site specific exception for the site regulates the minimum number of residential and visitor parking spaces.

See Attachment 4 of this report for the existing Zoning By-law Map.

## **Design Guidelines**

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

- Tall Building Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- Retail Design Manual

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/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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Given the significant development interest in the Yonge North Area, and to bring policies of the Yonge Street North Secondary Plan (the "Secondary Plan" or "OPA 615") into effect and resolve some of the ongoing development applications within this area, the City agreed to engage in facilitated mediation with a number of appellants to OPA

615. Beginning in September 2023, Staff participated in many facilitated mediation sessions pertaining to the Plan's structure, public realm, transportation, built form and implementation policies. As part of the mediation process, Staff have come to recognize potential challenges with interpretation and implementation of the Council-adopted OPA 615, and are recommending policy revisions that maintain the Council-adopted vision of the Yonge North Area, while providing clarity and some flexibility on the application of the Secondary Plan to respond to site specific constraints. Staff are of the opinion that the proposed application meets the revised policy direction for the Secondary Plan.

### **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 Growth Plan (2020) (Growth Plan).

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

### **Land Use**

The proposed residential and commercial uses are supported by the site's existing land use designation. The proposal is consistent with the Steeles Transit Station Character Area in the Council-adopted Yonge Street North Secondary Plan which is envisioned as the primary area for intensification with the greatest heights and most intense built form to support the higher order transit station and create an urban node. The proposed residential and commercial uses would contribute to the Steeles Transit Station Area policies which intends to plan for a diverse mix of uses to support existing and planned transit.

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

The site is located within Area C which states that mid-rise buildings are appropriated for this site in Map 49-5 of the Secondary Plan. Policy revisions to the Secondary Plan were adopted by City Council at its hearing on July 25, 2024. Staff are of the opinion that the proposal meets the proposed revised policies for the Secondary Plan, meets the Plan's objectives concerning public realm and built form including setback floorplate size, and stepbacks to minimize impacts on the public realm and adjacent properties, and meets the Plan's growth objectives.



### *Base Building*

The proposed base building is appropriate for the site and meets the intent of the Built Form policies of the Secondary Plan. The base building has been designed to ensure that the north property can be developed in a manner that creates a consistent street wall on Yonge Street with active uses at grade.

The base building provides a 5.5 metres ground floor setback facing Yonge Street, with the rest of the base building, from floors two to seven being setback 4.0 metres from the property line. These setbacks are consistent with the Secondary Plan's requirement to provide for a minimum 4 - 6 metres setback to create a 10 metres boulevard space between the road curb to the building façade. The upper floors will setback 4 metres and do not project into the 10 metres zone, as required by the Secondary Plan.

Yonge Street is considered a Prime Pedestrian Area within the Secondary Plan with a requirement of street-related retail occupying at least 75 percent of the building's street frontage. The proposed retail occupies 67 percent of the Yonge Street frontage due to a portion of the ground floor being dedicated to waste storage and the underground parking garage access. While deficient in the minimum requirement of 75 percent retail facing Yonge Street, the proposed retail partially wraps around the street corner onto Abitibi Avenue, in accordance with Policy 3.24 of the Secondary Plan. The amount of retail on the ground level would support the Secondary Plan's objectives to ensure an active streetscape on Yonge Street. The location of the proposed on-street bicycle parking adjacent to the wrapping retail will be further coordinated through the Site Plan Control process to provide improved retail prominence.

On the ground level, the base building provides a 3.2 metres setback facing Abitibi Avenue with a reduced setback of 2.0 metres between the second storey and seventh storey. As mentioned above, the base building facing Abitibi Avenue incorporates stepbacks at the street corner and abutting the public laneway. Although the setback has been reduced for a portion of the base building at the second to seventh floor from 3.2 metres to 2.0 metres, the stepbacks would reduce the overall building mass on Abitibi Avenue to appropriately transition to the local adjacent street context. In addition, the setbacks for the proposed development would allow for sufficient space for tree growth on the site. The applicant has also proposed a boulevard widening on Abitibi Avenue which would extend the location of the current curb and expand the boulevard for public realm elements such as expanded soil volume space and greater space for pedestrian circulation between private property and public lands.

The proposal incorporates a seven-storey base building with an overall metric height of 27.3 metres which is slightly greater than 80 percent of the Yonge Street right-of-way width. As measures to reduce building mass, the proposal incorporates a third storey and seventh storey stepback facing the corner on Yonge Street and Abitibi Avenue. On Abitibi Avenue, abutting the public laneway, the base building has a stepback between

the third and seventh storey. These stepbacks facing the corner and along Abitibi Avenue would minimize building mass facing Yonge Street and meet the intent of Policy 8.7 to ensure that the development transition to the adjacent local street right-of-way width.

### *Tower*

The proposed building height of 50 storeys is appropriate for the existing and planned context within the Steeles Transit Station Area. The Secondary Plan intends on providing a visual transition and height peak closest to the Yonge/Steeles intersection. The proposed height is appropriate with the site's location on Yonge Street and its proximity to the Yonge/Steeles intersection with heights transiting down further away from the intersection within the Secondary Plan area.

The proposed tower implements a stepback from the base building of 5.0 metres on the eighth storey facing Yonge Street and 2.0 metres facing Abitibi Avenue. Although not conforming with Policies 3.29 and 8.19 of OPA 615, these have been considered acceptable by Staff in the context of the proposal. The eighth storey is proposed to have indoor amenity and would have outdoor amenity space directly adjacent to the indoor space. The top of the eighth storey would be free of projections into the stepback to ensure the development provides a visual distinction between the base building and tower in accordance with Policy 3.1.4 of the Official Plan.

Staff consider the proposed 7.5 metre tower setback above the base facing the north lot line appropriate. The proposed north facing side of the tower has been designed without projecting balconies. The intention to limit balconies is to limit adverse impacts to the north lot should a redevelopment be proposed, to minimize bulk and massing of the tower, and to allow for increased sky view on Yonge Street.

The proposed tower has been located to ensure a minimum separation distance of 25 metres from the adjacent proposal at 10-18 Abitibi Avenue which was approved for a 48-storey tall building, as noted above. Given the intensity of tall building development compared to other building typologies, the Tall Building Guidelines recommends a minimum separation distance of 25 metres for the tower component of a tall building to limit overlook, privacy concerns, and allow for access to sky view.

In review of the tower separation distance, Staff have assessed impacts on the existing lot at 8 Abitibi Avenue which currently has a two-storey commercial building. Due to the size of the lot at 8 Abitibi Avenue, the development of a tower is limited. The proposed tower separation between the adjacent lots would allow for a minimum setback of approximately 9 metres between the tower on the subject site and the lot line at 8 Abitibi Avenue. Staff find the tower setback from the property at 8 Abitibi Avenue to be appropriate as the potential for a tower development on the lot is limited. The tower separation meets the objectives of the Tall Building Guidelines and policies of the Secondary Plan for tall buildings.

## **Sun, Shadow, Wind**

The Shadow Study for the proposal shows the shadow is fast moving, in part, to the size and shape of the proposed tower. The Secondary Plan envisions a conceptual park location centrally on the Centerpoint Mall lands. Shadowing from the development is not anticipated to impact the location of the park.

The Pedestrian Wind Impact Study found that the proposed building is predicted to result in acceptable wind conditions at grade within the surrounding area for the intended pedestrian uses throughout the year, inclusive of nearby transit stops, the existing laneway, and the surrounding sidewalks. Wind conditions for the eighth level and rooftop amenity spaces are considered appropriate. Isolated windier areas on the eighth level amenity space are anticipated to be addressed using wind screens. Measures to mitigate wind conditions in the amenity spaces are expected to be dealt with through wind control features to be further reviewed and secured through the Site Plan Control application.

