

## **2346 Yonge Street – Official Plan Amendment and Zoning Amendment Application – Decision Report – Refusal**

Date: November 18, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 8 - Eglinton-Lawrence

**Planning Application Number:** 24 146664 NNY 08 OZ

### **SUMMARY**

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This application proposes to develop a 56-storey (177.1 metres, plus 8.8 metres of mechanical penthouse) mixed-use building containing 407 residential units and 272.2 square metres of commercial space at-grade. The building would include a 3-storey podium with outdoor amenity space above, and a 53-storey tower. It would contain a combined Gross Floor Area (GFA) of 36,656 square metres, and overall density of 29.5 Floor Space Index.

This report reviews and recommends refusal of the application to amend the Official Plan and Zoning By-law because the outstanding issues could not be resolved within the legislated timeline for a decision of 120 days. Staff will continue discussions with the applicant in an effort to resolve outstanding issues.

### **RECOMMENDATIONS**

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

1. City Council refuse the application for the Official Plan Amendment and Zoning By-law Amendment (Application No. 24 146664 NNY 08 OZ) at 2346 Yonge Street for the reasons identified in this Report.
2. City Council authorize the City Solicitor, together with appropriate staff, to appear before the Ontario Land Tribunal in support of City Council's decision to refuse the application, in the event that the application is appealed to the Ontario Land Tribunal.
3. City Council authorize the City Solicitor and other appropriate staff to take any necessary steps to implement City Council's decision, including requesting any conditions of approval that would be in the City's interest, in the event an appeal of Council's decision is allowed by the Ontario Land Tribunal, in whole or in part.

## FINANCIAL IMPACT

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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.

## DECISION HISTORY

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A pre-application consultation (PAC) meeting was held on August 24, 2023. The current application was submitted on May 13, 2024 and deemed complete on September 3, 2024. A Preliminary Summary of the application is available here:

[Toronto.ca/2346YongeSt](https://toronto.ca/2346YongeSt). Staff conducted a Community Consultation Meeting for the application on November 6, 2024. Community consultation is summarized in the Comments section of this Report.

## SITE AND SURROUNDING CONTEXT

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**Site Description:** The site is located at 2346 Yonge Street, which is the northwest corner of Yonge Street and Orchard View Boulevard. The site is irregular in shape that generally forms a 'L', with a frontage of approximately 19.75 metres on Yonge Street, and a frontage of approximately 50 metres along Orchard View Boulevard, for a site area of 1,244.5 square metres.

**Existing Use:** The site currently contains a 2-storey commercial RBC bank building and an associated parking lot.

### Surrounding uses include:

**North:** Immediately north of the site are three-storey mixed use buildings with commercial uses at the first two storeys, and residential on the third story. An application (22 176294 NNY 08 OZ) was submitted at 2350-2352 Yonge Street for a 50-storey residential building, which has been appealed to the OLT. Further north to this site is the recently constructed Whitehaus Condo, which is a 31 storey residential building with retail commercial uses at grade.

**South:** Immediately south of the subject site is Orchard View Boulevard. Further south is the Yonge Eglinton Centre, which includes a 30-storey office building, a 22-storey office building, a 22-storey residential building and a 17- storey residential building as well as a three storey commercial building in the centre of the block.

**West:** Immediately west of the site is a 15-storey residential building with a mix of office and community uses in the base building including the Northern District Public Library branch. Further west are residential apartments and low-rise residential dwellings.

**East:** Immediately east of the site is Yonge Street. Further east are commercial and mixed use buildings of low-rise, mid-rise and high-rise built forms.

## PROPOSAL

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**Height:** 56-storey (177metres, plus a 8.8 metre mechanical penthouse)

**Gross Floor Area:** Total gross floor area of 36,655.7 square metres, of which 272.2 square metres are non-residential, and 36,383.5 square metres are residential.

**Density (Floor Space Index):** 29.5 times the area of the lot.

**Unit count:** 407 units, of which 256 are one-bedroom (62.9%), 121 are two-bedrooms (29.7%), 30 (7.4%) are three-bedrooms.

**Access, Parking, and Loading:** Vehicular access to the site is proposed from Orchard View Boulevard. No long-term residential parking spaces are proposed. Three pick-up and drop-off spaces, including one barrier-free space, are proposed as visitor parking for both residential and commercial users. One Type G loading space is proposed. In terms of bicycle parking, 461 spaces are proposed, of which 367 are long-term spaces and 82 are short-term spaces, and 12 are public spaces at-grade.

### Additional Information

See Attachments 1-5 of this report for a location map, Application Data sheet, three dimensional representations of the project in context and a site plan of the proposal. The Application Data Sheet contains additional details on the proposal including: site area and dimensions; floor area; unit breakdowns; and parking counts. All plans and reports submitted as part of the application can be found on the City's Application Information Centre at: [www.toronto.ca/2346YongeSt](http://www.toronto.ca/2346YongeSt)

### Reasons for Application

The Official Plan Amendment application is to amend the Yonge-Eglinton Secondary Plan which requires a minimum of 10% of the proposed units to be three-bedroom units. The proposed development has 7% three-bedroom units.

A site specific Zoning By-law amendment application is also required to facilitate the proposed height and density and set appropriate development standards.

## APPLICATION BACKGROUND

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### Application Requirements

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

- Block Context Plan
- Community Services and Facilities Study
- Energy Strategy Report

- Environmental Noise & Vibration Assessment
- Functional Servicing and Stormwater Management Report
- Geotechnical Engineering Report
- Hydrogeological Review Report
- Landscape and Soil Volume Plans
- Pedestrian Wind Assessment
- Planning Report
- Public Consultation Plan
- QL-A Report: Subsurface Utility Engineering (SUE)
- Sun/Shadow Study
- Transportation Impact Study
- Tree Inventory and Preservation Plan

### **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 Planning Statement (2024), and shall conform to provincial plans.

