

4696 Yonge Street – Official Plan Amendment, Zoning By-law Amendment Applications – Decision Report – Refusal

Date: October 09, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Ward: Ward 18 - Willowdale

Planning Application Number: 24 146352 NNY 18 OZ

SUMMARY

This application proposes to permit the construction of a 40-storey (131.8 metre including mechanical penthouse) mixed use building containing 719 square metres of non-residential Gross Floor Area (GFA), 35,311 square metres of residential GFA, and 536 residential dwelling units. 178 vehicular parking spaces are proposed in a 3-level underground parking garage at 4696 Yonge Street.

The proposed development is not consistent with the Provincial Policy Statement (2020) and the Provincial Planning Statement (2024) and does not conform with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The proposed development also does not conform to the City's Official Plan, including the North York Centre Secondary Plan.

This report reviews and recommends refusal of the application to amend the Official Plan and Zoning By-law. The application fails to provide an appropriate mix of land uses in consideration of the North York Centre Secondary Plan to create a complete community, fails to provide for the appropriate public realm along Yonge Street and does not provide an appropriate transition to adjacent lower intensity land uses.

RECOMMENDATIONS

The Director, Community Planning, North District recommends that:

1. City Council refuse the application for an Official Plan Amendment and Zoning By-law Amendment Applications (Application No. 24 146352 NNY 18 OZ) in their current form, for the lands municipally known as 4696 Yonge Street.
2. In the event the applications are appealed to the Ontario Land Tribunal, City Council, pursuant to subsections 22(8.1) and 34(11.0.0.1) of the Planning Act, use mediation,

conciliation or other dispute resolution techniques in an attempt to resolve the Official Plan Amendment and Zoning By-law Amendment applications, to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor;

3. City Council direct the City Clerk, should an appeal be filed, to notify all persons or public bodies who may have filed an appeal to this decision of City Council's intention to rely on subsections 22(8.1) and 34(11.0.0.1) of the Planning Act and the City Clerk shall provide notice to all prescribed persons or public bodies under subsections 22(8.2) and 34(11.0.0.2) of the Planning Act.

4. City Council direct the City Clerk, should an appeal be filed, to notify the Ontario Land Tribunal of City Council's intention pursuant to subsections 22(8.1) and 34(11.0.0.1) of the Planning Act, and that the Ontario Land Tribunal shall receive the record, the notice of appeal and other prescribed documents and materials seventy-five (75) days after the last day for filing a notice of appeal for these matters.

5. Should the Official Plan Amendment and Zoning By-law Amendment applications be resolved, and there is no appeal to the Ontario Land Tribunal or the appeal to the Ontario Land Tribunal has been withdrawn, City Council direct the Director North District, Community Planning to bring forward an Approval Report to North York Community Council for a statutory public meeting as required under the Planning Act.

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

FINANCIAL IMPACT

The Development Review 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. If City Council does not make a decision on this Report, there may be financial implications to the City to the current budget year and in future years.

DECISION HISTORY

The site is not subject to previous *Planning Act* applications.

At its meeting on January 19, 2021, Planning and Housing Committee received the City Planning Division - Study Work Program Update and requested that the Chief Planner and Executive Director, City Planning initiate the focused review of the North York Secondary Plan and provide recommendations on maximum densities that may be included in the Secondary Plan. The Planning and Housing committee direction can be found at the following link: <https://secure.toronto.ca/council/agenda-item.do?item=2021.PH20.2>

At its meeting on July 19, 2022, City Council adopted Official Plan Amendment 570 to delineate 57 Protected Major Transit Station Areas. The site is located within Site and

Area Specific Policy 725, the Sheppard-Yonge Protected Major Transit Station. A decision to approve or modify this OPA has not been made by the province. The report and By-law 889-2022 can be found at the following link:
<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH35.16>

A pre-application consultation (PAC) meeting was held on March 26, 2024. The current application was submitted on May 9, 2024 and deemed complete on July 5, 2024. The Planning Application Checklist Package resulting from the PAC meeting and A Preliminary Summary of the application are available on the Application Information Centre (AIC) here <https://www.toronto.ca/4696YongeSt>. Staff conducted a Community Consultation Meeting for the application on September 17, 2024. The Community consultation is summarized in the Comments section of this Report.

PROPOSAL

The application is proposing a 40-storey mixed use building, comprised of an eight-storey base building and a 32-storey tower above that. The proposed development will include 719 square metres of retail gross floor area on the ground floor adjacent to Yonge Street, and 35,311 square metres of residential gross floor area for a total gross floor area of 36,030 square metres or 13.13 times the area of the lot. The residential component of the building proposes 536 units comprised of 62 studio, 239 one-bedroom, 179 two-bedroom and 56 three-bedroom units. The application proposes 178 vehicular parking spaces in a three-level underground parking garage comprised of 168 resident, 1 car share, 7 visitor and 2 retail parking spaces. A total of 385 bicycle parking spaces, comprised of 36 short-term and 349 long-term spaces are proposed. Access to the parking and loading is proposed to be provided from the existing public lane on the west side of the site which the applicant is proposing to widen to a full 6.0 metre width. See Attachment 1 of this report for the Project Data Sheet.

The 2,745 square metre site is located on the west side of Yonge Street, filling the complete block between Florence Avenue on the south and Johnston Avenue on the north. The site is rectangular in shape, with approximately 65 metres of frontage on Yonge Street, and 28 metres on Florence Avenue and Johnston Avenue. To the west is a City-owned laneway separating the site from two-storey detached-dwellings. To the north, south and east of the site across the adjacent streets are a mix of one- and two-storey commercial buildings. The site is currently occupied by a one-storey gas station/convenience store and gas pump canopy structure.

Reasons for Application

The Official Plan Amendment is required as the proposal does not conform to the provisions of the North York Centre Secondary Plan with respect to height, density, built form and parking. The Zoning By-law amendment is required as the current zoning would not permit the proposed use, height, density or provide standards for the proposed building.

APPLICATION BACKGROUND

Application Requirements

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

- Planning Rationale
- Stage 1 Archaeological Study
- Arborist Report
- Community Services and Facilities Report
- Public Consultation Plan
- Block Context Plan
- Functional Servicing Report and Storm Water Management Report
- Mechanical and Electrical Design Brief
- Sun/Shadow Study
- Pedestrian Level Wind Study
- Noise and Vibration Studies
- Phase 1 and 2 Environmental Site Assessment
- Geotechnical Investigation
- Hydrogeological Investigation
- Transportation Impact Study
- Construction Management Plan
- Energy Efficiency Report

These materials are available online here: <https://www.toronto.ca/4696YongeSt>

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

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) (PPS (2020)), and shall conform to provincial plans including A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan (2020)), the Greenbelt Plan (2017) and others.