## **Unit Mix**

A total of 613 units are proposed, including 34 studio (6%), 363 one-bedroom (59%), 154 two-bedroom (25%), and 49 three-bedroom units (8%). An additional 7 percent of the total number of units will be a combination of two-bedroom and three-bedroom units, or units that can be converted to two- and three-bedroom units through the use of adaptable design measures. The proposed OPA incorporates provisions that would secure the above noted housing mix for a range of dwelling unit types. Staff are of the opinion that the proposed housing mix would meet the objectives of the housing mix policies of the Secondary Plan. 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”). 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 3.0 square metres of amenity space per unit, of which at least 1.5 square metres per unit is indoor amenity space and at least 1.15 square metres for outdoor space. The proposed outdoor amenity space is located on the eighth storey and at the top of the building on the rooftop level. The outdoor amenity space areas are directly adjacent and connected to the indoor amenity space.

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

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

The proposal would have access from the public laneway to the rear of the site, providing access to the 5-level underground parking garage, two at-grade loading spaces (Type G and Type C), and 2 temporary pick-up and drop-off spaces. The underground parking garage provides 104 vehicle parking spaces, including 95 resident parking spaces, 8 visitor spaces, and 1 car-share space. The underground parking also contains 470 bicycle parking spaces, including 417 long-term residential bicycle parking spaces.

The application proposes to implement Parking Zone A standards which require a minimum standard of 2.0 plus 0.01 per dwelling unit. Based on the total number of 613 proposed dwelling units, a minimum parking rate of approximately 8.13 is required by Zoning By-law No. 569-2013. The proposed number of visitor parking spaces would meet the minimum Parking Zone A requirements of the Zoning By-law 569-2013.

The application proposes a laneway widening of 2.28 metres entirely on the lot. The laneway widening would allow for a 6.0 metre wide laneway, in accordance with Policy 3.10 of the Secondary Plan. The detailed design and conveyance of the laneway widening would have to be secured as part of the Site Plan Control process. As previously noted, the applicant is proposing a widening of the boulevard on Abitibi Avenue. The details and design of the widening would also have to be secured as part of the Site Plan Control process.

A Transportation Impact Study was submitted by the applicant and reviewed by Transportation Services staff. To reduce traffic impacts and encourage other modes of travel, the Toronto Green Standard requires quantifiable measures to reduce single-occupancy auto vehicle trips by 15 percent through a variety of multi-modal infrastructure strategies and Transportation Demand Management measures. 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.

## **Servicing**

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

## **Parkland**

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced, and expanded. The development site is currently in an area with 12 - 28 square metres of parkland per person, which is less than the City-

wide average provision of 28 square metres 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 and the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 171 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 Community Planning on February 6, 2023. Approximately 20 participants registered for the Community Consultation Meeting, which was attended by the Ward Councillor and the applicant's team. City staff and the applicant's team gave presentations and answered questions from the participants. The following comments were provided by the participants at the meetings:

- Height and density;
- Mix of bedroom units;

- Type of commercial space planned for the building;
- Design of Yonge Street;
- Opportunity to reincorporate existing grocery store;
- Impacts to infrastructure and community services and facilities, including schools, roads, and emergency services; and

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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Michael Romero, MCIP, RPP  
 Planner, Community Planning  
 Tel. No. 416-395-6747, E-mail: [Michael.Romero@toronto.ca](mailto:Michael.Romero@toronto.ca)

## **SIGNATURE**

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

## **ATTACHMENTS**

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

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law 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:** 6355 Yonge Street      **Date Received:** March 20, 2023

**Application Number:** 23 124689 NNY 18 OZ

**Application Type:** OPA / Rezoning

**Project Description:** The proposed development seeks to demolish the existing building and redevelop the site with a 50-storey residential mixed-use building, comprised of a 7-storey base building and a 43-storey tower element. Approximately 231 square metres of retail use is proposed at grade, and 37,332 square metres of residential uses are proposed. The proposed building will include 613 new dwelling units in a mix of studio, one-bedroom, two-bedroom, and three-bedroom units and will provide 470 bicycle parking and storage spaces, and 104 vehicular parking spaces underground.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
LAURIE PAYNE		TACT	GREENLILL DEVELOPMENTS LIMITED

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Y
Zoning:	CR 1.0 (c1.0; r1.0) SS2 (x2565)	Heritage Designation:	N
Height Limit (m):	10.5	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m):	1,721	Frontage (m):	50	Depth (m):	35
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<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	227		1,339	<b>1,339</b>
Residential GFA (sq m):			37,332	<b>37,332</b>
Non-Residential GFA (sq m):	205		231	<b>231</b>
<b>Total GFA (sq m):</b>	<b>205</b>		<b>37,563</b>	<b>37,563</b>
Height - Storeys:	1		50	<b>50</b>
Height - Metres:	4		173	<b>173</b>

Lot Coverage Ratio (%): 80.8

Floor Space Index: 21.74

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	37,332	
Retail GFA:	231	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:				
Freehold:				
Condominium:			613	<b>613</b>
Other:				
<b>Total Units:</b>			<b>613</b>	<b>613</b>

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

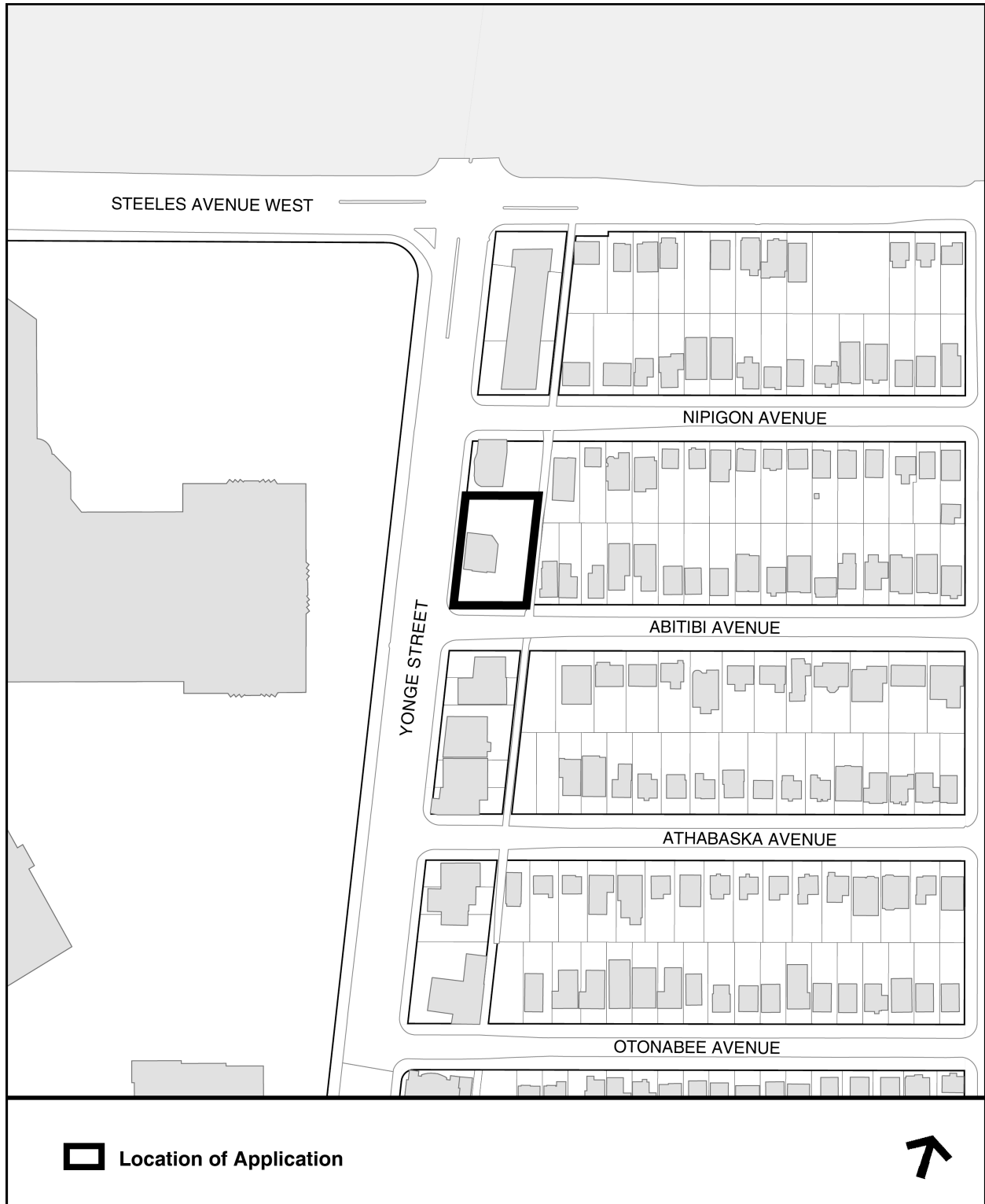
	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		34	363	154	62
<b>Total Units:</b>		<b>34</b>	<b>363</b>	<b>154</b>	<b>62</b>