### **Official Plan**

The Official Plan Urban Structure Map 2 identifies the site as an Avenue. The land use designation for the site is Mixed Use Areas on Map 17 of the Official Plan. More specifically, it is designated as Mixed Use Areas “B” on Map 21-4 of the Yonge-Eglinton Secondary Plan (OPA 405). In the Yonge-Eglinton Secondary Plan (YESP) the site is within the Montgomery Square Special Place Character Area. The Montgomery Square Special Place Character Area is intended to be “the civic heart of Midtown with its concentration of historic buildings, community service facilities and shops that line Yonge Street. The heights of tall buildings will scale down in height away from the Yonge-Eglinton intersection”. The character area has a height range of 20 to 30 storeys. In addition, a mid-block connection is required at the rear of the site as shown on Map 21-9.

On July 19, 2022, City Council adopted OPA 570 which delineated a Protected Major Transit Station Area for Eglinton Station, a PMTSA with a proposed minimum density target of 600 people and jobs per hectare. The minimum density target assigned to this site is 2.5 times the area of the lands. The MTSA/PMTSAs are currently pending approval from the Province.

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/>.

## **Zoning**

The site is subject to Zoning By-law 569-2013. The site is zoned Commercial Residential (CR), with a density of 3 times the area of the lot and a height limit of 16 metres. 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 Buildings Design Guidelines;
- Midtown Public Realm Implementation Strategy;
- Growing Up Guidelines for Children in Vertical Communities;
- Pet Friendly Design Guidelines for High Density Communities; and
- Toronto Green Standard.

## **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 proposal is subject to Site Plan Control. As of the date of this report, a Site Plan Application has not been submitted.

## **COMMENTS**

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### **Provincial Planning Statement**

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the Provincial Planning Statement (2024). Municipalities are to consider matters such as but not limited to the establishment of appropriate coordination, provision of appropriate built form, and supplying a full range of housing.

The policies are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the PPS represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any of the policies of the Plans.

The PPS and Section 6.1 states that Municipal Official plans are the most important vehicle for implementation of the PPS and for achieving comprehensive, integrated and long term planning. Official plans shall identify provincial interests and set out appropriate land use designations and policies. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and facilitate development in suitable areas.

The PPS also states that planning authorities should identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas.

The YESP was updated and approved by the Province in 2019 and OPA 570 was adopted by City Council in 2022.. The YESP builds on the Official Plan to articulate a vision for this area. OPA 570 establishes minimum densities for lands within the PMTSA. While this amendment was adopted in 2022, it has yet to be approved by the Province.

The PPS also states that in order to protect provincial interests, planning authorities shall keep their official plans up-to-date with the PPS and that the policies of the PPS continue to apply after adoption and approval of an Official Plan. Although the YESP has not yet been updated to be consistent with the 2024 Provincial Planning Statement, Staff's review of the application takes both the existing YESP and the PPS into consideration; and has considered OPA 570

The site is located within the city approved Eglinton Station PMTSA with a proposed minimum density target of 600 people and jobs per hectare and has assigned a minimum density of 2.5 times the lot area. Presently, the minimum density target has already been met, and exceeded significantly based on the existing and proposed density in the area. Additional density is currently not required to meet required minimum targets.

The proposed application given its excessive height and density does not achieve an appropriate built form for the area as envisioned through the official plan and secondary plan. The height, at 56 stories is significantly taller than what is permitted within the Montgomery Square character area (20-30 stories). This character area has been established with a lower height limit than the Yonge-Eglinton Crossroads character area (35 to 65 stories) to the south as buildings within this character are intended to step down as they move away from the Yonge-Eglinton intersection. The height ranges for Montgomery Square would then pick up on the lowest heights in Yonge-Eglinton Crossroads and then descend further.

From a proposed density standpoint, the application proposes a density of 29.5 times the lot area whereas OPA 570 established a minimum density of 2.5 times. This is over 11 times more than what the City has proposed. This excessive density is a direct result of the lot being too small and the height being too great to support a tall building in this location that conforms with the secondary plan. The small lot size results in the scale of the building being inappropriate as specific development standards such as building separation, setbacks and stepbacks that are not being achieved. These are further explained further in the report.

The subject application is also proposing fewer three-bedroom units than the 10% standard that is required by the YESP which identifies the need of the City. Section 2.2 of the PPS states land use planning is to address the full range of housing options including affordable housing needs. Section 2.4.1.2 states that to support the achievement of complete communities, a range and mix of housing options should be planned. The reduction of three-bedroom units and the lack of proposed affordable housing does not meet this policy objective.

Given the above, the subject application is not consistent with the PPS, as it fails to meet the policies of the official plan and secondary plan for the intended character area and also does not meet specific development standards to support a tall building in this location. Further, it does not provide a mix of housing envisioned through the secondary plan, nor does it provide any affordable housing.

## **Land Use**

This application has been reviewed against the official plan policies and secondary plan policies as per the Policy and Regulation Considerations Section of the Report as well as the policies of the Official Plan as a whole.

The YESP designates the site Mixed Use Areas “B” and identifies Yonge Street as a Priority Retail Street. Mixed Use Areas “B” consists of residential, office and civic clusters around transit stations and along Yonge Street, Eglinton Avenue West and Merton Street. A mix of residential, retail and service, office, institutional, entertainment and cultural uses will be permitted.

The commercial and office uses on Yonge Street contributes to the character and vitality of the area. The subject development proposes 272 square metres of commercial space, a reduction of 1,735 square metres from the existing 2,007 square metres. This section of Yonge Street is characterized by commercial and office uses on the second floor, which is also reflected in newer developments such as the Whitehaus Condo at 2364 Yonge Street. As such, the proposed development should be revised with consideration for more commercial uses, including commercial uses on the second floor. To support complete communities, Section 2.4.1.2 of the PPS speaks to creating more mixed use development to accommodate significant population and employment growth. The 272 square metres of commercial space being proposed is currently inadequate.

