

2674-2704 Yonge Street and 19 Alexandra Boulevard – Official Plan Amendment and Zoning By-law Amendment – Supplementary Report

Date: July 18, 2025

To: City Council

From: Executive Director, Development Review Division

Ward: 8 - Eglinton-Lawrence

Planning Application Number:

25 120999 NNY 08 OZ

Related Planning Application Number:

20 194146 NNY 08 OZ

20 194151 NNY 08 RH

SUMMARY

This Supplementary Report provides an update to the report titled 2674-2704 Yonge Street and 19 Alexandra Boulevard – Official Plan Amendment and Zoning By-law Amendment – Decision Report – Approval, dated June 17, 2025, from the Director, Community Planning, North York District ([Item NY25.6](#)), which was considered by North York Community Council at its meeting on July 3, 2025. The report recommended approval of the draft Zoning By-law Amendment to permit a 13-storey (50.4 metres, plus 6.0 mechanical penthouse) seniors residence building providing independent residential suites, assisted living suites and memory care suites. The draft Zoning By-law Amendment included a holding (H) provision to ensure that the existing infrastructure can adequately support the development or that any required municipal infrastructure upgrades are implemented.

Since then, staff have received and reviewed additional information confirming that the proposed holding (H) provisions are no longer needed. Staff have also identified clauses in the draft by-law which require updates and additional dimensions have been added to Diagrams.

The draft Zoning By-law Amendment has been revised to remove the holding (H) provision and to ensure that the zoning by-law accurately represents the endorsed plans. Minor changes were made to the Site Plan, Ground Floor Plan and Underground Parking Plan to add annotations and to fix technical errors.

RECOMMENDATIONS

The Executive Director, Development Review Division recommends that:

1. City Council amend Recommendation 2 from the report titled 2674-2704 Yonge Street and 19 Alexandra Boulevard – Official Plan Amendment and Zoning By-law Amendment – Decision Report – Approval, dated June 17, 2025, from the Director, Community Planning, North York District by deleting the words “Attachment 7 to the Report (June 17, 2025) from the Director, Community Planning, North York District” and replacing with the words “Attachment 1 to the Supplementary Report (July 17, 2025) from the Executive Director, Community Planning, North York District” so that Recommendation 2 now reads as follows:

"2. City Council amend City of Toronto Zoning By-law 569-2013, as amended by Site Specific Zoning By-law 830-2022 for the lands municipally known as 2674, 2676, 2678 and 2704 Yonge Street and 19 Alexandra Boulevard substantially in accordance with the draft Zoning By-law Amendment included as Attachment 1 to the Supplementary Report (July 17, 2025) from the Executive Director, Community Planning, North York District." and

2. City Council determine that pursuant to Subsection 34(17) of the *Planning Act* no further notice is required.

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.

COMMENTS

On July 9, 2025, the City received a letter from the applicant's engineering consultant (dated July 25, 2025) and a revised Post-Development Storm Drainage Area Plan (dated July 2025) to address comments previously provided by Development engineering.

On July 10, 2025, staff from Development Engineering confirmed that this additional information satisfactorily addressed their comments and that there is no longer a need for a holding provision related to storm water runoff, sanitary flow and water supply.

On July 11, 2025, a Zoning By-law Notice was provided by Toronto Building outlining comments on the draft zoning by-law. The draft Zoning By-law has been revised to include additional clauses related to lot coverage, loading space location, additional dimensions to diagrams and the rounding of the maximum heights on floors 6, 8 and 12.

The proposed changes to the draft Zoning By-law Amendment are appropriate as they facilitate the proposed development as described in the Decision Report – Approval and remove the need for a separate Holding By-law Amendment application for items already reviewed and deemed satisfactory by staff. The proposed changes are minor in nature and it's staff's view that no further notice is required.

CONTACT

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SIGNATURE

Valesa Faria
Executive Director
Development Review Division

Attachments

Attachment 1: Draft Zoning By-law Amendment

Attachment 1: Draft Zoning By-law Amendment

Authority: North York Community Council Item [-],
as adopted by City of Toronto Council on [-] 2025

CITY OF TORONTO

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

To amend Zoning By-law 569-2013, as amended by Site Specific Zoning By-law 830-2022, with respect to the lands municipally known in the year 2024 as 2704, 2678, 2676 and 2674 Yonge Street and 19 Alexandra Boulevard.