#### **Parking and Loading**

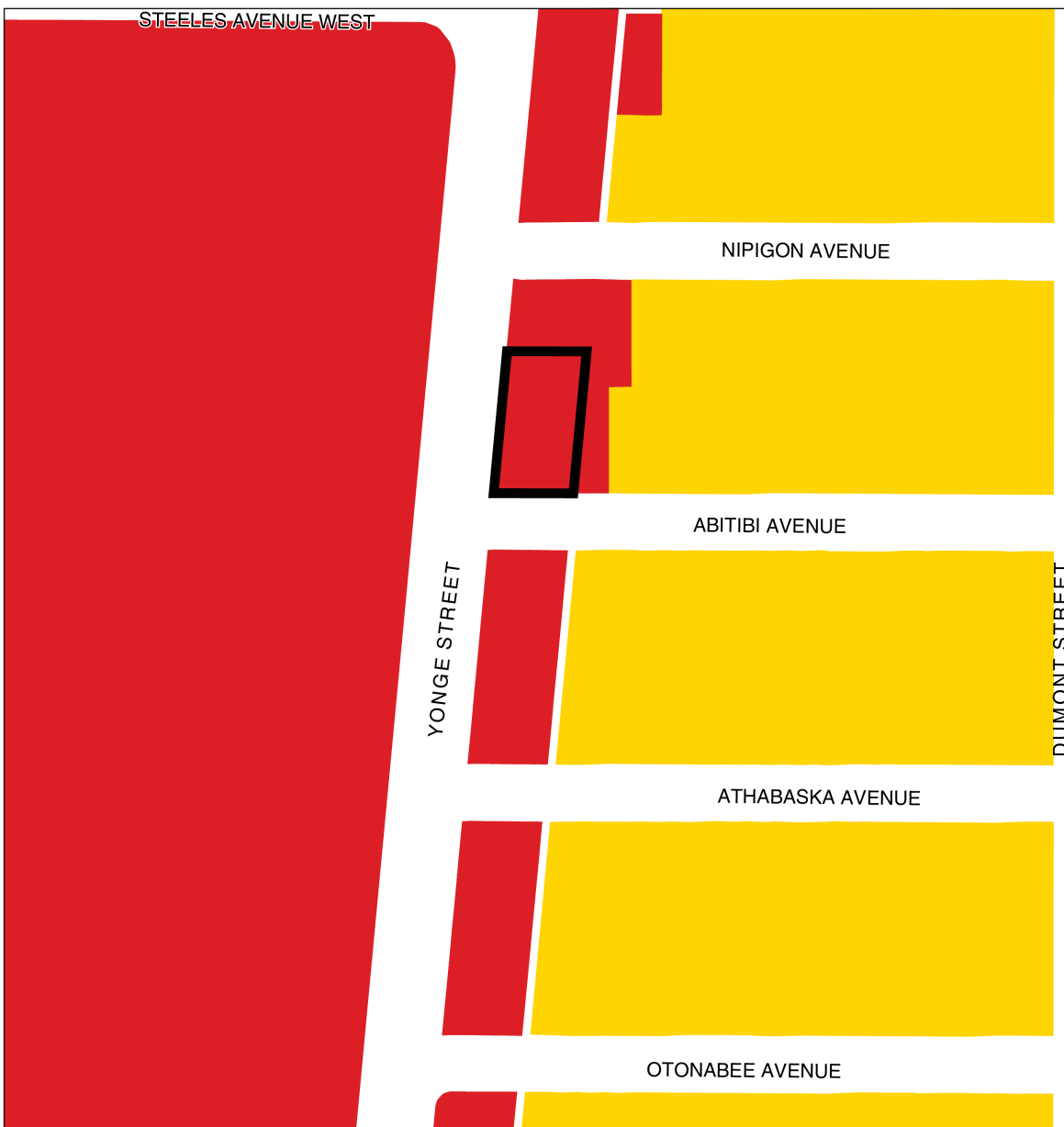
Parking Spaces: 104      Bicycle Parking Spaces: 470      Loading Docks: 2