## **Context and Lot Consolidation**

The subject development is proposing a tower setback of 0.229 metres to the site to the north. As previously discussed, the site is adjacent to 2350-2352 Yonge Street, where a 50-storey building is proposed (22 176294 NNY 08 OZ). That application has been appealed to the OLT and is awaiting scheduling of a hearing. The applicant for the current application at 2346 Yonge is a party to that OLT proceeding and has been participating throughout the process.

The proposed development at 2350-2352 Yonge Street proposes no tower setback to the subject site. Combined, this forms a condition of two towers directly adjacent to

each other with essentially no setbacks proposed. This condition is of significant concern to staff. As currently proposed, the proposal has not demonstrated that the site can accommodate a tall building. The Tall Building Guidelines state that developments should have a tower setback of at least 12.5 metres to the property lines to ensure at least a 25 metre separation distance between towers. This separation is important in terms of minimizing negative impacts on the public realm and neighbouring properties, such as adverse shadowing, pedestrian-level wind, and blockage of sky view, and to maximize the environmental quality of building interiors, including daylighting, natural ventilation, and privacy for building occupants. A separation of 0.229 metres, as proposed, is not an acceptable condition.

Furthermore, the subject site and 2350-2352 Yonge Street, forms a combined tower floor plate of approximately 1,179 square metres as both buildings are essentially touching one. Together, this floorplate is significantly larger than the 750 square metres floor plate contemplated by the Tall Building Guidelines which contemplates new tall buildings to be organized and sited in a manner that provide appropriate spacing between buildings and adjacent streets and lanes.

Given the above, the subject site on its own has not demonstrated that the site can accommodate a tall building. Other options, such as a change in built form or a consolidation with neighboring properties should be considered to achieve orderly development on the subject lands.

## **Height and Massing**

In the Yonge-Eglinton Secondary Plan (YESP) the site is within the Montgomery Square Special Place Character Area. The Montgomery Square Special Place Character Area is intended to be “the civic heart of Midtown with its concentration of historic buildings, community service facilities and shops that line Yonge Street. The heights of tall buildings will scale down in height away from the Yonge-Eglinton intersection”. The character area has a height range of 20 to 30 storeys. The proposed height of 56 storeys does not meet the general intent of the heights, density and character for the Montgomery Square character area and does not allow for a scale down in height away from the Yonge-Eglinton intersection.

Section 2.1.1 states not all areas within the Secondary Plan area will experience the same levels of intensification. Furthermore, Centres, such as the Yonge-Eglinton Centre, which this site is not located in, is intended to be an area of major economic activity which is to accommodate significant population and employment growth. The Yonge-Eglinton Crossroads Character Area has a height range of 35-65 storeys. Policy 1.3.5 a. further states building heights will peak at the Crossroads of Yonge and Eglinton with gradual transition down in building heights in all directions. Per the policy directions above, a site located in the Montgomery Square Special Place Character Area should not have the same density and height of developments located within the Yonge-Eglinton Centre. Given the above, the proposed development does not conform to the Secondary Plan as it does not respect the established urban structure and does not provide a gradual transition from the Yonge-Eglinton Centre.

In terms of massing, the proposed tower does not provide appropriate setbacks from the public realm. The portion of the tower that faces Yonge Street provides minimum setbacks from the podium, and at times overhang the podium. Towers with this condition establishes an overwhelming street proportion and create an oppressive sense of pedestrian scale. As such, proposed the tower should be further setback from Yonge Street.

## **Public Realm**

As previously noted, Yonge Street is a Priority Retail Street. The ground floor is setback 2.5 metres which provides for a pedestrian clearway from the curb face of Yonge Street to the building face of 7.30 metres. This distance would be consistent with other recent applications along Yonge Street. Orchard View Boulevard is also identified as a Priority Local Street, which is to be prioritized for improvements such as wider sidewalks and cycling facilities. Additional setbacks should be provided on the Orchard View Boulevard frontage. Opportunities for improvement to the public realm should be investigated, with measures such as the creation of expanded public realm, privately-owned publicly accessible spaces (POPs), the provision of additional street trees, and the provision of public art. Furthermore, the corner at the Yonge Street and Orchard View Boulevard should be further reviewed to allow for expanded pedestrian and retail activity.

## **Sun, Shadow, Wind**

The YESP requires developments to be located and designed to provide adequate access to sunlight on the existing Northern Secondary School playfield. The submitted shadow study indicates that the proposed development includes new shadowing on the outdoor field of Northern Secondary School playfield on the March 21 equinox at 2:18 p.m. and 3:18 p.m. and on 3:18 p.m. during the September equinox. As previously described, the combined floor plate with the subject development and 2350-2352 Yonge Street will result in both larger and slow-moving shadows. The proposed development should be revised to minimize shadowing.

A Pedestrian Level Wind Study prepared by SLR Consulting was submitted to evaluate wind conditions. The study concludes the sidewalks surrounding the proposed development and any entrances will have suitable wind conditions. However, wind safety and comfort concerns are noted on the Level 4 terrace during winter, and the conditions for the proposed outdoor amenity areas annually. Changes to the built form, additional sculpting of the building, and other forms of mitigation would be required to address the above noted conditions.

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

As previously described, no long-term residential parking spaces are proposed. Three pick-up and drop-off spaces, including one barrier-free space, are proposed as visitor parking for both residential and commercial users. Based on By-law 89-2022 under "Parking Zone A", a minimum of six visitor parking spaces are required for the proposed development. Furthermore, a total of one accessible parking space is provided, which does not meet the minimum requirement of nine spaces. Transportation Services has not accepted the proposed reduction in parking spaces.