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;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, as amended;

Whereas the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and density of development; and

Whereas pursuant to Section 37 of the Planning Act, as it read on the day before section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020, S.O. 2020., c. 18 ("COVID-19 Economic Recovery Act, 2020") came into force, a by-law under Section 34 of the Planning Act, may authorize increases in the height and density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law;

Whereas subsection 37(3) of the Planning Act, as it read on the day before section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020 came into force, provides that where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters;

Whereas the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out;

Whereas the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law 569-2013, as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one or more agreements between the owner of the land and the City of Toronto; and
Supplementary Report - 2674-2704 Yonge Street and 19 Alexandra Boulevard

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. By-law 830-2022 is amended and replaced with this By-law.
3. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
4. 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 outlined by heavy black lines to a zone label of I (x760) and OR, as shown on Diagram 2 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.30.10 Exception Number [760] so that it reads:

(760) Exception I 760

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

Site Specific Provisions:

- (A) On lands municipally known as 2704, 2678, 2676 and 2674 Yonge Street and 19 Alexandra Boulevard, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Q) below;
- (B) For the purposes of this exception, a **retirement home** may include a minimum of 31 **dwelling units**;
- (C) Despite regulation 80.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 163.7 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite regulation 80.10.30.40 (1) (A) and (B), maximum **lot coverage** does not apply.

- (E) Despite regulation 80.10.40.10(1) the permitted maximum height of a **building** or **structure** is the number in metres following the letters “HT” as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (F) Despite regulation 80.5.40.10 (2), (3) and (5), and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law number]:
 - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, chimneys, and vents, by a maximum of 6.0 metres;
 - (ii) elevator overruns, provided they have a total area of 20 square metres, by a maximum of 7.0 metres;
 - (iii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) and (ii) above, including a mechanical penthouse, by a maximum of 6.0 metres;
 - (iv) architectural features and parapets, by a maximum of 1.5 metres;
 - (v) **building** maintenance units and window washing equipment, by a maximum of 3.5 metres;
 - (vi) planters, **landscaping** features, guard rails, and divider screens on a terrace, by a maximum of 3.0 metres; and
 - (vii) antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres;
 - (viii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.5 metres
- (G) Despite regulation 80.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** or **structures** is 21,600 square metres;
- (H) Despite Clause 80.10.40.70, the permitted minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (I) Despite regulation 80.10.90 (1) (B) and (C) a **loading space** may abut a lot in a Residential Zone.
- (J) Despite regulations 80.5.40.60(1), 80.10.40.60 (1) and (2), and (G) above, the following may encroach into the required minimum **building setbacks** as follows:
 - (i) decks, porches, and balconies, by a maximum of 2.5 metres;

- (ii) canopies and awnings, by a maximum of 2.5 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.0 metres;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 3.0 metres;
 - (v) window projections, including bay windows and box windows, by a maximum of 1.0 metres; and
 - (vi) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres;
- (K) Despite 80.10.50.10 (1) and (2), no minimum **front yard landscaping** or **soft landscaping** is required;
- (L) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, 24 **parking spaces** must be provided;
- (M) Despite regulation 200.5.1.10, **stacked parking spaces** located below ground must have the following minimum dimensions:
- (i) length of 5.2 metres;
 - (ii) width of 2.5 metres; and
 - (iii) vertical clearance of 1.5 metres;
- (N) For the purposes of this exception, regulation 970.10.15.5(17), regarding accessible **parking space** rates, is not applicable;
- (O) Despite Article 220.5.10, one Type “G” **loading space** must be provided;
- (P) Despite regulation 230.5.1.10(4)(A) and (C), **stacked bicycle parking spaces** must have the following minimum dimensions:
- (i) length of 1.8 metres;
 - (ii) width of 0.45 metres; and

(iii) vertical clearance of 1.0 metres; and

- (Q) Despite regulations 230.5.10.1(3) and (5), 970.30.15.3(4), and Table 970.30.15.5, 7 short-term **bicycle parking spaces** and 28 “long-term” **bicycle parking spaces** must be provided;

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

6. 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.