## Attachment 2: Location Map



### Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #16

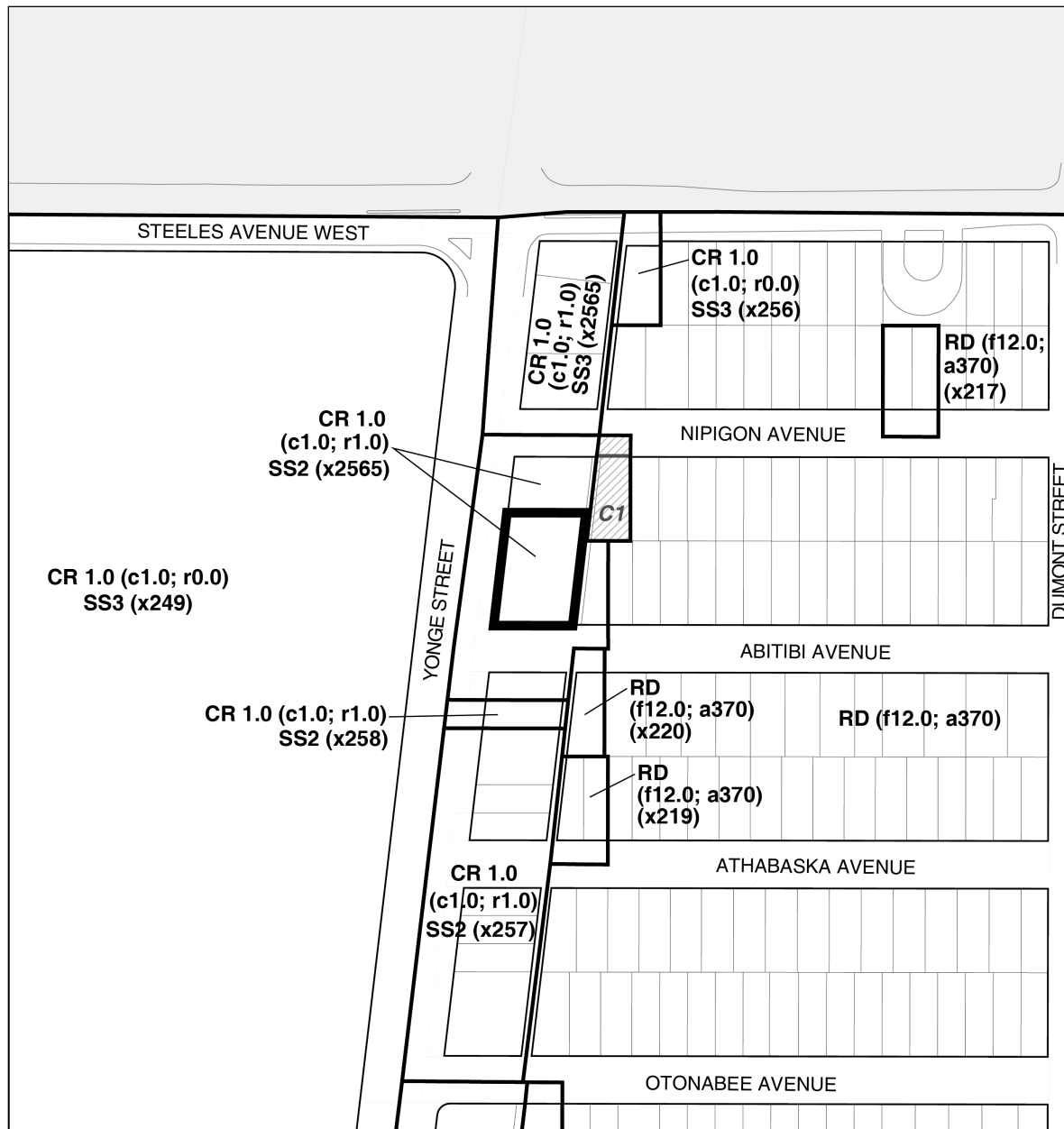
6355 Yonge Street

File # 23 124689 NNY 18 02



Not to Scale  
Extracted: 03/27/2023

## Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

6355 Yonge Street

File # 23 124689 NNY 18 0Z



Location of Application

RD  
CR

Residential Detached  
Commercial Residential



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



Not to Scale  
Extracted: 03/27/2023

**CITY OF TORONTO**

**BY-LAW XXX-2024**

**To adopt Amendment No. 759 to the Official Plan for the City of Toronto respecting the lands municipally known in the year 2023 as 6355 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*; and

The Council of the City of Toronto enacts:

1. The attached Amendment No. 759 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and passed this XX day of XX, 20~.

Francis Nunziata  
Speaker

John D. Elvidge  
City Clerk

(Seal of the City)

## AMENDMENT NO. 759 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

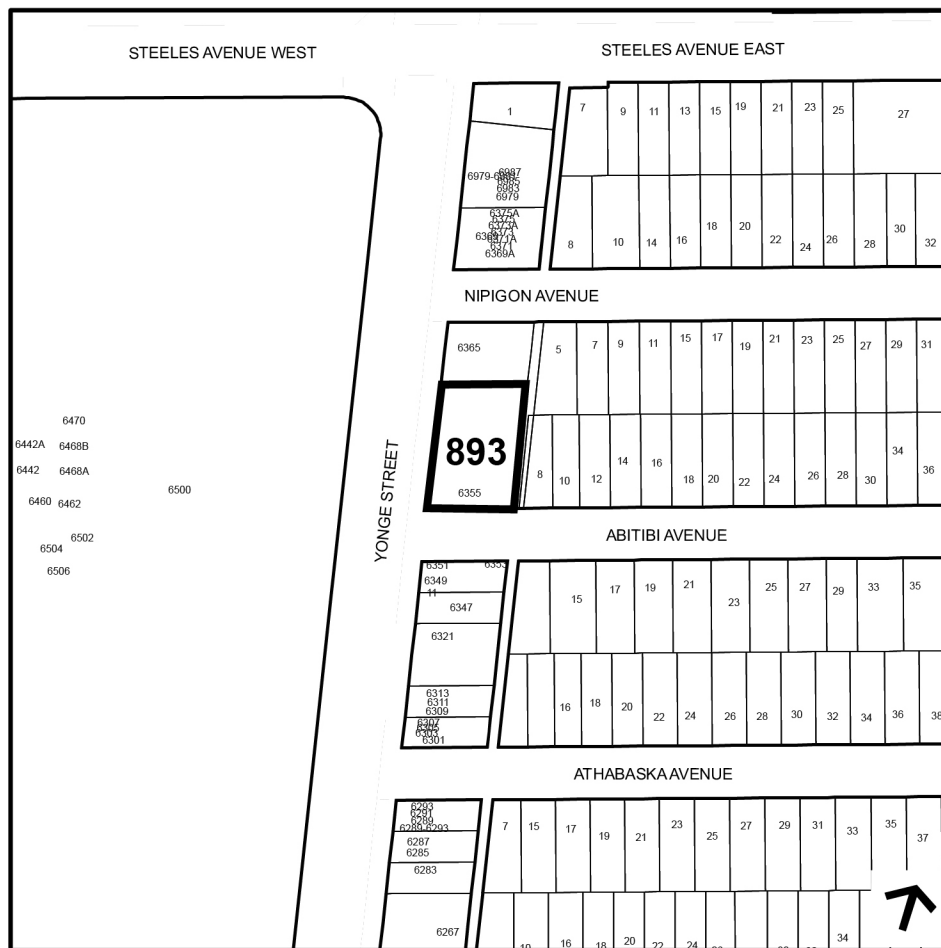
### Lands known municipally in the year 2023 as 6355 Yonge Street

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

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 893 for the lands known municipally as 6355 Yonge Street, as follows:

#### **893 6355 Yonge Street**

- (a) a base building element of a tall building may have a height of up to 27.8 metres.
- (b) a base building element of a tall building may be set back 2.0 metres from the property line adjacent to Abitibi Avenue.
- (c) street-related retail must front a minimum of 65 percent of a building's street frontage along Yonge Street.
- (d) along Abitibi Avenue, the tower portion of a building which is taller than the base building may step back by a minimum 2.0 metres from the base building façade.
- (e) for developments that contain more than 80 new dwelling units, a minimum of 40 percent of the total number of new units will be a combination of two- and three-bedroom units, including:
  - (i) a minimum of 25 percent of the total number of units as two-bedroom units;
  - (ii) a minimum of 8 percent of the total number of units as three-bedroom units; and
  - (iii) an additional 7 per cent of the total number of units will be a combination of two-bedroom and three-bedroom units, or units that can be converted to two-bedroom and three-bedroom units through the use of adaptable design measures.



2. Map 27, Site and Area Specific Policies, is amended as shown on the attached Schedule 1 by designating the lands as Site and Area Specific Policy No. **893**.

**CITY OF TORONTO**

**BY-LAW XXX-2024**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 6355 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; 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, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands subject to this By-law from a zone label of CR 1.0 (c1.0; r1.0) SS2 (x2565) to a zone label of CR 1.0 (c1.0; R1.0) SS2 (x**1030**) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number **1030** so that it reads:

**(1030) Exception CR 1030**

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) The lands must comply with Exception 900.11.10(2565);
- (B) Despite (A) above, on 6355 Yonge Street, as shown on Diagram 1 of By-law **[Clerks to insert By-law ##]**, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (C) to (DD) below;
- (C) Despite Regulations 5.10.30.20(1) and 5.10.30.20(2), the **front lot line** is the **lot line** abutting to Yonge Street;