A Transportation Impact Study by LEA was also submitted to assess the subject development's impact on traffic. The report estimates that the proposed development will generate 187 and 175 new two-way person multi-modal trips in the weekday morning and afternoon hours, respectively for the residential users. Of the 187 and 175 trips, 9 are automobile trips. The study concludes that the proposed development will have a minor impact on the overall operation of the other network signalized and unsignalized intersections. Transportation Services has not accepted the study and requires a revised study to address issues identified by staff.

### **Transportation Demand Management (TDM)**

Staff have reviewed the proposed TDM and requires confirmation on which TDM measures will be implemented for the project. "Recommendations/Considerations" cannot be accepted as TDM measures. Furthermore, a stronger TDM plan is required for this site to address the site related vehicular traffic issues and satisfy the requirements in the Toronto Green Standard.

### **Road Widening**

A 0.4 metre road widening is required along the frontage of Yonge Street and a 5.0 metre corner rounding at the south-east corner of the site. All required setbacks must be based on the new property lines. Road widenings and corner roundings are often required when development occurs in order to meet the policy direction in Section 2.2 of the Official plan.

### **Servicing**

Engineering Services staff has reviewed the subject application and requires revisions to the Functional Servicing and Stormwater Management Report prepared by Counterpoint Engineering to demonstrate that the City requirements can be met and sufficient capacity exists to accommodate the proposed development. If approved, Engineering Services would require that a 'Holding' symbol to be placed on the subject property until capacity can be confirmed, and secure any identified improvements that would need to be implemented. This would conform with section 5.1.2 of the official plan.

### **Open Space/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 4 -12 square metres of parkland per person, which is below 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 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(3) 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 (5) hectares, with the non-residential uses subject to a 2% parkland dedication rate. In total, the parkland dedication requirement is 123.7 square metres. Should this application be approved in some form, Parks, Forestry & Recreation as per the Toronto Municipal Code Chapter 415-26 would accept the conveyance of lands off-site that would expand an existing park or create a new park as the required parkland dedication.

If the Applicant has demonstrated, to the satisfaction of the General Manager, Parks, Forestry & Recreation, that the pursuit of an off-site parkland dedication has not been successful, payment of cash-in-lieu of parkland would be required.

### **Privately-Owned Publicly Accessible Open Space (POPS)**

The Yonge-Eglinton Secondary Plan requires a north-south mid-block connection at the rear of the property. A 3 metre wide pedestrian pathway has been proposed at the rear of the property which connects to a path on the Northern District Library, ultimately leading to Helendale Avenue. The required easement, detailed design and configuration could be addressed through a Site Plan application.

### **Urban Forestry**

The City's Official Plan outlines objectives for the integration and balancing of environmental needs, namely tree canopy cover, while the Toronto Green Standard specifies minimum soil volume requirements that must be achieved by all new developments. As proposed, Urban Forestry does not support the development in its current form because it does not adequately consider the enhancement of the urban forest. Revisions to the above and below-ground footprint and design will be required to ensure new trees can be adequately accommodated.

### **Amenity Space**

Zoning By-law 569-2013 requires a combined amenity space of 4.0 square metres per unit, of which at least 2.0 square metres for each dwelling unit is for indoor amenity space and at least 40.0 square metres is outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space.

The subject site is proposing an indoor amenity space of 710.2 square metres, for a rate of 1.74 square metres per unit. For outdoor amenity space, the subject site is proposing 635.1 square metres, for a rate of 1.56 square metres per unit. Amenity spaces are provided on level 4 of the building, where indoor and outdoor amenity spaces are adjoining. The applicant should revise the proposal to increase the outdoor and indoor amenity space and meet the minimum of 2.0 square metres of amenity space per

dwelling unit. There has been no rationale provided as to why this by-law cannot or should not be achieved.

Furthermore, outdoor amenity space provided on floor 12 is narrow, with a width of 1.45 metres and at some locations further disrupted by the building's support pillar. The outdoor amenity space on this floor should be reconfigured to be an usable space.

### **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.

### **Community Consultation**

A Virtual Community Consultation Meeting was hosted by City staff on November 6, 2024, approximately 30 people participated, as well as the Ward Councillor. Following a presentation by City staff and the applicant, the following comments and issues were raised:

- Concerns for the lack of tower separation to the development at 2350-2352 Yonge Street
- Lack of new infrastructure in the area (such as school, hospitals, and police stations)
- Lack of parking in the proposed development
- Concern for flooding events from paved surfaces
- Building being too tall and dense for the area
- Lack of affordable units being proposed
- Concern for wind tunnels
- Lack of family size units

### **Conclusion**

This report reviews and recommends refusal of the application to amend the Official Plan and Zoning By-law because the proposed development is not consistent with the Provincial Planning Statement (2024). The proposal does not conform with the Official Plan and the Yonge Eglinton Secondary Plan (YESP).