7. Section 37 Provisions

- (A) Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in height and density of the development is permitted beyond that otherwise permitted on the lands shown on Diagram 1 in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule A hereof and which are secured by one or more agreements pursuant to Section 37(3) of the Planning Act that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor.
- (B) Where Schedule A of this By-law requires the owner to provide certain facilities, services or matters and to enter into an agreement prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of same.
- (C) The owner shall not use, or permit the use of, a building or structure erected with an increase in height and density pursuant to this By-law unless all provisions of Schedule A are satisfied.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)

SCHEDULE A
Section 37 Provisions

Community Benefits

- (A) Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in height and density of the development is permitted beyond that otherwise permitted on the lands shown on Diagram 1 in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule A hereof and which are secured by one or more agreements or amended agreement that was registered January 23, 2024 as Instrument ATA6500649 pursuant to Section 37(3) of the Planning Act, that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor.
- (B) Prior to the issuance of the first above-grade building permit, the owner shall pay to the City, a cash contribution in the amount of nine-hundred and fifty-thousand dollars (\$950,000.00) to be allocated at the discretion of the Executive Director, Development Review in consultation with the Ward Councillor, for the following matters:
 - (i) public park improvements;
 - (ii) public art; and/or
 - (iii) streetscape improvements within proximity of the lands in the Ward.
- (C) The cash contribution referenced above is to be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for Toronto for the period from the date of the registration of the Section 37 Agreement to the date of payment;
- (D) In the event the cash contribution has not been used for the intended purpose(s) within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Executive Director, Development Review, in consultation with the local Ward Councillor, provided that the purpose(s) is/are identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands;
- (E) Prior to issuance of Notice of Approval Conditions in a site plan control application(s), the owner shall submit plans and materials sufficient to show the cost, location, configuration, and design of the reconstruction and restoration of the historic gates and columns located at the northwest

and southwest corners of the intersection of Alexandra Boulevard and Yonge Street ("Gate Restoration"), to the satisfaction of the Chief Planner and Executive Director, City Planning, and the General Manager of Transportation Services, in consultation with the Ward Councillor and the Lytton Park Residents' Organization. The Owner shall post an irrevocable Letter of Credit in the amount of 120 percent of the cost of the Gate Restoration, to the satisfaction of the Chief Planner and Executive Director of City Planning and the City Solicitor; and