On October 20, 2024 the Provincial Planning Statement (2024) comes into effect and combines the PPS (2020) and the Growth Plan (2020) into a single policy document. As of October 20, 2024, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement

(2024) (PPS 2024) and shall conform to provincial plans including the Greenbelt Plan (2017) and others.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as *Centres*. The land use designation for the site is *Mixed Use Areas*. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Secondary Plan

The North York Centre Secondary Plan (NYCSP) identifies the site as Mixed Use Area B, which specifies that a maximum of 50 percent of the floor area on the site can be used for residential uses. Further, the NYCSP permits a maximum density of 1.5 times the area plus 33 percent for density incentives for a maximum density of 1.99 times the site area with a maximum height of 16 metres. See Attachment 4 of this report for the NYCSP Land Use Map, Attachment 5 for the NYCSP Density Map, and Attachment 6 for the NYCSP Height Map.

The North York Centre Secondary Plan can be found here: <https://www.toronto.ca/wp-content/uploads/2017/11/8fe9-cp-official-plan-SP-8-North-York-Centre.pdf>

A review of the NYCSP is currently being undertaken by the City. The review will review the existing plan policies and will examine if areas outside of the current plan boundary should be included in an updated NYCSP. Additional information about the review can be found on the City website here: www.toronto.ca/NYCentre

Zoning

The subject site is not subject to Zoning By-law 569-2013. The subject site is zoned C1-General Commercial under former City of North York Zoning By-law 7625. The C1 zoning category permits a range of commercial, institutional and residential uses in a variety of built forms including Apartment House Dwellings. See Attachment 7 of this report for the existing Zoning By-law Map. The C1 zone permits a maximum lot coverage of 33.3 percent for a mixed use building, and a maximum height of the lesser of 9.2 metres or 3 storeys.

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;
- Percent for Public Art Program;
- Bird Friendly Guidelines;
- Retail Design Manual;
- Toronto Accessibility Design Guidelines;

- Toronto Green Standard; and,
- Pet Friendly Design Guidelines for High Density Communities.

The City's guidelines may be found on the City website here: [Design Guidelines – City of Toronto](#)

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.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Application was submitted for the proposed development. As of the date of this report, the City is reviewing that Site Plan Application.

COMMENTS

Provincial Policy Statement, Provincial Planning 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), the Provincial Planning Statement (2024), and conformity with the Growth Plan (2020). Staff find the proposal to be inconsistent with the PPS (2020) and the PPS (2024) and to not be in conformity with the Growth Plan (2020) for the following reasons:

- Policy 1.1.1.b of the PPS (2020) contains provisions regarding sustaining healthy, liveable and safe communities by "accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs".
- Policy 2.1.6.a) of the PPS (2024) contains similar provisions regarding the creation of complete communities in Section 2.1.6.a which states that planning authorities should support the achievement of complete communities by "accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs".

- The application as submitted does not meet the above-noted policies because it does not provide for an appropriate mix of uses, nor does it provide any justification for the change in the amount of residential versus non-residential GFA permitted by the NYCSP as required by the PPS (2020) or PPS (2024).
- Policy 1.6.6.1 of the PPS (2020) and Policy 3.6.1 of the PPS (2024) direct that growth should be accommodated in a manner that promotes the efficient use and optimization of existing municipal sewage services and that servicing and land use considerations are integrated throughout all stages of the planning process. The applicant has not yet been demonstrated that the proposal can be accommodated by existing municipal services. As such, further information is required to be submitted to the City for review to determine if there is infrastructure capacity to support the proposal.
- The proposed change in the amount of non-residential Gross Floor Area (GFA) represents a loss of potential commercial uses on site and in the North York Centre and detracts from the goal of achieving complete communities per the guiding principles in Section 1.2.1 of the Growth Plan.
- Section 2.2.2.3. b) of the Growth Plan requires municipalities to "identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas." The subject site is adjacent to the North York Centre Urban Growth Centre, which is within a Strategic Growth Area. As such, appropriate transition in built form to the adjacent lands outside the Urban Growth Centre is to be provided.
- The PPS (2024) contains similar provisions in Section 2.4.1.3.b requiring planning authorities to "identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas".
- The transition of built form proposed in the application to the areas outside the strategic growth area adjacent to the site as per the Growth Plan or PPS (2024) is not appropriate.

Land Use

This application has been reviewed against the official plan policies, secondary plan policies and planning studies described in the Policy and Regulation Considerations Section of the Report, as well as the policies of the Official Plan as a whole. Given the planned context for the area, insufficient information has been submitted to justify the change from permitting a maximum 50 percent residential floor area on the site to permitting 100 percent residential gross floor area. The site is located in North York Centre South in the NYCSP, where the lands fronting onto Yonge Street "should contain substantial office buildings, or other commercial uses including retail and entertainment uses." The proposed 719 square metres of ground floor retail does not appropriately address this requirement, even if an increase in the maximum amount of residential gross floor area of 50 percent of the site area is appropriate. Staff are of the opinion that the application as submitted has not provided sufficient justification for the change in

land use percentages when considered along with the built form and public realm issues discussed below with the goal of creating a complete community.

Public Realm

The application as submitted proposes a base building setback of 1.51 metres from the Yonge Street property line, and a combined boulevard width of 6.83 metres on Yonge Street measured from the roadway to building facade. Policy 5.3.2 c) of the Secondary Plan requires buildings to be set back approximately 4.0 metres from the property line, with the goal of achieving a publicly accessible boulevard of approximately 10 metres in width. The building proposed must be redesigned to achieve a sufficient private setback on Yonge Street in order to provide a 10-metre wide combination public/private boulevard space to meet the goals of the NYCSP.

Density, Height, Massing

This application has been reviewed against the secondary plan policies and design guidelines described in the Policy and Regulation Considerations Section of the Report. Given the site context, the proposed height and density are an overdevelopment of the site in the context of the NYCSP area and the surrounding *Neighbourhoods*. The proposed density of 13.13 times the site area greatly exceeds the maximum 1.99 permitted by the NYCSP. While some increase in density could be supported on the site, it would require that the building be well designed, massed to fit into the context, and that it address both Yonge Street and the area to the west, which is contemplated to contain a lower intensity of development.