- (D) The provision of **dwelling units** is subject to the following:
- (i) a minimum of **25** percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) a minimum of **8** percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) any **dwelling units** provided to satisfy (D)(ii) above are not included in the provision required by (D)(i) above;
  - (iv) an additional **7** percent of the total number of **dwelling units** must be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**; and
  - (v) convertible **dwelling units**, as described in (D)(iv) above, may be converted using any form of accessible or adaptable design measures, such as knock-out panels;
- (E) 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 **192.73** metres and the elevation of the highest point of the **building** or **structure**;
- (F) In addition to the uses permitted in Regulation 40.10.20.10(1), a “geo-energy facility” is permitted.
- (G) Regulation 40.10.30.40(1), with respect to maximum **lot coverage**, does not apply;
- (H) Despite Regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as non-residential use portions of the **building** on the **first floor** only;
- (I) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law **[Clerks to supply By-law ##]**, inclusive of equipment used for the functional operation of the building, such as electrical, utility, mechanical and ventilation equipment;
- (i) in the area labelled “HT 173.3 MPH” only a mechanical penthouse, or **amenity space** is permitted;
- (J) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** or **structure** is the number following the ST symbol as shown on Diagram 3 of **[Clerks to supply By-law ##]**;
- (i) for the purpose of this exception, a mezzanine, mechanical penthouse or an enclosure of indoor **amenity space** is not a **storey**;



- (K) Despite Regulations 40.5.40.10(3) to (8) and (I) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building** shown on Diagram 3 of By-law s[Clerks to supply By-law ##]:
- (i) **building** maintenance units and window washing equipment may project above the height limits to a maximum of **5.0** metres;
  - (ii) cabanas, pergolas, trellises and unenclosed **structures** providing safety or wind protection to rooftop terraces or outdoor **amenity space**, may project above the height limits to a maximum of **4.0** metres;
  - (iii) planters, **landscaping** features, guard rails, balustrades, privacy and decorative screens, terrace dividers, fences, exterior stairs, roof drainage features and terrace walls may project above the height limits to a maximum of **2.0** metres;
  - (iv) architectural features, parapets, and elements and structures associated with a **green roof**, may project above the height limits to a maximum of **1.5** metres; and
  - (v) **structures** and elements related to outdoor flooring and roofing assembly features may project above the height limits by a maximum of **0.5** metres;
- (L) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is **38,300** square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is **38,000** square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is **300** square metres;
- (M) In addition to the elements listed in Regulation 40.5.40.40(3), **gross floor area** may be reduced by the area in the **building** used for:
- (i) electrical, utility, mechanical and ventilation rooms and shafts above ground;
- (N) Despite Regulation 40.10.40.50(1), a **building** with **20** or more **dwelling units** must provide **amenity space** in accordance with the following:
- (i) a minimum of **3.0** square metres of **amenity space** per **dwelling unit**, of which:

- (a) at least **1.5** square metres for each **dwelling unit** is indoor **amenity space**;
  - (b) at least **1.15** square metre for each **dwelling unit** is outdoor **amenity space**; and
  - (c) at least **40** square metres of outdoor **amenity space** is in a location adjoining or directly accessible to the indoor **amenity space**;
- (ii) no more than **25** percent of the outdoor component may be a **green roof**;
- (O) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law **[Clerks to supply By-law ##]**;
- (P) Despite Clause 40.10.40.60 and (O) above, the following elements may encroach into the required minimum **building setbacks** as follows:
  - (i) balconies, to a maximum extent of **2.0** metres;
  - (ii) canopies, awnings and wind mitigation features, to a maximum extent of **3.0** metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of **3.0** metres;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, and chimney breast, by a maximum of **2.0** metres;
  - (v) window projections, including bay windows and box windows, by a maximum of **1.0** metre;
  - (vi) eaves, by a maximum of **1.0** metre;
  - (vii) light fixtures, satellite dishes, antennae, vents, and pipes, by a maximum of **1.0** metre; and
  - (viii) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of **0.5** metres;
- (Q) Despite Regulation (P)(i) above, balconies are only permitted to encroach up to 0.3 metres into the required minimum **building setback** from the north **lot line** **[Clerks to insert By-law ##]**;
- (R) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:

- (i) for residential occupants, at a maximum rate of:
    - (a) **0.3 parking spaces** for each bachelor **dwelling unit** up to 45 square metres and **1.0 parking space** for each bachelor **dwelling unit** greater than 45 square metres;
    - (b) **0.5 parking spaces** for each one bedroom **dwelling unit**;
    - (c) **0.8 parking spaces** for each two bedroom **dwelling unit**; and
    - (d) **1.0 parking space** for each three or more bedroom **dwelling unit**;
  - (ii) for residential visitors, at a minimum rate of **2.0 parking spaces** plus an additional **0.01 parking spaces** for each **dwelling unit**; and
  - (iii) a minimum of **1 “car-share” parking space** must be provided;
- (S) Despite Regulations 200.5.1.10(2) and 200.10.1(3), a maximum of **10** percent of the total **parking spaces** provided on the lands may:
- (i) have a minimum width of **2.6** metres, despite being obstructed on one or both sides as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**; and
  - (ii) have a minimum length of **5.2** metres;
- (T) Despite Regulations 200.5.1.10(2)(D), electric **vehicle** infrastructure, including electrical **vehicle** supply equipment or an **energized outlet**, does not constitute an obstruction to a **parking space**;
- (U) Despite Regulations 200.15.1(1) and (3), accessible **parking spaces** must comply with the following:
- (i) an accessible **parking space** must have the following minimum dimensions:
    - (a) length of **5.6** metres;
    - (b) width of **3.4** metres; and
    - (c) vertical clearance of **2.1** metres;
  - (ii) and the entire length of an accessible **parking space** must be adjacent to a minimum **1.5** metre wide accessible barrier free aisle or path;

- (V) Despite Regulation 200.15.1(4), accessible **parking spaces** must be located within **20** metres of a barrier free entrance to the **building** or a passenger elevator that provides access to the first **storey** of the **building**;
- (W) Despite Regulation 230.5.1.10(4), a **bicycle parking space** or **stacked bicycle parking space** may have a minimum width of **0.3** metres;
- (X) Despite Regulation 230.5.1.10(10), both “short-term” and “long-term” **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (Y) Regulation 230.40.1.20(2), regarding the location of a “short-term” **bicycle parking space** does not apply;
- (Z) For the purposes of this exception, a “geo-energy facility” means premises containing devices to generate **geo-energy** for the exclusive use of the **building**;
- (AA) For the purposes of this exception, **geo-energy** is limited to the exclusive use of the **building**;
- (BB) For the purposes of this exception, “car-share parking space” means a **parking space** exclusively reserved and signed for a motor **vehicle** used only for “car-share” purposes;
- (CC) For the purposes of this exception, “car-share” or “car-sharing” means the practice where a number of people share the use of one of more motor **vehicles** that are owned by a profit or non-profit “car-sharing” organization and where such organization may require that use of motor **vehicles** be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the “car-sharing” organization, including the payment of a membership fee that may or may not be refundable; and
- (DD) For the purposes of this exception, a “mezzanine” means the portion of a **building** that is located between the Canadian Geodetic Datum elevations of **197.5** metres and **200.8** metres;