### **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

### **Applicant Submitted Drawings**

Attachment 5: Site Plan

Attachment 6: 3D View – Northwest

Attachment 7: 3D View – Southeast

## APPLICATION DATA SHEET

**Municipal Address:** 2346 YONGE ST      **Date Received:** May 10, 2024

**Application Number:** 24 146664 NNY 08 OZ

**Application Type:** OPA / Rezoning, OPA & Rezoning

**Project Description:** This application proposes to develop a 56-storey mixed-use building containing 407 residential units and 272.2 square-meters metres of commercial space at-grade. The building will would feature include a 3-storey podium with outdoor amenity space above, and a 53-storey tower. It will would contain a combined Gross Floor Area (GFA) of 36,656.0 square-metersmetres, and overall density of 29.5 Floor Space Index.

|                  |              |                  |                        |
|------------------|--------------|------------------|------------------------|
| <b>Applicant</b> | <b>Agent</b> | <b>Architect</b> | <b>Owner</b>           |
| DIAMOND CORP     |              |                  | 297506 ONTARIO LIMITED |

## EXISTING PLANNING CONTROLS

|                            |                                       |                           |
|----------------------------|---------------------------------------|---------------------------|
| Official Plan Designation: | Mixed Use Areas                       | Site Specific Provision:  |
| Zoning:                    | CR 3.0 (c2.0;<br>r2.5) SS2<br>(x2433) | Heritage Designation:     |
| Height Limit (m):          |                                       | Site Plan Control Area: N |

## PROJECT INFORMATION

Site Area (sq m): 1,245      Frontage (m): 20      Depth (m): 50

| <b>Building Data</b>        | <b>Existing</b> | <b>Retained</b> | <b>Proposed</b> | <b>Total</b>  |
|-----------------------------|-----------------|-----------------|-----------------|---------------|
| Ground Floor Area (sq m):   | 557             |                 | 782             | <b>782</b>    |
| Residential GFA (sq m):     |                 |                 | 36,384          | <b>36,384</b> |
| Non-Residential GFA (sq m): | 2,007           |                 | 272             | <b>272</b>    |
| <b>Total GFA (sq m):</b>    | <b>2,007</b>    |                 | <b>36,656</b>   | <b>36,656</b> |
| Height - Storeys:           | 2               |                 | 56              | <b>56</b>     |
| Height - Metres:            | 11              |                 | 177             | <b>177</b>    |

Lot Coverage Ratio (%): 0.8      Floor Space Index: 29.5

| <b>Floor Area Breakdown</b> | <b>Above Grade (sq m)</b> | <b>Below Grade (sq m)</b> |
|-----------------------------|---------------------------|---------------------------|
| Residential GFA:            | 36,384                    |                           |
| Retail GFA:                 | 272                       |                           |
| Office GFA:                 |                           |                           |
| Industrial GFA:             |                           |                           |
| Institutional/Other GFA:    |                           |                           |

| <b>Residential Units<br/>by Tenure</b> | <b>Existing</b> | <b>Retained</b> | <b>Proposed</b> | <b>Total</b> |
|--|-----------------|-----------------|-----------------|--------------|
| Rental:                                |                 |                 |                 |              |
| Freehold:                              |                 |                 |                 |              |
| Condominium:                           |                 |                 | 407             | 407          |
| Other:                                 |                 |                 |                 |              |
| <b>Total Units:</b>                    |                 |                 | <b>407</b>      | <b>407</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:           |              |                 | 256              | 121              | 30                |
| <b>Total Units:</b> |              |                 | <b>256</b>       | <b>121</b>       | <b>30</b>         |