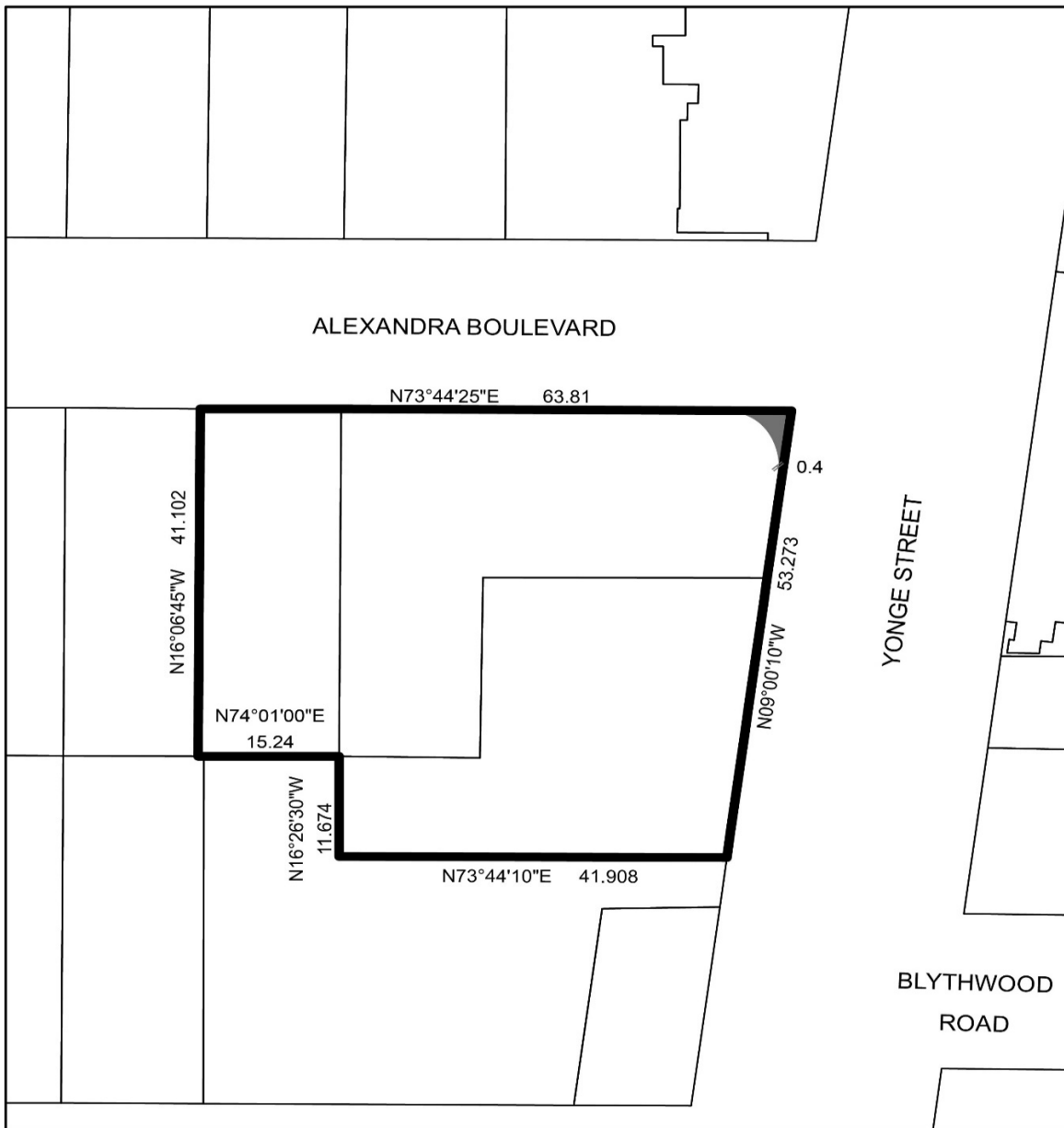
- (F) Prior to the earlier of any non-residential or residential use or occupancy on the lands, the owner shall demonstrate that the Gate Restoration has been undertaken and completed in accordance with the plans and materials submitted and approved in the context of site plan approval, to the satisfaction of the Chief Planner and Executive Director, City Planning, and the General Manager of Transportation Services.

Matters of Legal Convenience

- (G) The following matters be secured in the amended Section 37 Agreement as a legal convenience to support the development:
 - (i) requirement for the owner to provide and maintain 31 replacement rental dwelling units that collectively have a minimum total gross floor area of at least 1,970 square metres and be comprised of 23 one-bedroom units and 8 two-bedroom units, as generally illustrated in the plans submitted to the City Planning Division dated May 26, 2025. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - (ii) provision of a Tenant Assistance Plan for tenants of the 31 existing rental dwelling units proposed to be demolished at 2674 and 2676 Yonge Street that reflects the City's most current tenant assistance practices as generally outlined in the Council Item 2025.PH20.2 – Implementation Guidelines for Rental Replacement, to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - (iii) removal of the requirement to provide tenants of the 31 replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed development; and
 - (iv) the owner shall construct and maintain to the satisfaction of the Executive Director, Development Review, an area of not less than 370 square metres at grade for use by the general public as publicly accessible, privately-owned open space ("POPS"), in a

location generally identified in the Zoning By-law Amendment, with the location configuration and design of the POPS to be determined in the context of site plan approval to the satisfaction of the Executive Director, Development Review, and secured in a Site Plan Agreement with the City.