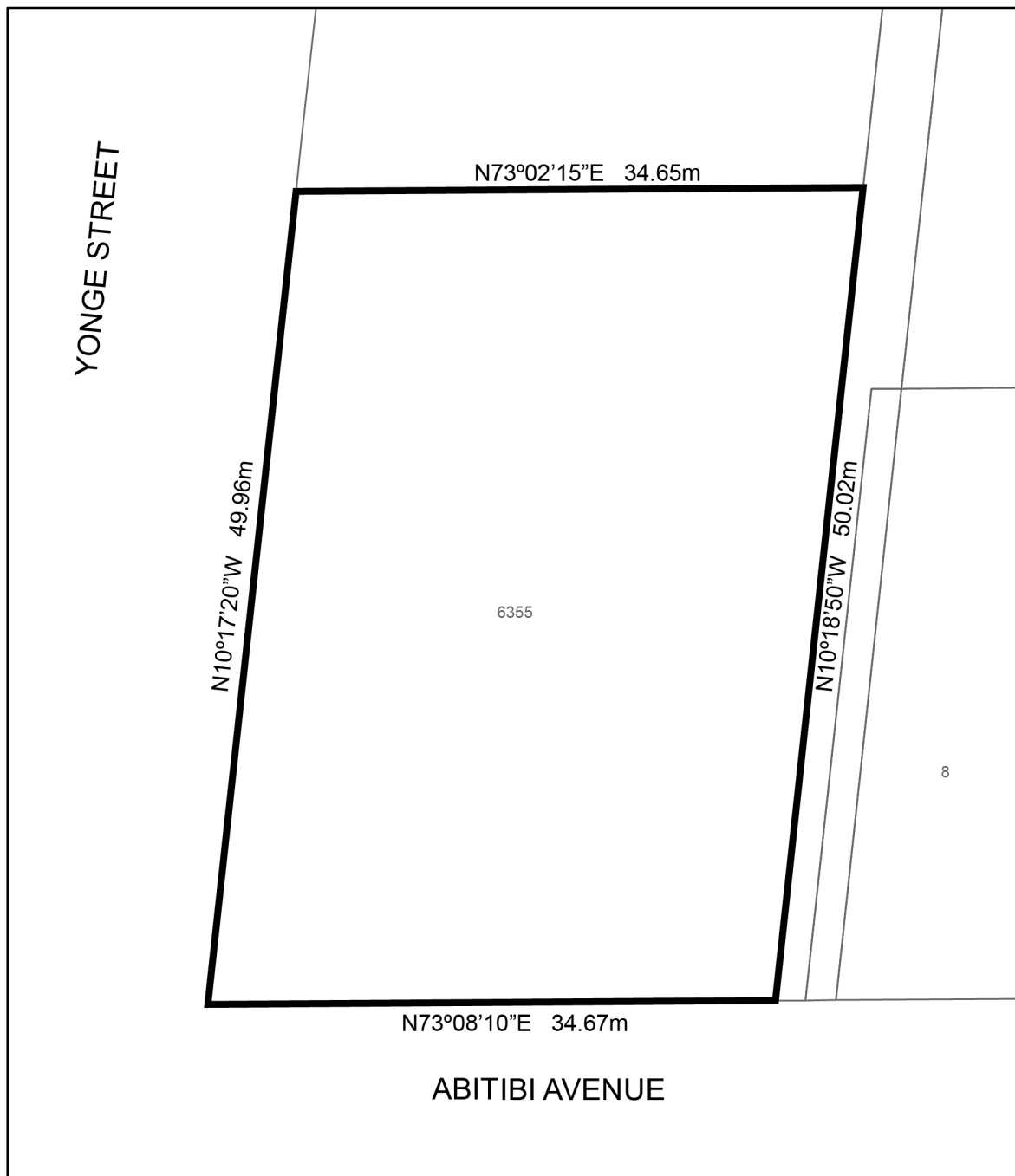
Prevailing By-laws and Prevailing Sections: (None Apply).

5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition, or division occurred.

Enacted and passed on this XX day of XX, 2024.

Frances Nunziata,  
Speaker  
(Seal of the City)