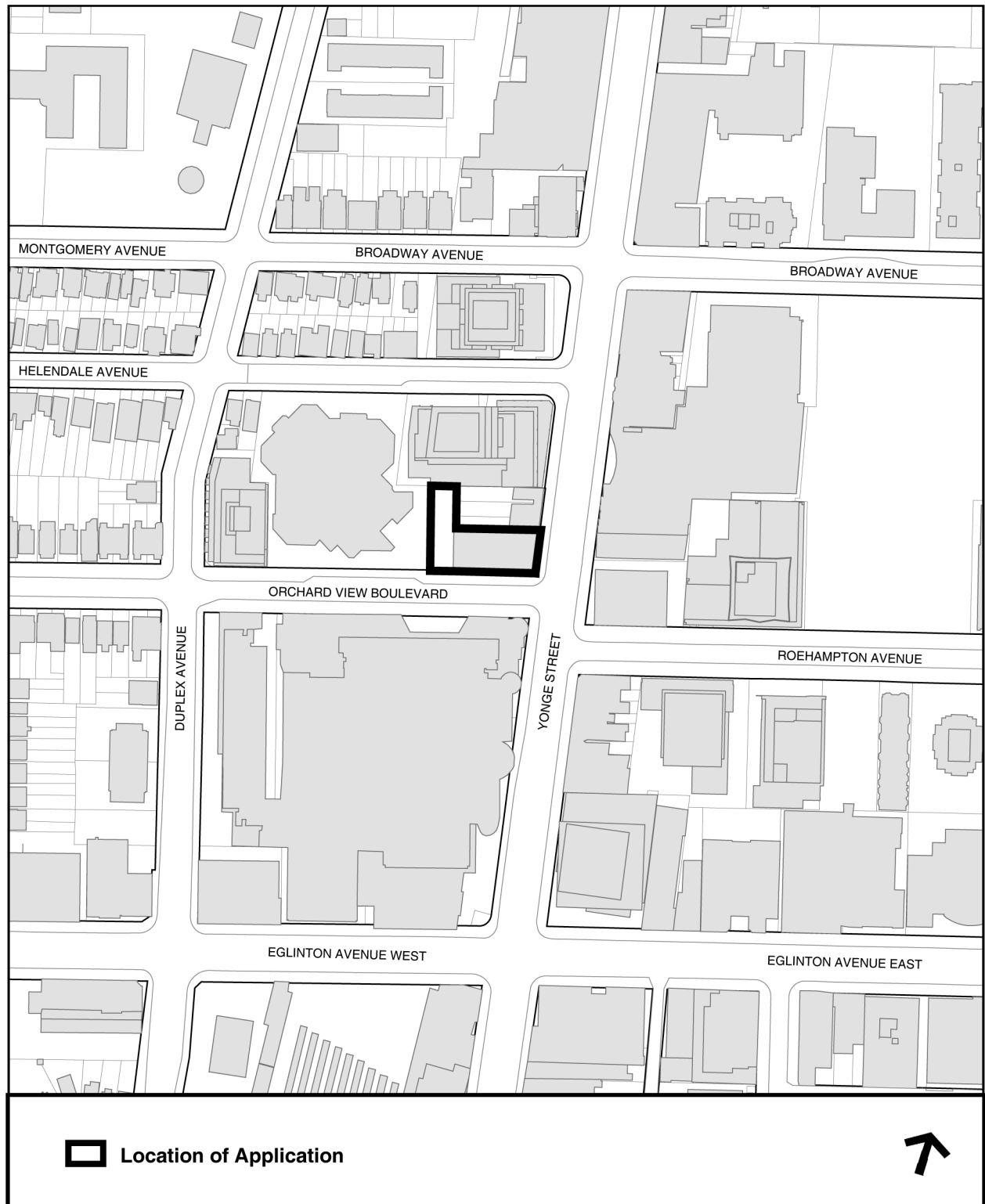
#### **Parking and Loading**

Parking Spaces: 3      Bicycle Parking Spaces:      Loading Docks: 1

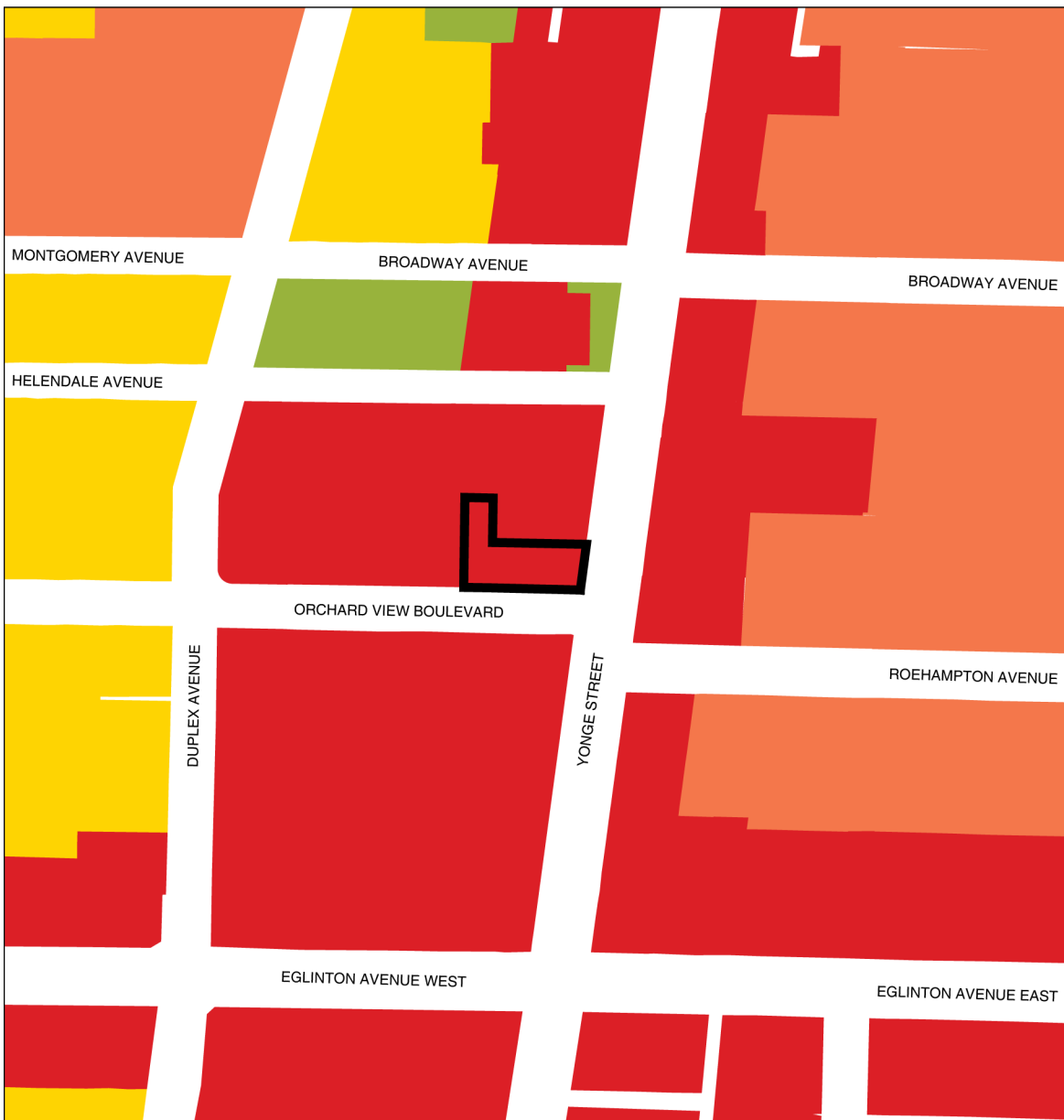
#### **CONTACT:**

Angela Zhao, Senior Planner, Community Planning  
416-338-8083  
Angela.Zhao@toronto.ca