The built form relationships and potential scale of development outside the current NYCSP border to the west of the subject site are being reviewed through the NYCSP review, however the proposed relationship of a 40-storey building to two-storey dwellings is not appropriate and will remain a challenging relationship to manage regardless of any new permissions being introduced.

The NYCSP states the street wall height should be a maximum 25 metres with tall buildings stepped back above this in order to achieve a pedestrian-scale street wall condition along Yonge Street. The proposed street wall height is 28.4m. It should be reduced to meet the policy requirement.

The proposal includes long and tall building frontages as well as a long tall building floorplate along Yonge Street that do not provide adequate interest and variation at the pedestrian level and sunlight access and skyviews from Yonge Street. Breaks in the base building frontage with greater setbacks on Yonge Street should be provided, as well as a lower base building height and additional tower setbacks and adjustments in tower floorplate above the base building.

Sun, Shadow, Wind

The applicant has submitted a Sun/Shadow Study for the proposal illustrating new shadows resulting from the proposed and surrounding developments. The result of the shadow study demonstrates notable shadow impacts on the opposite side of the

boulevard along Yonge Street and Johnston Avenue. Revisions should be made to the built form, including to base building height, building setbacks and tower floor plate size, as a first step to minimize shadow impacts.

The submitted Pedestrian Level Wind Study concludes that multiple areas on the development site and the public boulevards near the site are anticipated to have uncomfortable conditions for walking and/or standing. Mitigation measures are required, including building massing modifications. Tall wind screens are not acceptable for open spaces and pedestrian focused areas at grade.

Traffic Impact, Access, Parking

The applicant's submitted materials conclude that the proposed development will have moderate to negligible impact on the overall operation of the network's signalized and unsignalized intersections. Despite this conclusion, the following issues are required to be addressed:

- Existing Traffic Count
- Net Trip Generation
- Retail Trip Generation
- Background Growth
- Pick-Up/Drop-Off Activity
- Signal Timings
- On-site Signage and Wayfinding

Access to the site is proposed via a future widened laneway in the rear of the property. Vehicular parking will be provided via the proposed underground parking garage. In the event the application is approved in some form, the location of the proposed site access is acceptable but is subject to detailed design review via the Site Plan process.

The parking space requirements for the project are governed by the applicable parking provisions contained in the former City of North York Zoning By-law No. 7625. However, Zoning By-law 569-2013 was developed by City staff in order to update the parking requirements for developments. In addition, Zoning By-law No. 89-2022 was recently passed by City Council as an amendment to Zoning By-law 569-2013 in order to update the parking requirements for developments. Should the application be approved, the proposed parking rates would be in accordance with Zoning By-law No. 89-2022.

Servicing

A Functional Servicing and Storm Water Management Report has been submitted in support of the proposal. Revisions are required to confirm that no further upgrades to the servicing system is required or that there is adequate capacity available. Should these applications be approved, either the final order should be withheld, or a Holding Provision should be applied to the implementing Zoning By-law to ensure the Functional Servicing and Storm Water Management Report is revised to address the August 8, 2024, Engineering and Construction Services memorandum to the satisfaction of staff.

Parkland

The City of Toronto [Parkland Strategy](#) (PLS) is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The PLS assesses parkland provision, using the baseline of residential population against the area of parkland available across the city. According to the 2022 draft update to the PLS methodology, 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 (2022). Given the future expected growth both on the development site itself and the surrounding sites, the existing parkland will be further stressed if no new parks are created. This anticipated parkland deficit must be addressed through the creation of new parks to serve the future population.

In accordance with [Section 42 of the Planning Act](#), the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 residential units to a cap of 10% of the development site, as the site is less than five hectares, with the non-residential uses subject to a 2% parkland dedication rate. In total, the parkland dedication requirement is 251.6 square metres.

Should the application receive a positive decision in the future, the manner in which the parkland dedication requirement will be satisfied will be addressed at that time, including the potential for an off-site dedication that would expand an existing park or create a new park. The off-site dedication would be required to comply with Policy 3.2.3.8 of the City's Official Plan. The size and location of the off-site conveyance would be subject to the approval of the General Manager, Parks, Forestry & Recreation, with conveyance of parkland required prior to the issuance of the first Above Grade Building 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). Ten by-law regulated trees have been identified for removal, six of which are healthy City-owned trees. Due to utility conflicts with the current design, only two of the four proposed replacement City-owned trees are supported by Urban Forestry. No replacement private trees are currently proposed.

The overall building footprint needs to consider this context to ensure that adequate space is available for new plantings as required by the by-law mentioned above and the Toronto Green Standard.

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. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Should the proposal be approved Performance measures for the Tier 1 development features will be secured through the Zoning By-law which will include Automobile Infrastructure, Cycling Infrastructure and storage and collection of Recycling and Organic Waste.

Based on the net site area of the development, the site shall provide 464 cubic metres of soil volume to meet Tier 1 of the TGS. The applicant proposes 65 square metres of acceptable soil volume in the public right of way for two new tree plantings. Staff do not support the reduction in soil volume or lack of street trees. The building massing does not demonstrate that adequate soil volume can be provided on site or within the public right of way to achieve the necessary tree plantings. As a result, the following TGS standards have not been met: i) Tree Planting Areas and Soil Volume (EC1.1), and ii) Trees Along Street Frontages (EC 1.2).

Community Consultation

A Virtual Community Consultation Meeting was hosted by City staff on September 17, 2024. Approximately 80 members of the public attended, as well as the Ward Councillor. Following presentations by City staff and the Applicant, the following comments and issues were raised:

- Concerns about the proposed height and density and its impacts on the neighbourhood;
- Concerns about how the building transitions into the adjacent low-density neighbourhood west of the site;
- Concerns that the number of parking spaces is deficient given the high level of density proposed;
- Concerns regarding shadowing;
- Concerns about the lack of new infrastructure (e.g., school, parks, community services) to accommodate the proposed developments in the larger area; and
- Concerns about the increase in traffic in the area.

Summary of Issues to be Resolved

Based on the review of the applications, the staff concerns to be resolved include:

- the appropriate mix of land uses;
- the height, scale, density and massing of the development and fit of the development within the existing and planned context;
- Setbacks and separation distances, including relationships to, and impacts on, adjacent properties; and
- impacts to the public realm, including shadow and wind.