John D. Elvidge,  
City Clerk

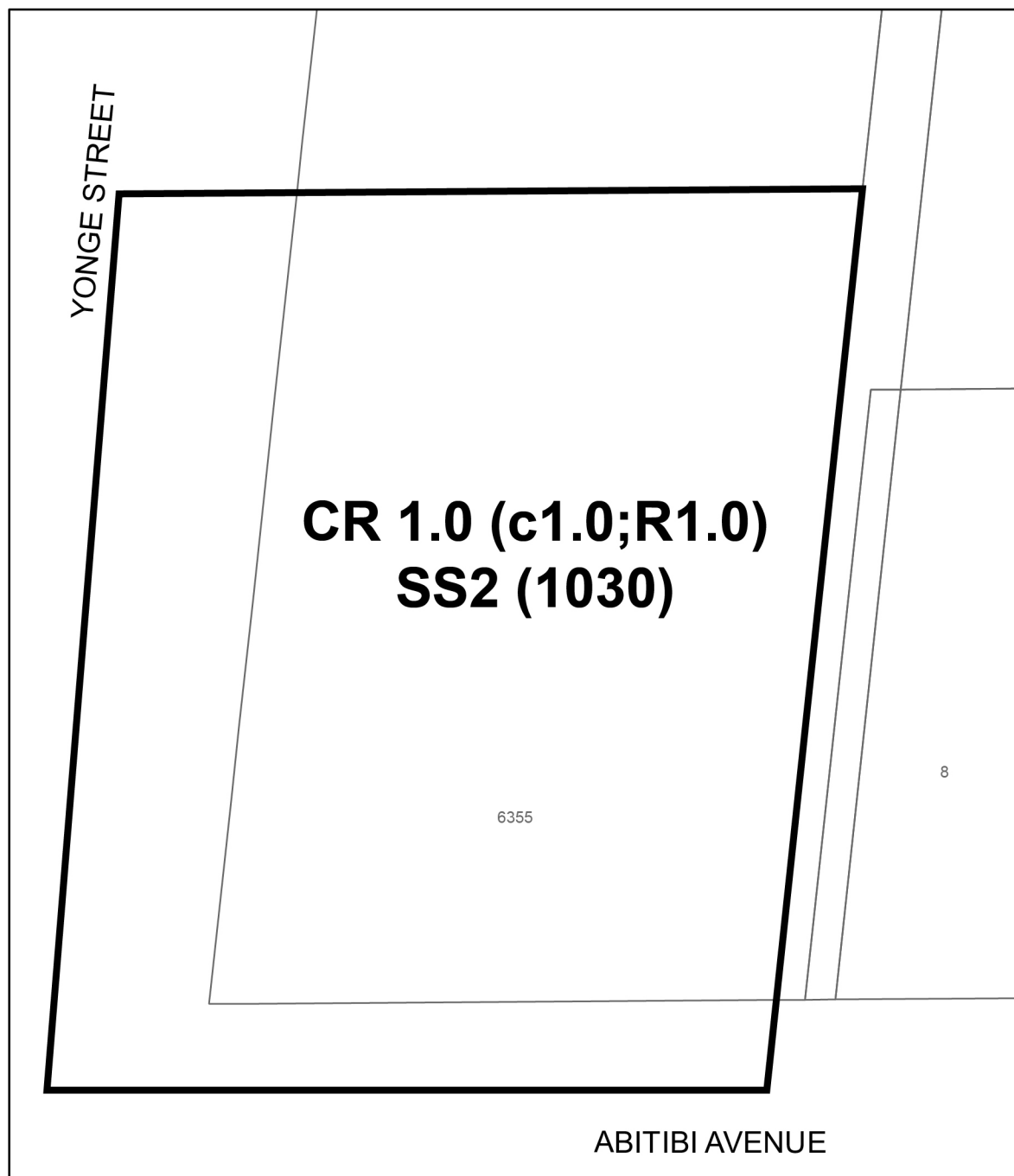


**Toronto**  
Diagram 1

**6355 Yonge Street**

File # 23 124689 NNY 18 02


City of Toronto By-law 569-2013  
Not to Scale  
07/17/2024

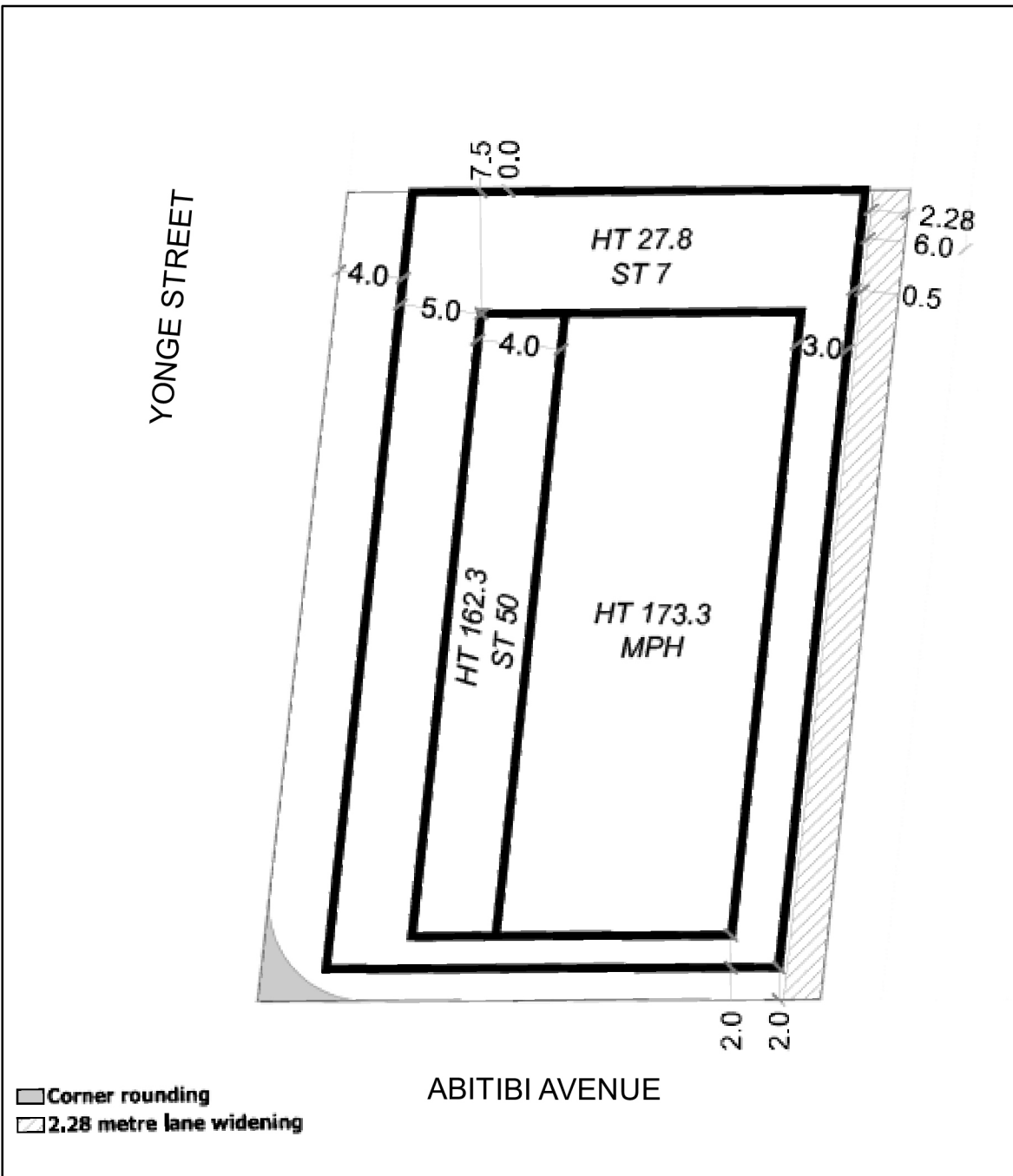


 **Toronto**  
Diagram 2

**6355 Yonge Street**

File # 23 124689 NNY 18 0Z

  
City of Toronto By-law 569-2013  
Not to Scale  