Diagram 1



Toronto
Diagram 1

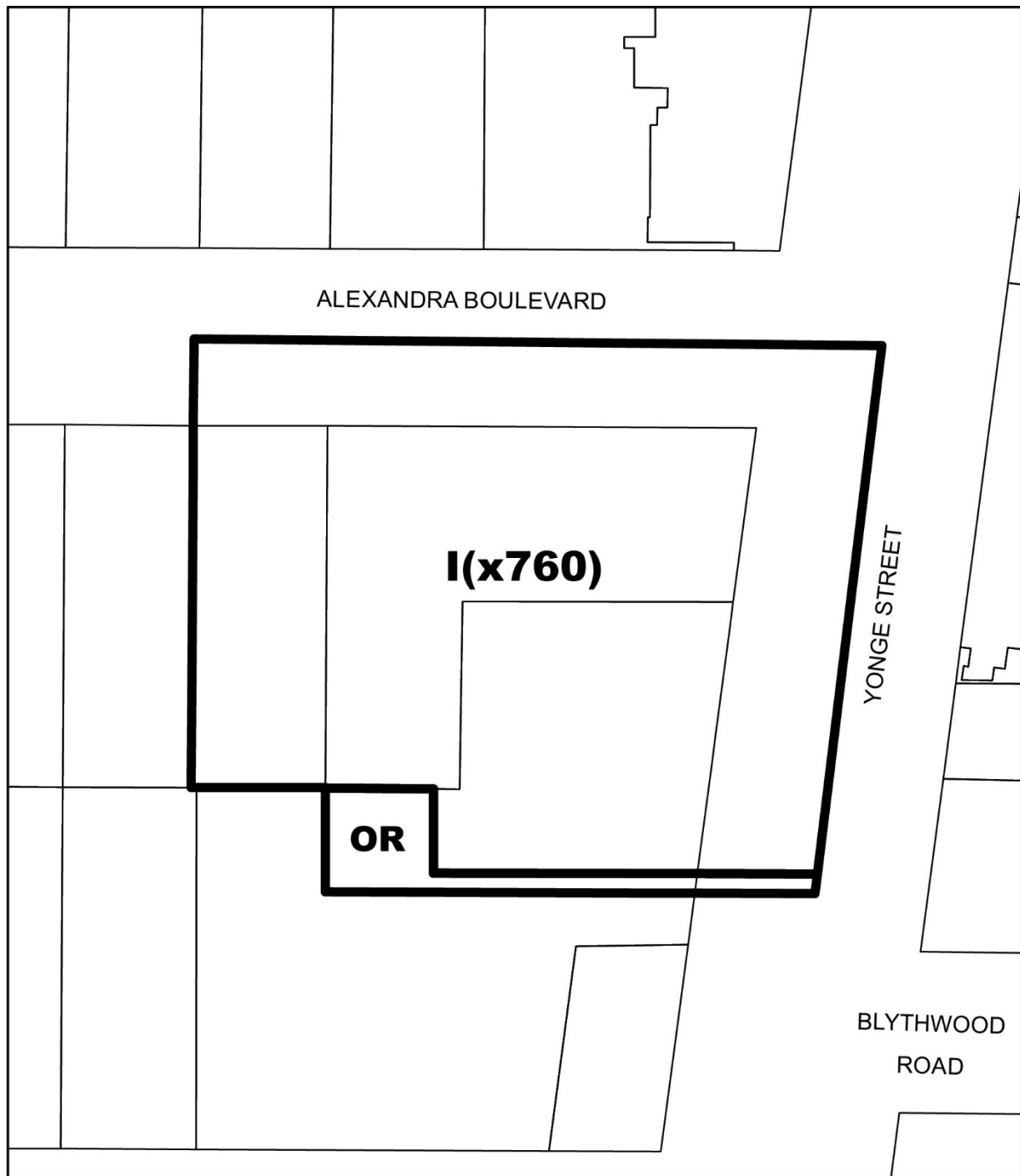
2674-2704 Yonge Street and
19 Alexandra Boulevard