Conclusion

The proposal has been reviewed against the policies of the Provincial Policy Statement (2020), the Provincial Planning Statement (2024), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), and the Official Plan. Staff are of the opinion that the proposal is not consistent with the PPS (2020) and the PPS (2024), and that it conflicts with the Growth Plan (2020). Further, the proposal does not conform with the North York Centre Secondary Plan, particularly as it relates to mix of permitted uses, height, density and the building setback to Yonge Street. The proposal does not represent good planning and is not in the public interest. Staff recommend that Council refuse the application. Staff also recommend Council utilize the dispute resolution mechanisms under the Planning Act in an attempt to resolve the issues generally outlined in this Report with the application in its current form.

CONTACT

Stephen Gardiner, Senior Planner, Community Planning, Tel. No. (416) 392-5460, E-mail: Stephen.Gardiner@toronto.ca

SIGNATURE

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

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: North York Centre Secondary Plan Land Use Map
Attachment 5: North York Centre Secondary Plan Density Map
Attachment 6: North York Centre Secondary Plan Height Map
Attachment 7: Existing Zoning By-law Map

Applicant Submitted Drawings

Attachment 8: Site Plan
Attachment 9: East Elevation
Attachment 10: North Elevation

Attachment 1: Application Data Sheet

Municipal Address: 4696 YONGE ST **Date Received:** May 9, 2024

Application Number: 24 146352 NNY 18 OZ

Application Type: OPA & Rezoning

Project Description: The proposed development would remove the gas bar and commercial service station and replace these uses with a 40-storey mixed use building with 35,311.1 square metres of residential gross floor area and 718.8 square meters of ground floor retail gross floor area fronting Yonge Street for a total of 36,029.9 square meters and a floor space index of 13.13.

| Applicant | Agent | Architect | Owner |
|------------------------|-----------------------|---------------------|------------------------------------|
| 2288116 ONTARIO INC | SKALE DEVELOPMENTS | TURNER FLEISCHER | MAC'S CONVENIENCE STORES 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): 2,745 Frontage (m): 81 Depth (m): 29

| Building Data | Existing | Retained | Proposed | Total |
|-----------------------------|-----------------|-----------------|-----------------|---------------|
| Ground Floor Area (sq m): | 620 | 0 | 1,762 | 1,762 |
| Residential GFA (sq m): | | | 35,311 | 35,311 |
| Non-Residential GFA (sq m): | 620 | | 719 | 719 |
| Total GFA (sq m): | 620 | 0 | 36,030 | 36,030 |
| Height - Storeys: | 1 | | 40 | 40 |
| Height - Metres: | 5 | | 126 | 126 |

Lot Coverage Ratio (%): 64.18 Floor Space Index: 13.13

| Floor Area Breakdown | Above Grade (sq m) | Below Grade (sq m) |
|-----------------------------|---------------------------|---------------------------|
| Residential GFA: | 35,184 | 127 |
| Retail GFA: | 719 | |
| Office GFA: | | |
| Industrial GFA: | | |
| Institutional/Other GFA: | | |

| Residential Units by Tenure | Existing | Retained | Proposed | Total |
|------------------------------------|-----------------|-----------------|-----------------|--------------|
| Rental: | | | | |
| Freehold: | | | | |
| Condominium: | | | 536 | 536 |
| Other: | | | | |
| Total Units: | | | 536 | 536 |

Total Residential Units by Size

| | Rooms | Bachelor | 1 Bedroom | 2 Bedroom | 3+ Bedroom |
|---------------------|--------------|-----------------|------------------|------------------|-------------------|
| Retained: | | | | | |
| Proposed: | | 62 | 239 | 179 | 56 |
| Total Units: | | 62 | 239 | 179 | 56 |

