

NOTICE OF MOTION

Re-Opening and Amending 2024.NY16.1 - 6125 Yonge Street - Official Plan Amendment and Zoning By-law Amendment Applications - Decision Report - Approval

Moved by: Councillor Lily Cheng

Seconded by: Councillor James Pasternak

SUMMARY:

At its meeting of September 5, 2024, City Council adopted Item NY16.1, granting approval to a proposed Official Plan and Zoning By-law Amendment Application to allow the construction of 16-storey mixed use building at 6125 Yonge Street, near Centre Avenue.

Since the approval of the item, the applicant has worked with the City to refine the draft Zoning By-law. Revisions have been made to address missing provisions for landscaping and accessible parking. Additionally, provisions related to building height, first floor height, building setbacks and encroachments have been slightly modified. The changes can be summarized as follows

- Building height was revised to clarify the maximum building height to permit the height of the mechanical penthouse level.
- Provision (F) is modified to align with the Zoning By-law definition for the functional operation of the building.
- A new Provision was added to exempt the site from a landscaping setback at the rear due to the proposal not providing landscaping next to the existing laneway.
- A provision was added to building setbacks and encroachments to identify the correct provisions.
- A new Provision is added related to accessible parking width due to the Provision in Zoning By-law 569-2013 related to accessible parking width being under appeal.
- A new Provision is added related to the location of accessible parking in the underground parking.

The built form for a 16-storey mixed use building approved by City Council through the Official Plan Amendment and Zoning By-law Amendment on September 9, 2024, remains the same.

Reason for Urgency:

This motion is urgent in order to advance permissions for housing and community infrastructure and resolve appeals related to the Yonge North Secondary Plan. When adopted on September 5, 2024, the bills were withheld to resolve outstanding technical matters, and requiring the applicant to withdraw their appeal of the Yonge North Secondary Plan (OPA 615) (By-law1016-2022). These technical matters have been resolved and the applicant has confirmed withdrawing the appeal of the Yonge North Secondary Plan.

REQUIRES RE-OPENING: 2024.NY16.1 (September 5, 2024).

RECOMMENDATIONS:

1. City Council amend its previous decision on Item 2024.NY16.1 by:
 - a. deleting the words in Recommendation 2 that read “attached as Attachment 6 to the report (July 29, 2024) from the Director, Community Planning, North York District” and replacing them with the words “Attachment 1 to this Motion” so that Recommendation 2 now reads as follows:
 1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 6125 Yonge Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 1 to this Motion.
2. City Council determine that pursuant to Section 34(17) of the Planning Act, no further notice is to be given in respect of the changes to the draft Zoning By-law attached as Attachment 1 to this motion.