File # 25 120999 NNY 08 02

 Road widening


City of Toronto By-law 569-2013
Not to Scale
06/03/2025

Diagram 2



 **TORONTO**
Diagram 2

2674-2704 Yonge Street and
19 Alexandra Boulevard

File # 25 120999 NNY 08 02


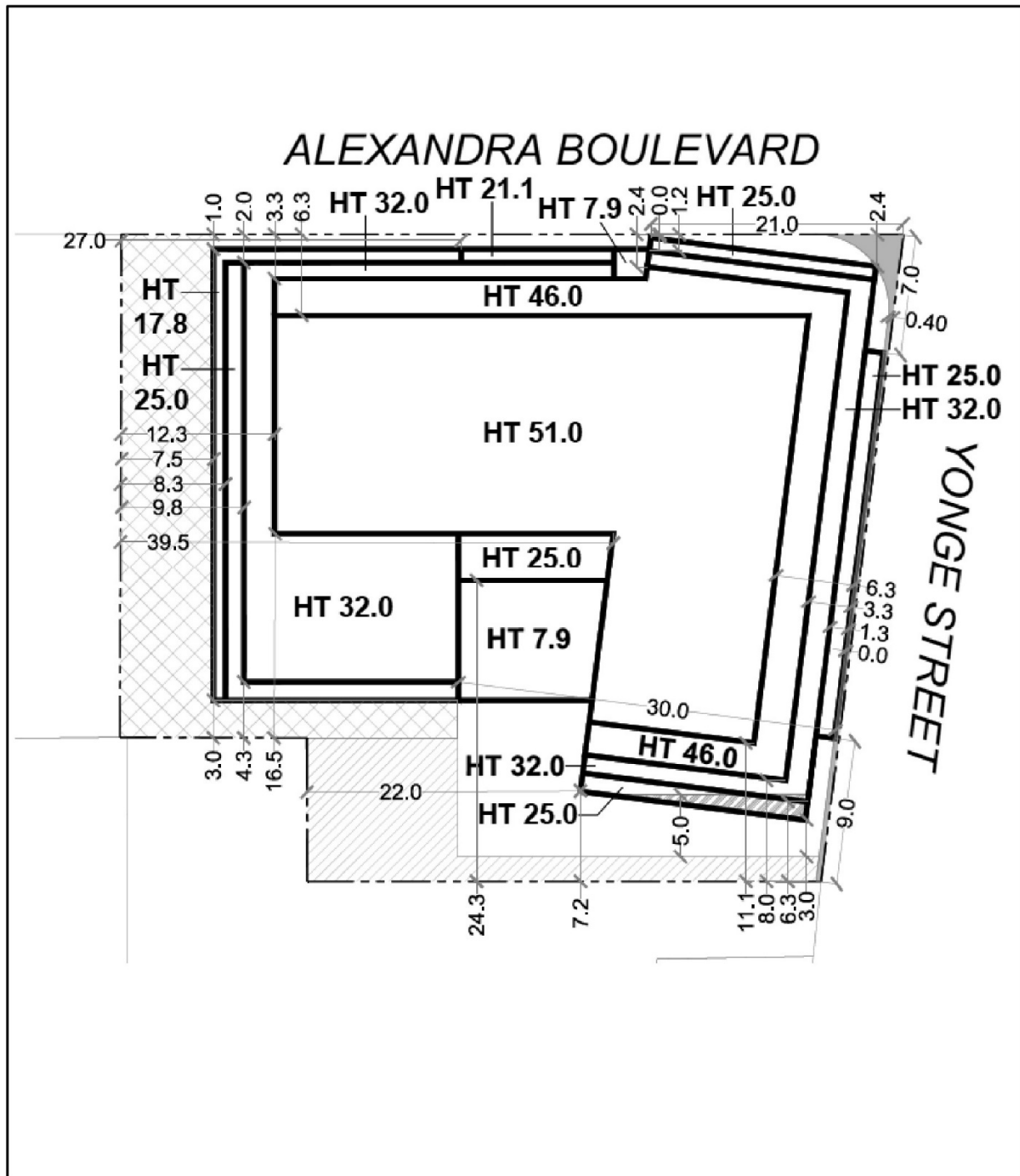

City of Toronto By-law 569-2013
Not to Scale
06/25/2025

Diagram 3



TORONTO
Diagram 3

2674-2704 Yonge Street and
19 Alexandra Boulevard

File # 25 120999 NNY 08 0Z

-  Road widening
-  Privately owned publicly accessible space
-  Parkland dedication