07/17/2024



**Toronto**  
Diagram 3

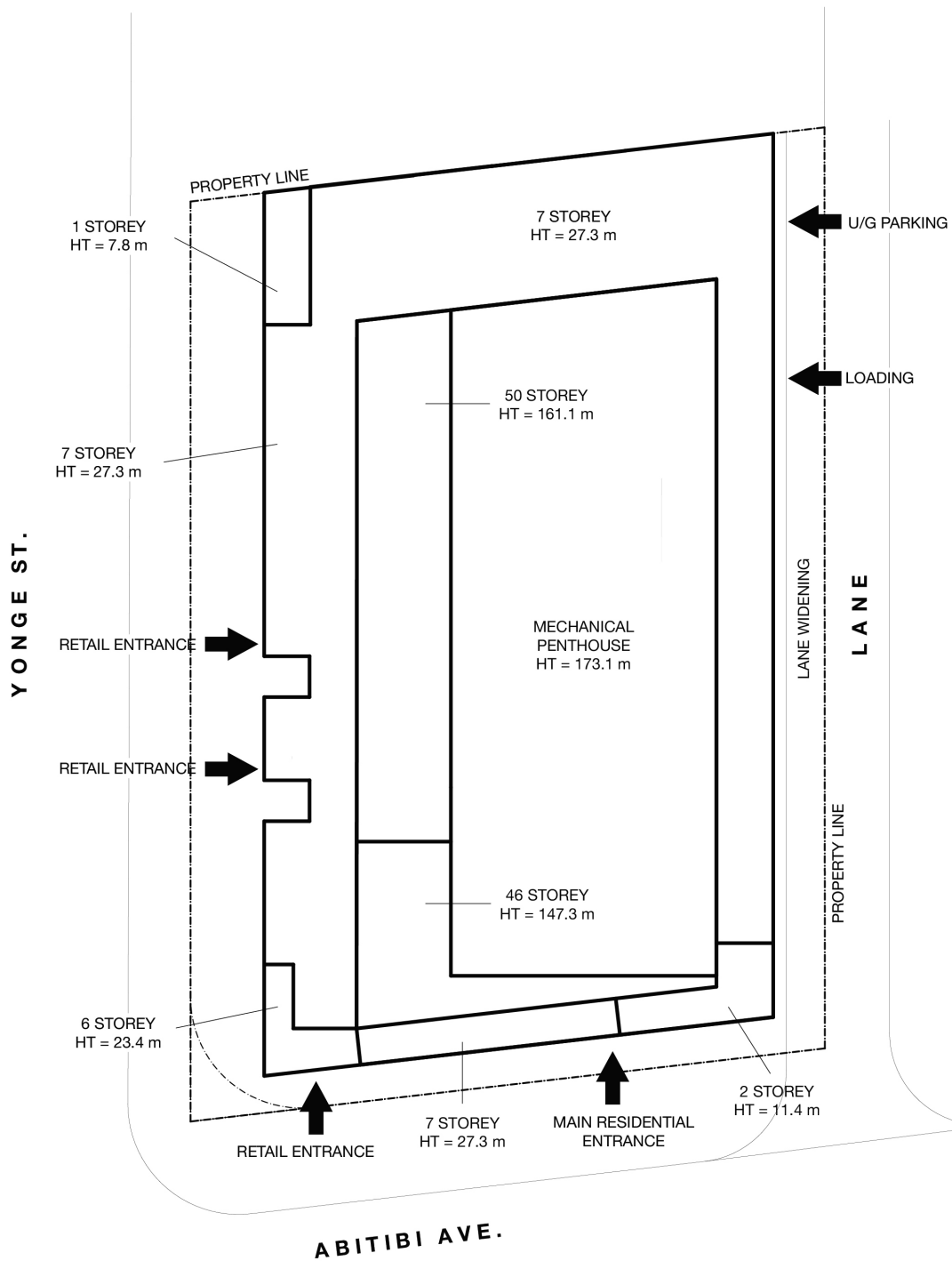
6355 Yonge Street

File # 23 124689 NNY 18 0Z

City of Toronto By-law 569-2013  
Not to Scale  
07/17/2024



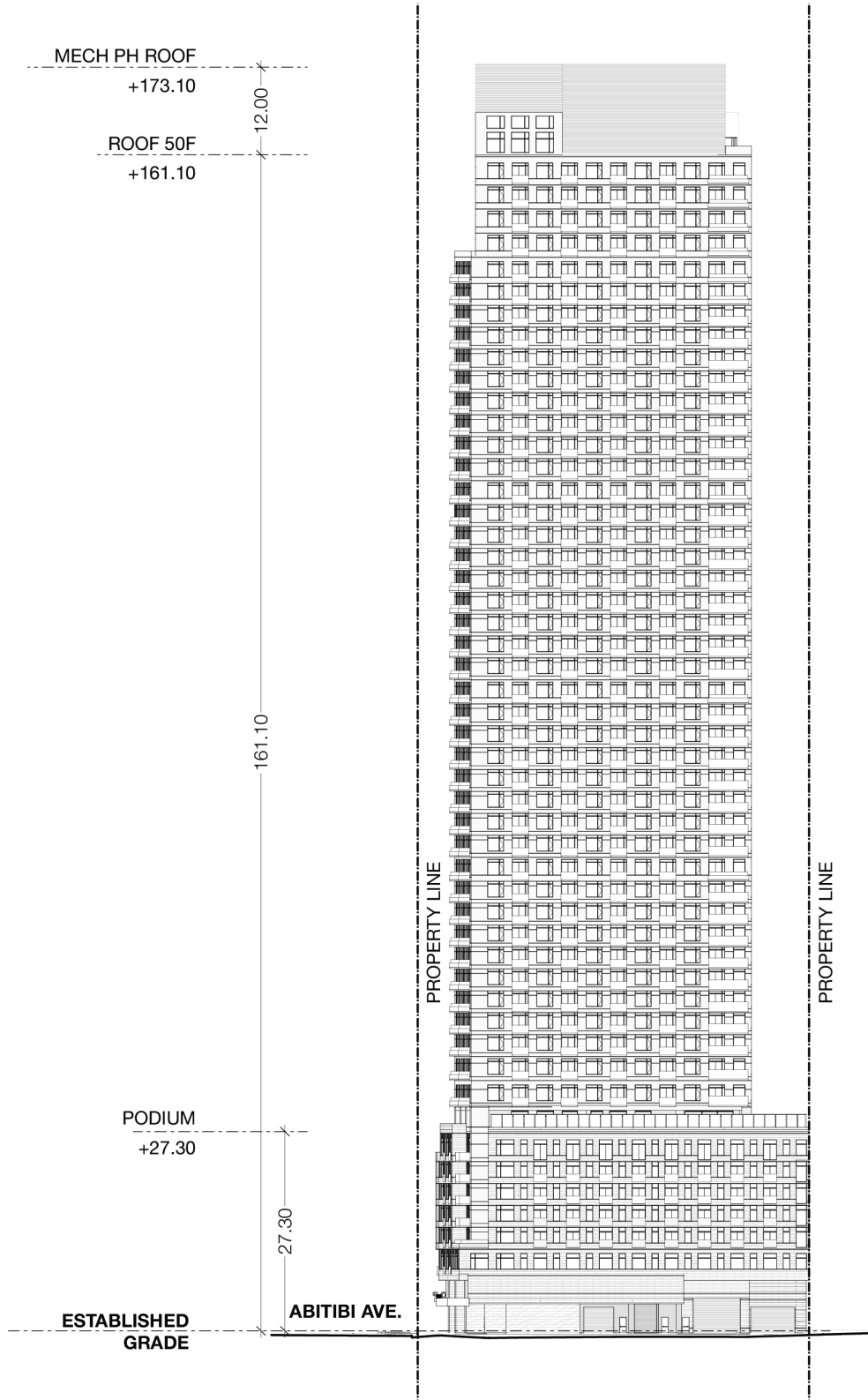
## Attachment 7: Site Plan



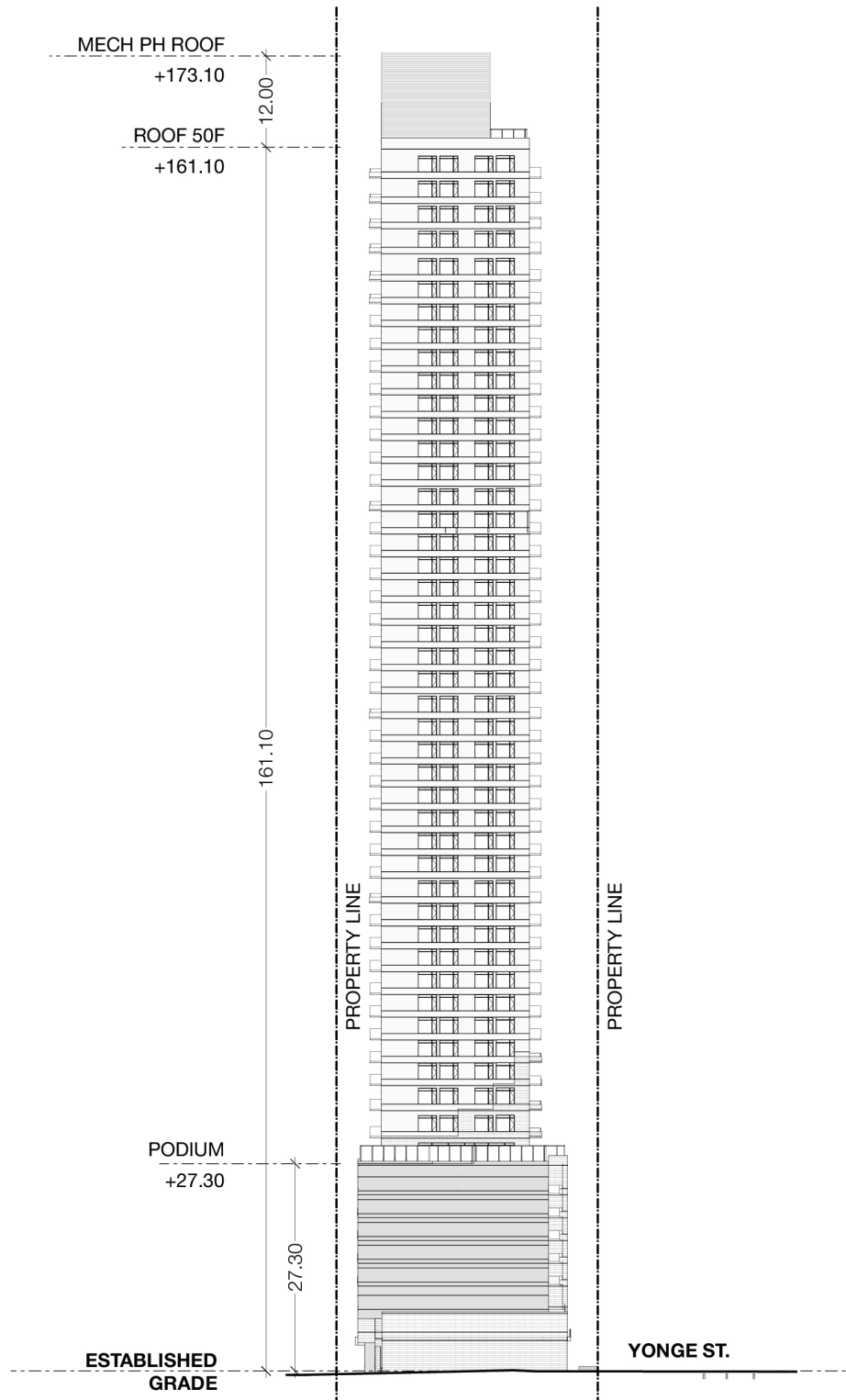
Site Plan



## Attachment 8: Elevations



East Elevation



North Elevation