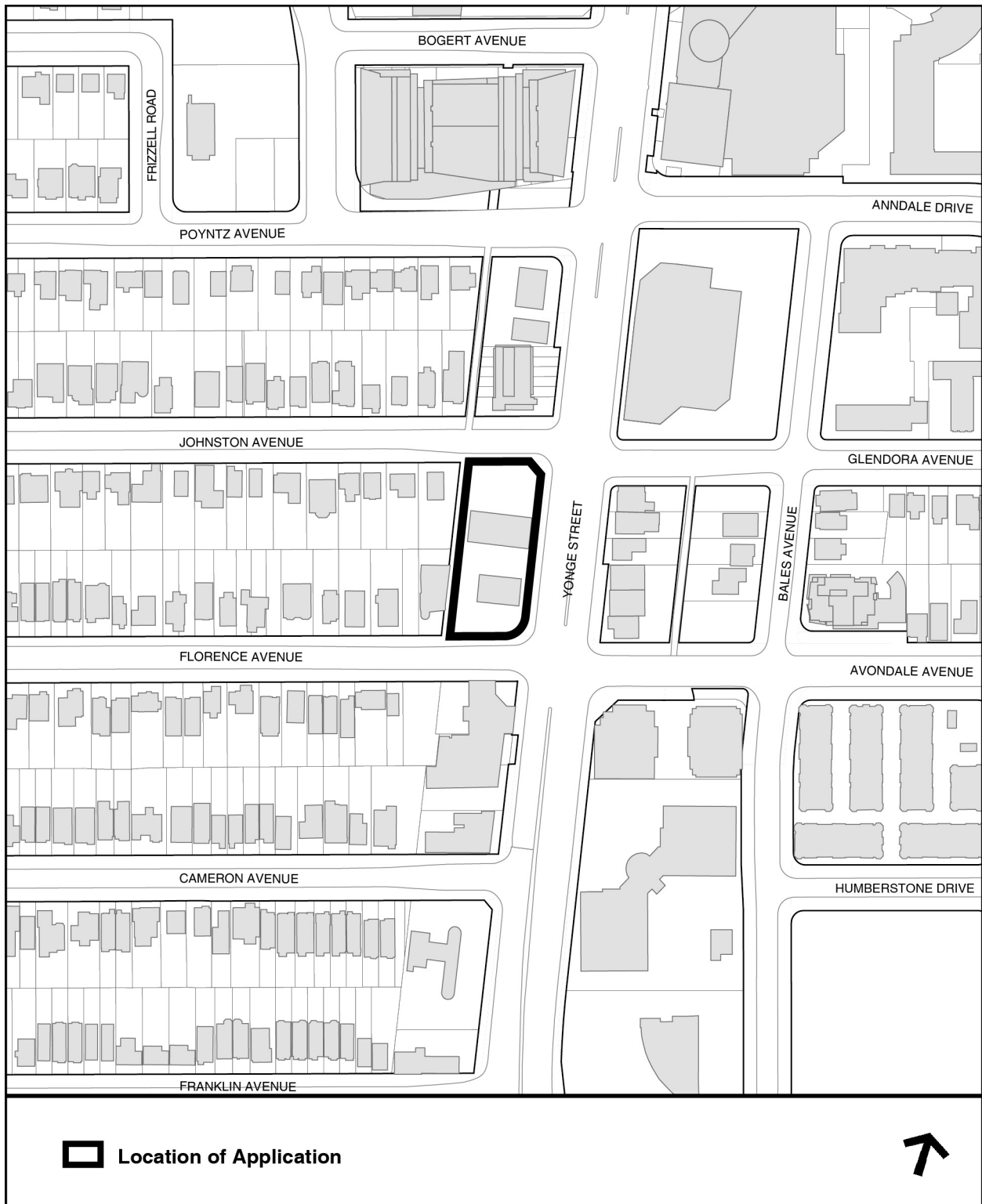
Parking and Loading

| | | | | | |
|-----------------|-----|-------------------------|-----|----------------|---|
| Parking Spaces: | 178 | Bicycle Parking Spaces: | 385 | Loading Docks: | 1 |
|-----------------|-----|-------------------------|-----|----------------|---|

CONTACT:

Stephen Gardiner, Senior Planner, Community Planning
(416) 392-5460
Stephen.Gardiner@toronto.ca

