

5576 Yonge Street – Official Plan Amendment, Zoning By-law Amendment – Decision Report – Refusal

Date: May 16, 2025

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 18 - Willowdale

Planning Application Number: 22 190116 NNY 18 OZ

Related Planning Application Number: 22 190115 NNY 18 SA

SUMMARY

This Report recommends refusal of the application to amend the Official Plan and Zoning By-law to permit two mixed use buildings with heights of 35-storeys and 25-storeys with a total of 608 dwelling units and 507 square metres of retail floor area at 5576 Yonge Street. The application would require relocation of an existing City Sanitary sewer which runs through the centre of the site in a subsurface easement. The application does not address this servicing issue and proposes buildings which exceed the contemplated height and density in the North York Centre Secondary Plan. The proposed buildings also do not provide sufficient separation to the properties to the north and would negatively impact the ability of the entire block to be developed comprehensively in the future.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council refuse the applications for the Official Plan Amendment and Zoning By-law Amendment (Application No. 22 190116 NNY 18 OZ) for the lands municipally known as 5576 Yonge Street for the reasons identified in this Report.
2. City Council authorize the City Solicitor, together with appropriate City Staff, to appear before the Ontario Land Tribunal in support of City Council's decision to refuse the application, in the event that the decision is appealed to the Ontario Land Tribunal.
3. City Council authorize the City Solicitor and other appropriate City 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

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

The application was initially submitted by the applicant on August 12, 2022, and was deemed incomplete. The application was subsequently resubmitted and deemed complete October 13, 2022.

Staff conducted a Community Consultation Meeting (CCM) for the application on Wednesday, February 28, 2023. The CCM is summarized in the community consultation section of this report.

THE SITE AND SURROUNDING LANDS

Description

The site is generally flat and rectangular in shape with frontage on Yonge Street and Tolman Street. The site is occupied by a one-storey retail building fronting onto Yonge Street with a surface parking lot located on the western half of the site. See Attachment 2 for the Location Map.

Surrounding Uses

North: A City owned Green P Parking lot and two storey mixed use commercial/residential buildings.

South: Tolman Street and a 28 storey residential building

East: Yonge Street and Olive Square Park and a one-storey gas bar.

West: 26 storey residential building.

THE APPLICATIONS

Description

The application proposes two mixed use buildings with a shared underground of 25 storeys (80.37 metres plus a 6.0 metre mechanical penthouse) on the western half of the site, and 35 storeys (112.99 metres plus a 6.0 metre mechanical penthouse) on the eastern half of the site. Each tower has a 3-storey podium with retail uses proposed at grade on the first floor in the eastern building adjacent to Yonge Street. The two buildings are not connected above grade but have a shared two-level underground

parking garage. The proposed residential gross floor area is 40,906 square metres and the proposed non-residential gross floor area is 507 square metres.

Density

The proposal has a density of 11.45 times the area of the lot.

Residential Component

The proposal includes 608 dwelling units: 32 studio (5.3%), 366 one-bedroom (60.2%), 154 two-bedroom (25.3%), and 56 three-bedroom units (9.2%). This percentage does not meet the Growing Up Guidelines.

Non-Residential Component

The proposal includes 507 square metres of retail use on the ground floor of the 35-storey building at the east end of the site.

Access, Parking and Loading

The proposal includes a total of 101 vehicular parking spaces (55 Resident, 40 visitor and 6 retail) located in a two-level underground parking garage, a total of 498 bike parking spaces (478 located inside the underground parking garage and 20 located externally at grade), and 2 loading spaces at grade within the building. Parking and loading are proposed to be accessed via a driveway from Tolman Street.

Additional Information

See the attachments of this Report for the Application Data Sheet (Attachment 1), Location Map (Attachment 2), a site plan (Attachment 8), and 3D massing views (Attachment 10 and 11) of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.Toronto.ca/5576YongeSt

Reasons for Application

The application is required as the proposal does not comply with the provisions of the North York Centre Secondary Plan, specifically the proposed density and height provisions. The Zoning By-law Amendment is required as the existing site zoning would not permit the proposed uses or built form to be constructed.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on April 27, 2022. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on August 12, 2022 and deemed complete on October 13, 2022, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre www.Toronto.ca/5576YongeSt

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.

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 Planning Statement (2024).

Official Plan

The Official Plan Urban Structure Map 2 identifies the subject site as a *Centre* and designates the subject site as *Mixed Use Areas*. See Attachment 3 of this Report for the Land Use Map. *Centres* are places with excellent transit accessibility where jobs, housing and services will be concentrated in dynamic mixed-use settings. *Centres* are focal points for surface transit routes drawing people from across the City and from outlying suburbs to either jobs within the *Centres* or to a rapid transit connection. 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.