## Attachment 2: Location Map



### Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 17

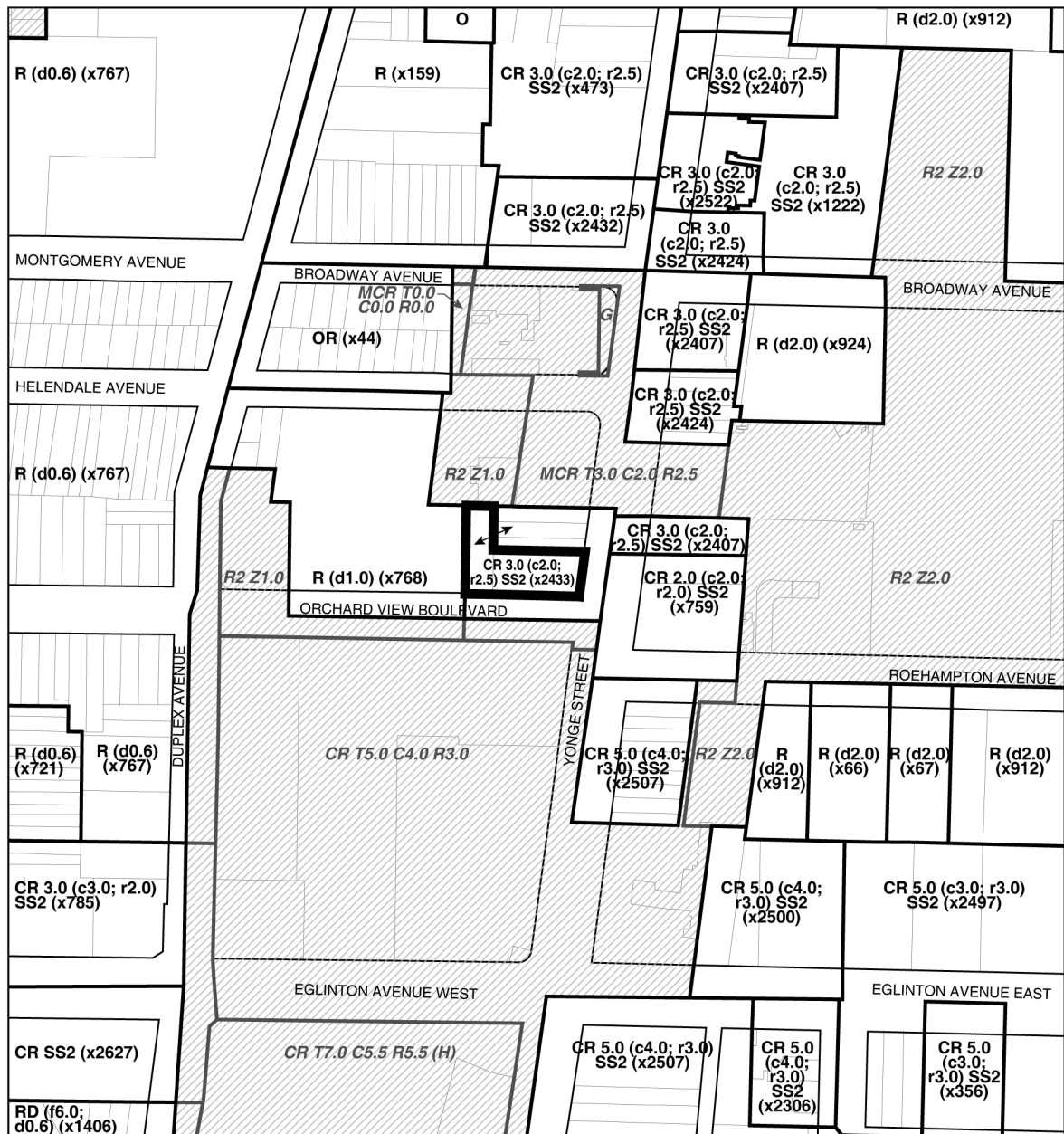
2346 Yonge Street

File # 24 146664 NNY 08 02



↑  
Not to Scale  
Extracted: 05/13/2024

## Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

2346 Yonge Street

File # 24 146664 NNY 08 02

Location of Application

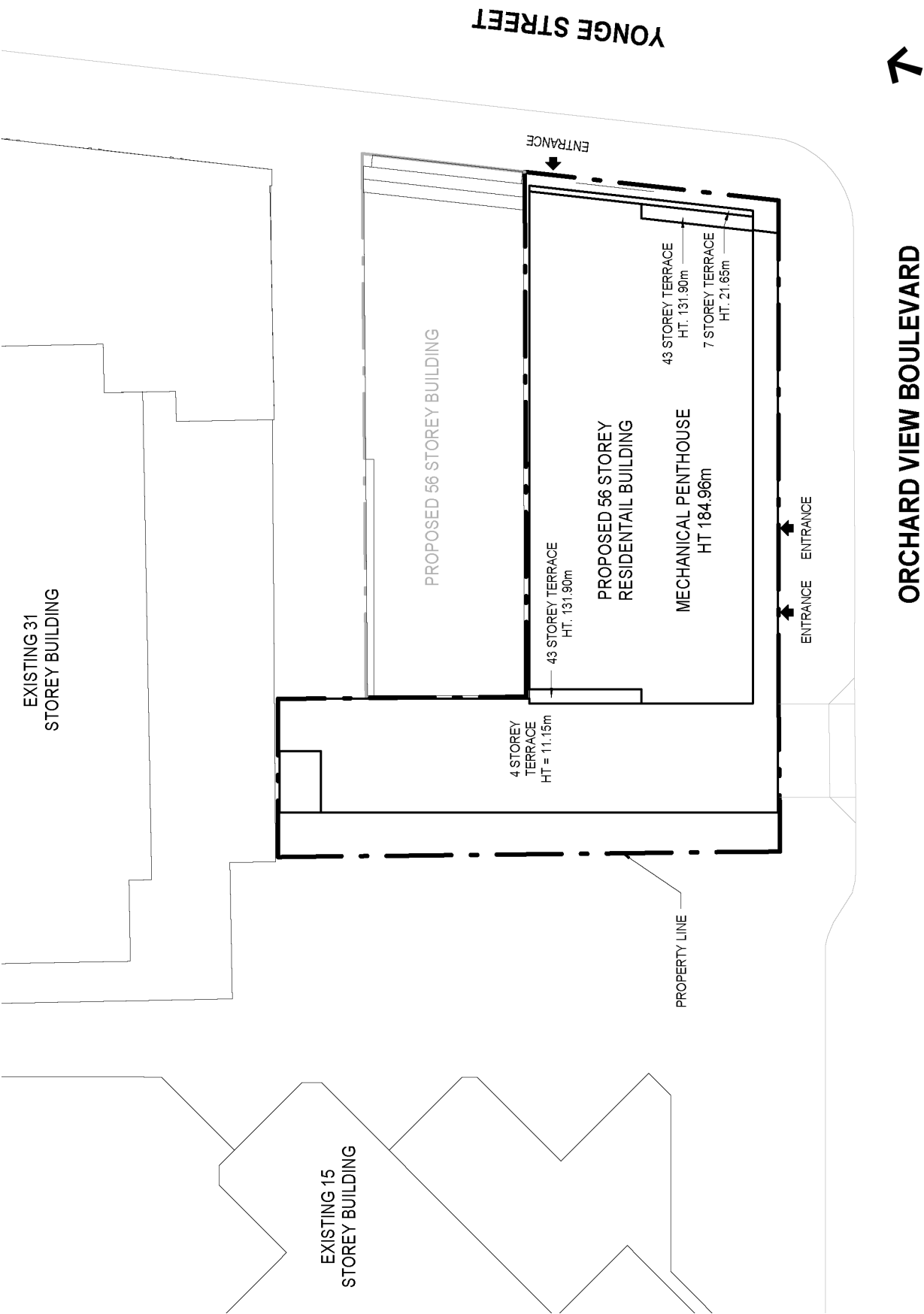
R Residential  
CR Commercial Residential  
O Open Space  
OR Open Space Recreation