Attachment 2: Location Map

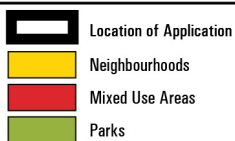


Attachment 3: Official Plan Land Use Map



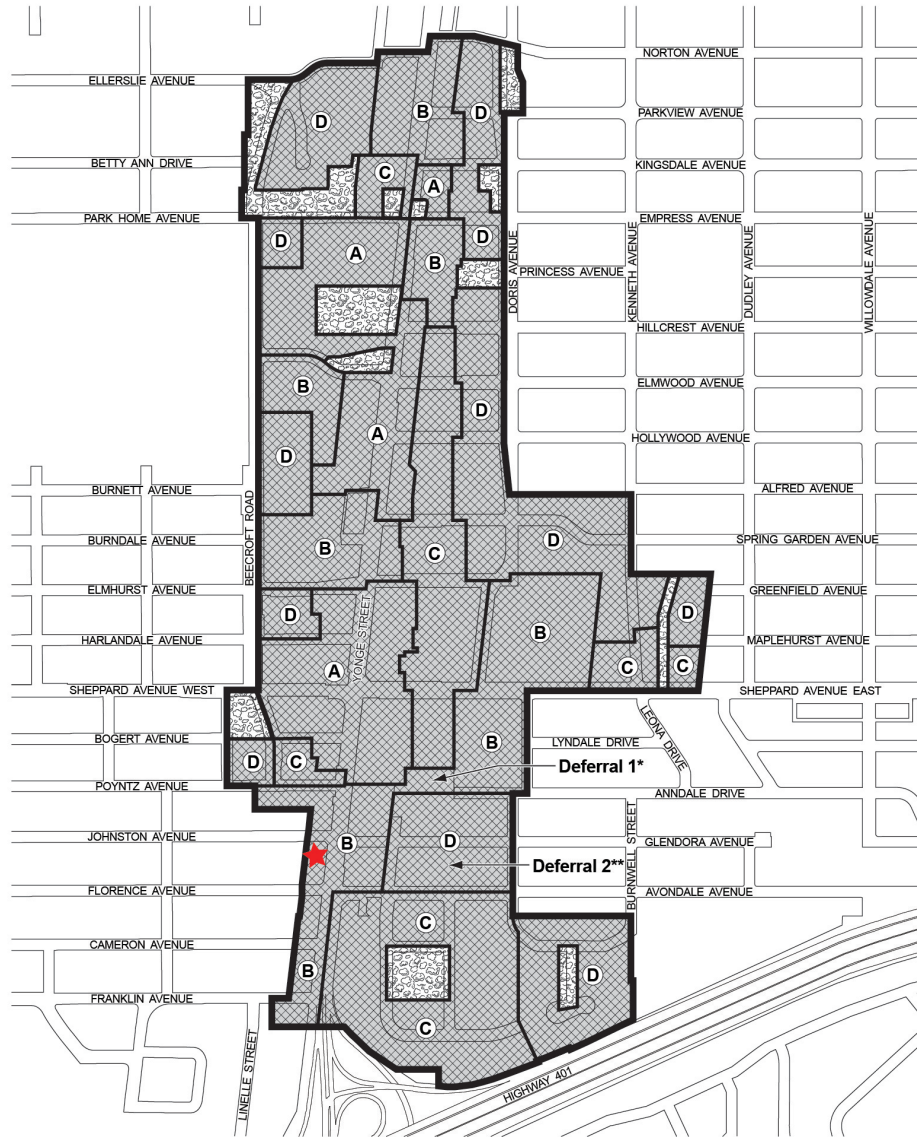
Official Plan Land Use Map 16

4696 Yonge Street
File # 24 146352 NNY 18 02



Not to Scale
Extracted: 05/13/2024

Attachment 4: North York Centre Secondary Plan Land Use Map



North York Centre Secondary Plan

MAP 8-3 North York Centre South Land Use Areas

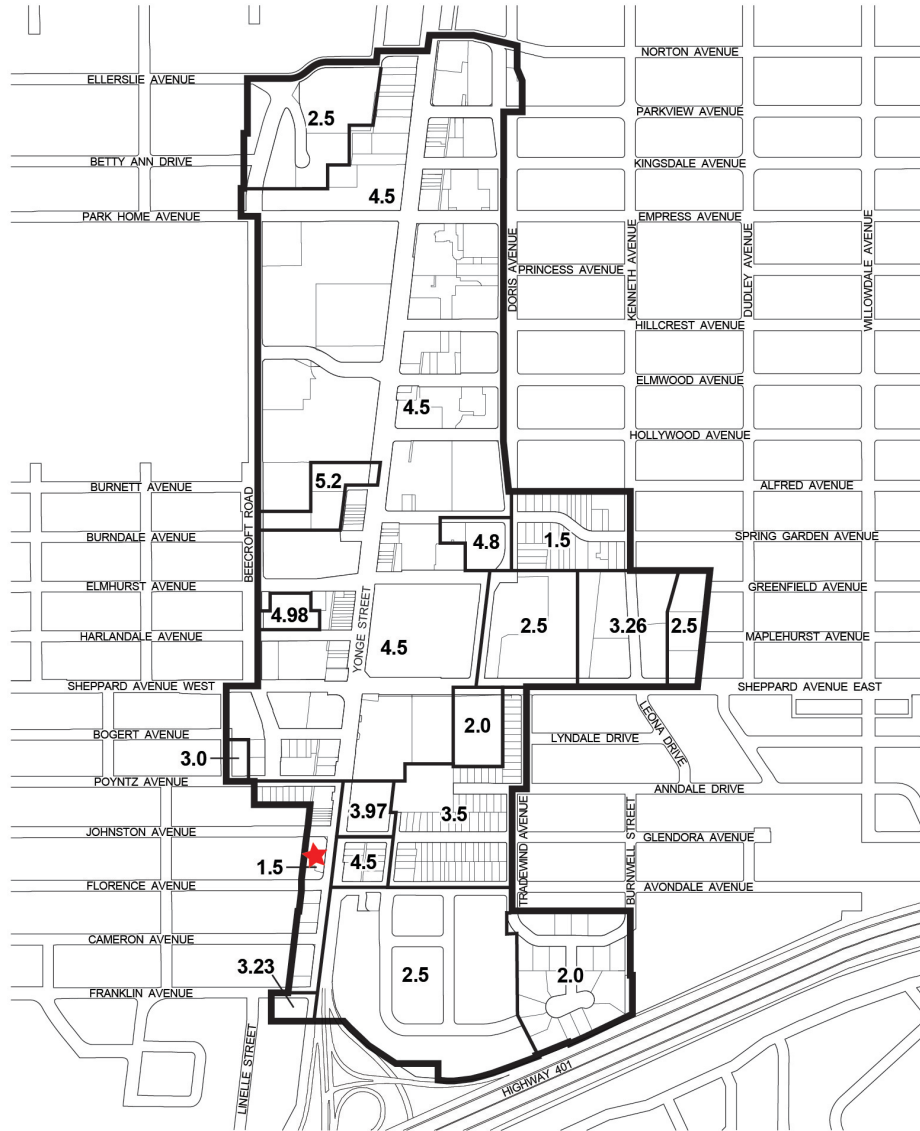
- Secondary Plan Boundary
- Mixed Use Areas
 - Area A - 0% Residential Use
 - Area B - Maximum 50% Residential Use
 - Area C - Maximum 100% Residential Use
 - Area D - Maximum 100% Residential Use
- Parks and Open Space Areas
- Subject Site - 4696 Yonge St

*Deferral 1 No decision made by Ministry on lands identified as Deferral 1
 **Deferral 2 Lands identified as Deferral 2 have not yet received approval from the OMB



December 2010

Attachment 5: North York Centre Secondary Plan Density Map



North York Centre Secondary Plan

MAP 8-6 North York Centre South Density Limits

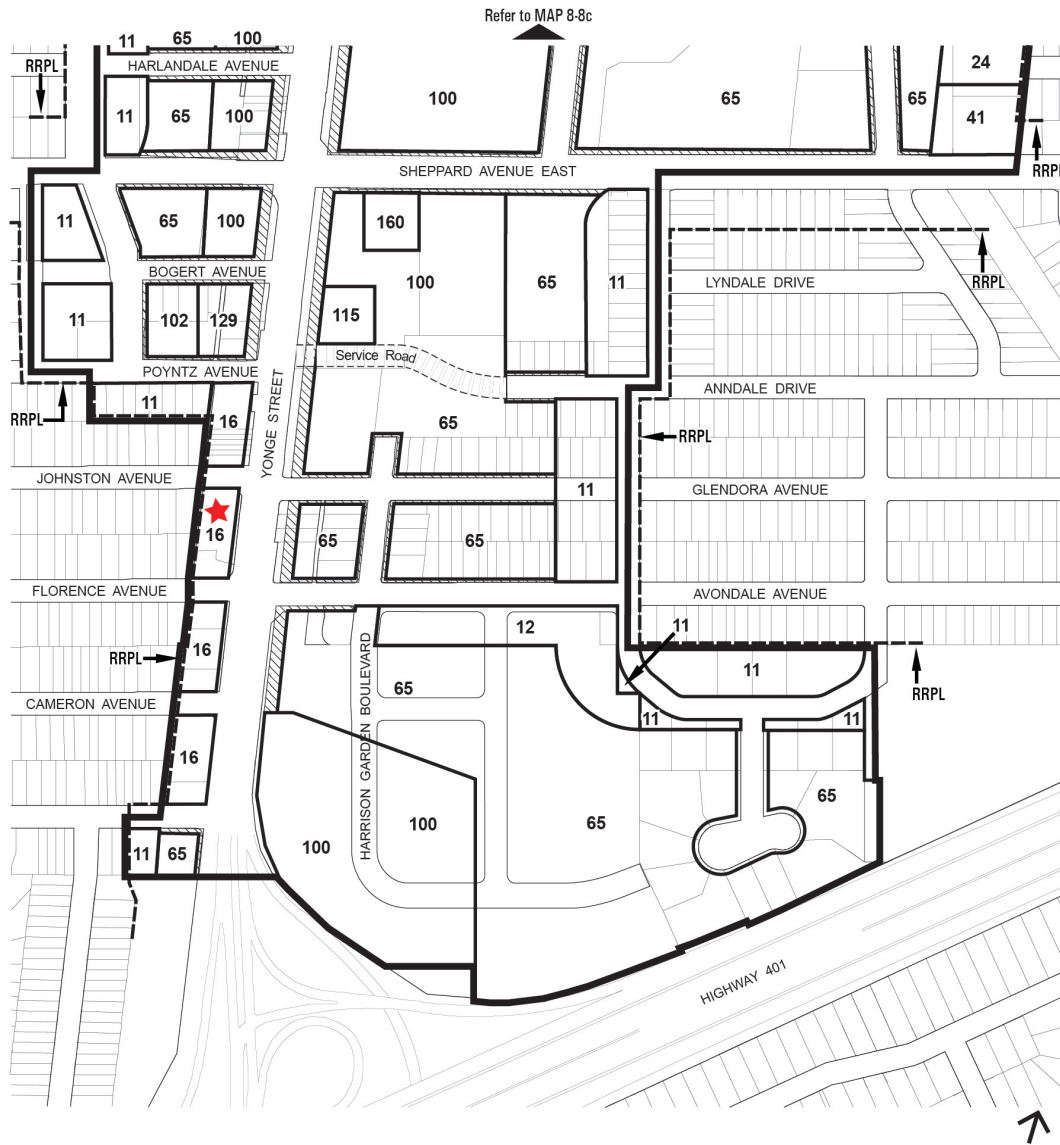
— Secondary Plan Boundary ★ Subject Site - 4696 Yonge St