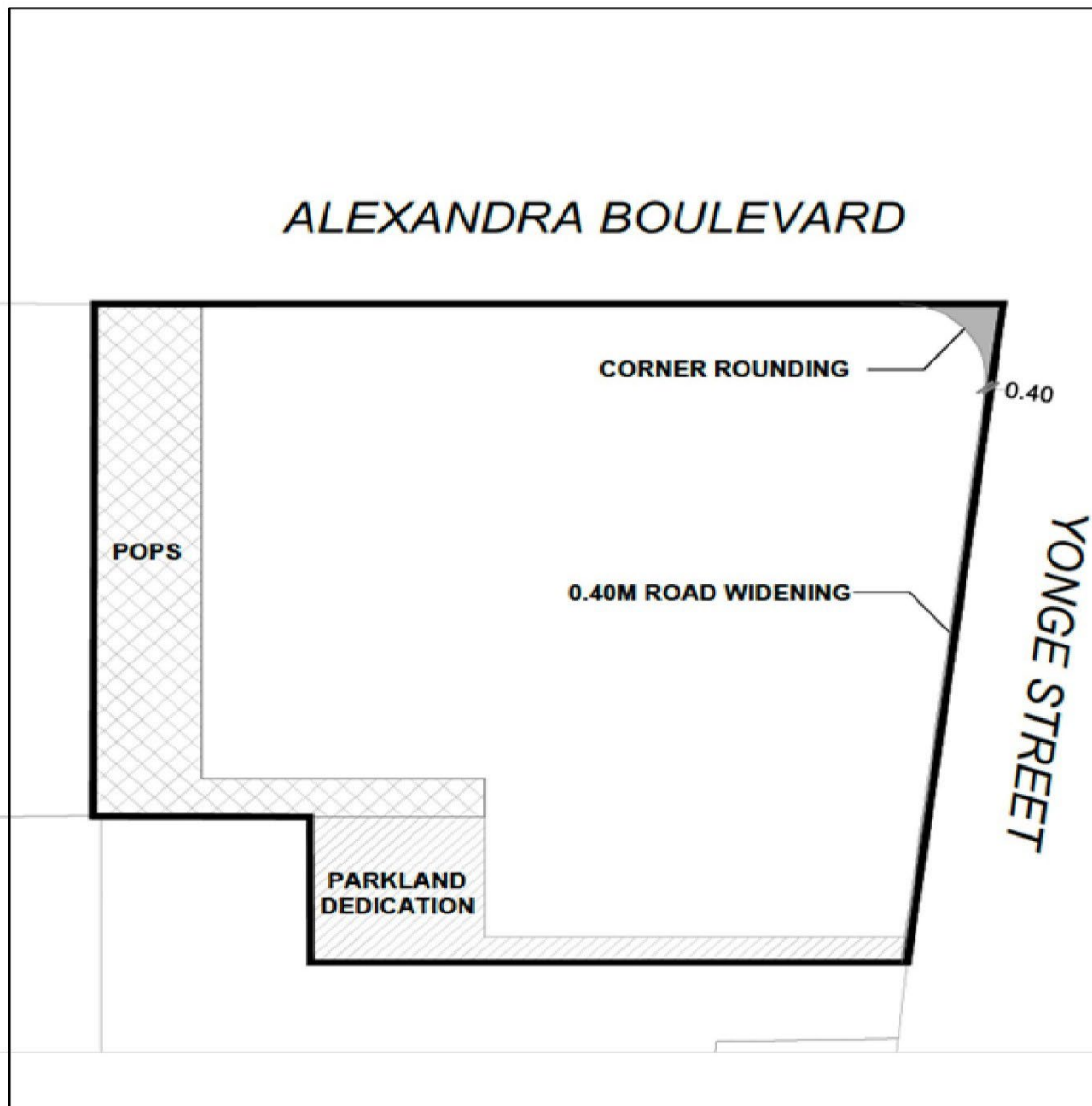

 City of Toronto By-law 569-2013
 Not to Scale
 06/20/2025

Diagram 4



 **TORONTO**
Diagram 4

2674-2704 Yonge Street and
19 Alexandra Boulevard

File # 25 120999 NNY 08 02

-  Road widening
-  Privately owned publicly accessible space
-  Parkland dedication


City of Toronto By-law 569-2013
Not to Scale
06/03/2025