See Former City of Toronto By-law No. 438-86

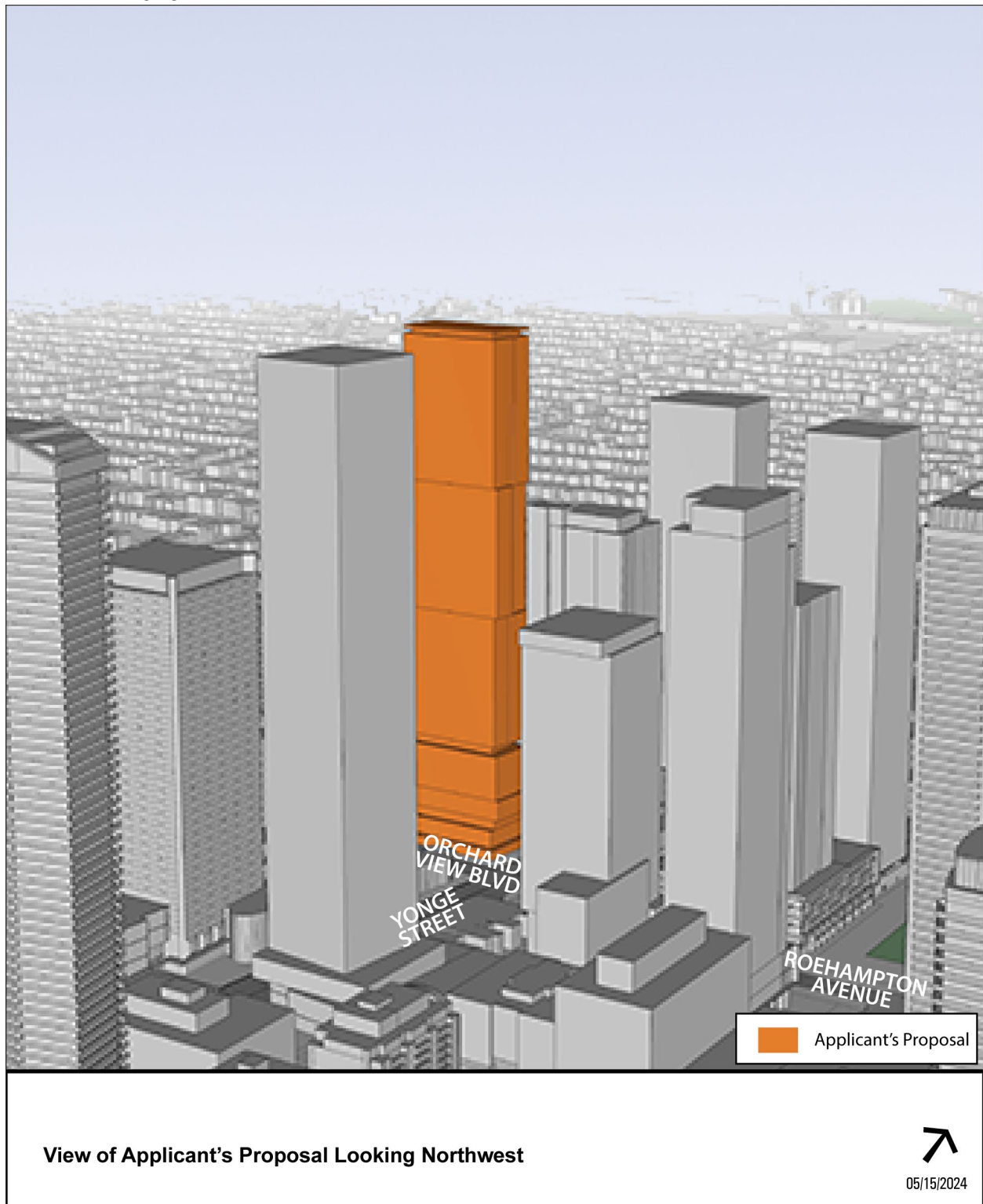
R2 Residential District  
MCR Mixed-Use District  
G Parks District



Not to Scale  
Extracted: 05/13/2024



Attachment 6: 3D View – Northwest



Attachment 7: 3D View – Southeast