Note: Density Limits are exclusive of density incentives and transfers



December 2010

Attachment 6: North York Centre Secondary Plan Height Map



North York Centre Secondary Plan

MAP 8-8d Maximum Height Limits

- | | |
|--------------------------------|---|
| Secondary Plan Boundary | The Lesser of 41m or 13 Storeys |
| The Lesser of 11m or 3 Storeys | Maximum 65m Above Grade |
| The Lesser of 12m or 4 Storeys | Maximum 100m Above Grade |
| The Lesser of 16m or 4 Storeys | Street Facade Limit as per Section 5.3 of this Secondary Plan |
| The Lesser of 24m or 7 Storeys | Relevant Residential Property Line (RRPL) |
| | Subject Site - 4696 Yonge St |



November 2015

Attachment 7: Existing Zoning By-law Map



Zoning By-law 7625

4696 Yonge Street

File # 24 146352 NNY 18 0Z



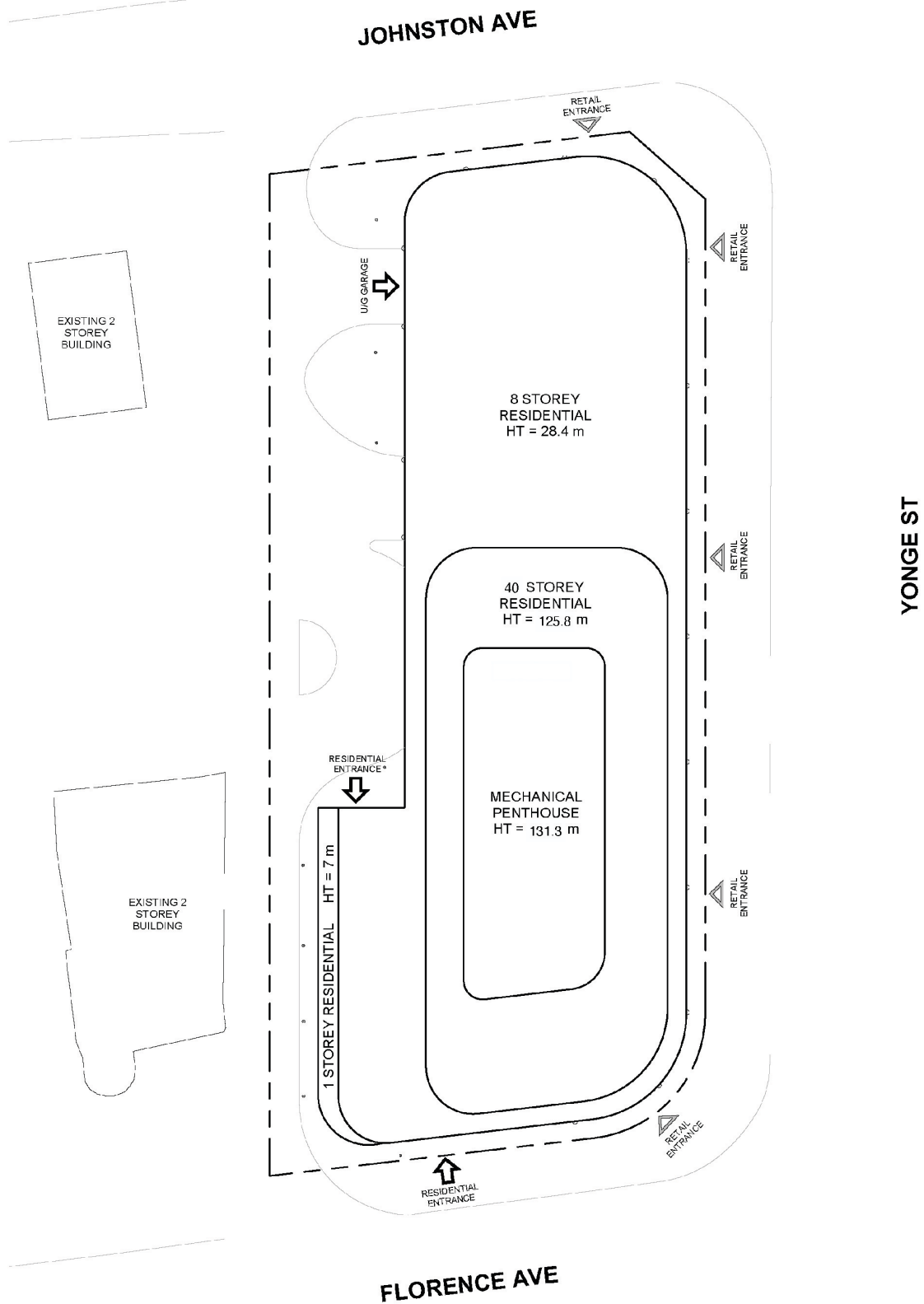
Location of Application

- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- R7 One-Family Detached Dwelling Seventh Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- O1 Open Space Zone



Not to Scale
Extracted: 05/13/2024

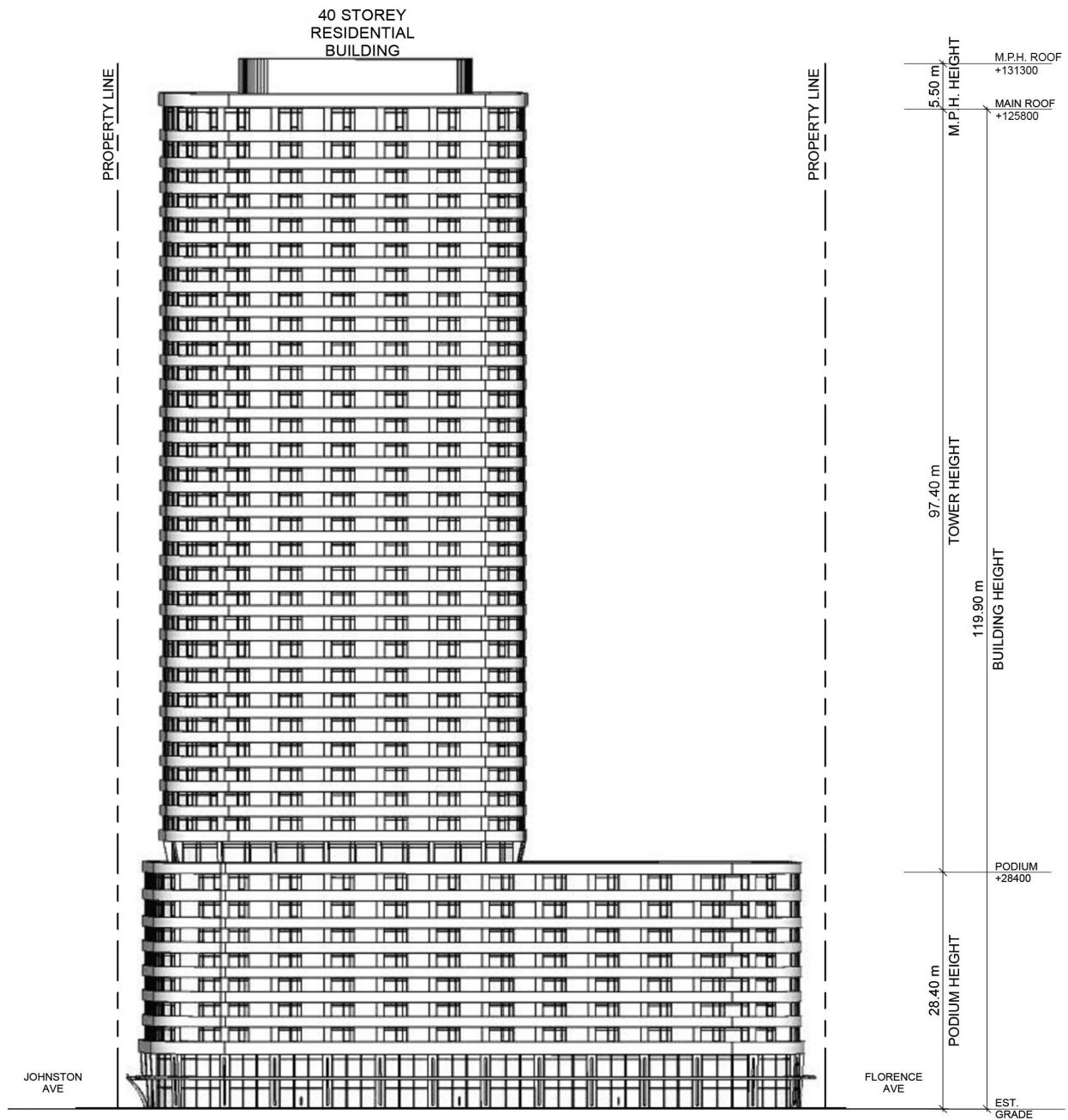
Attachment 8: Site Plan



Site Plan

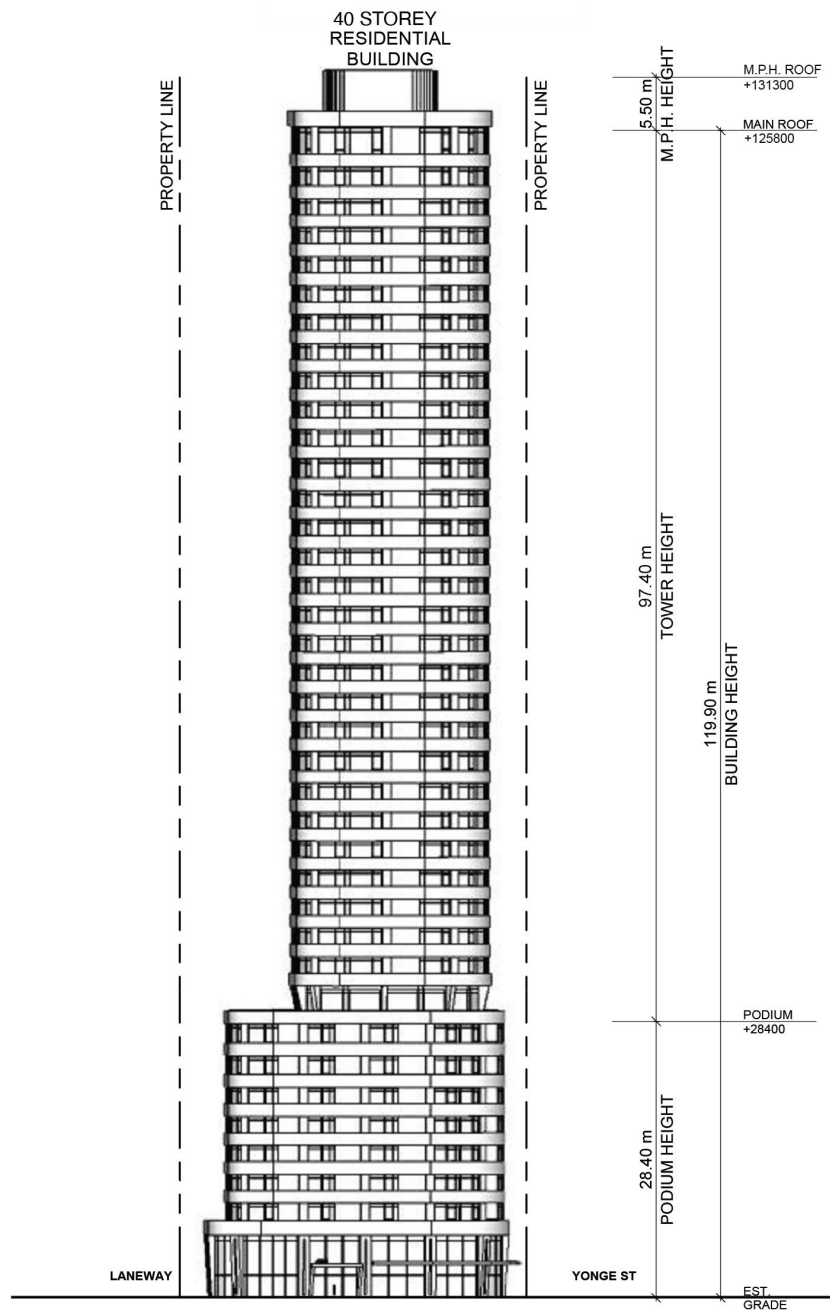


Attachment 9: East Elevation



East Elevation

Attachment 10: North Elevation



North Elevation