Secondary Plan

The [North York Centre Secondary Plan](#) (the “NYCSP”) identifies the subject site as Mixed Use Area E, which specifies that commercial, institutional, residential, public parks and recreational uses, and transit terminals are permitted with a maximum of 65 percent of the floor area being non-residential uses. Further, the NYCSP permits a maximum density of 5.0 times the area plus 33 percent for density incentives for a maximum density of 6.65 times the site area with a maximum height of 87 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 City is currently undertaking a review of the North York Centre Secondary Plan. City Council has not yet endorsed the directions of the study for a new or revised North York Centre Secondary Plan. Details of the study are available on the City study website: 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
- Pet Friendly Design Guidelines for High Density Communities
- Percent for Public Art Program
- Retail Design Manual
- Toronto Accessibility Design Guidelines

Toronto Green Standard

The Toronto Green Standard (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 TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Application was submitted for the proposed development (File No. 22 190115 NNY 18 SA). As of the date of this report, the City is reviewing that Site Plan Application.

PUBLIC ENGAGEMENT

Community Consultation

On February 28, 2023, a virtual community consultation meeting took place. Approximately 49 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 the loss of existing retail and the lack of a food store in walking distance for existing residents in area;
- Concerns that the number of parking spaces is deficient;
- 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.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

COMMENTS

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 have reviewed the current proposal for consistency with the Provincial Planning Statement (2024) (PPS 2024). Staff find the proposal to be inconsistent with the PPS (2024) for the following reasons:

- Policy 2.1.6.a) of the PPS (2024) contains provisions regarding the creation of complete communities 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 this policy because it does not provide for an appropriate mix of uses, in particular with respect to replacing the existing amount of retail floor area. The existing building provides 1,417 square metres of retail space and the proposed new development provides for 507 square metres of replacement space.
- Policy 3.6.1 of the PPS (2024) directs 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 demonstrated that the proposal can be accommodated by existing municipal services. Further the application has not addressed the existence of a municipal sewer easement which is in use and runs north-south through the centre of the site. 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 and to address existing sewers on the site.

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies including Secondary Plan policies, planning studies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

The proposed land uses are appropriate for the site given the surrounding existing uses and the planned context for the site. Considering the existing conditions of the site and in the area, a greater amount of the existing non-residential floor area should be replaced as part of the proposed redevelopment. The loss of the existing large retail space does not represent a net positive for the community or the goal of creating a complete community in the North York Centre area.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in a building with condominium ownership, with a unit mix that does not meet the general intent of the Official Plan. The proposal does not achieve ten percent three bedroom units as contemplated by the Growing Up Guidelines by providing 9.2 percent three bedroom units. The overall target of 25 percent large units is met through the proposed 25.3 percent 2-bedroom and 9.2 percent 3-bedroom for a total of 34.5 percent large units

Density, Height, Massing

The proposal would result in a building with a Floor Space Index of 11.45 times the lot area where the NYCSP would permit a maximum of 6.65 times. The proposed density increase may be appropriate when taken in isolation from consideration of good built form and site design considerations, however the application as submitted fails to address a number of critical issues which make the application in its current form unsupportable as discussed below.

The building heights proposed of 35-storeys and 25-storeys are not inappropriate for the site when considered their own in isolation of other sites or building and site organization, the issue is the site size and configuration prevent either tower from providing appropriate tower separation distances as discussed below.

The proposed Block Context Plan does not provide sufficient information to show that the planned context is considered properly, in particular as it relates to the sidewalk and public realm requirements of lands to the north in reaching the building and tower locations. The Block Context Plan does not show sufficient evidence that appropriate tower separation distances can be achieved within the block if applications are received for the lands to the north for either the subject site or the adjacent lands to be redeveloped.

The Official Plan states that development will protect for privacy by providing setback and separation distances to neighboring properties and ensure access to direct sunlight

and daylight on the public realm. The proposal does not provide appropriate tower setbacks from the lot lines. The Tall Building Design Guidelines suggest a tower setback of 12.5 metres from the mutual lot lines to maximize access to sunlight and skyview and be in keeping with the context. The proposed tower setbacks of 5.5 metres and 10 metres to the north, and the tower setback of 5.5 metres to the west are not appropriate and should be increased.

Secondary Plan Policy 5.3.2 m) requires two-thirds of the tower frontage on Yonge Street to be set back 10 metres from the base building. The proposed tower stepback of 3 metres on Yonge Street is not appropriate and should be increased. The NYCSP does not provide guidance for tower stepbacks on side streets, however the Tall Building Design Guidelines recommend a minimum of 3 metre tower stepback measured from the base building to the tower balconies fronting onto the local street. The proposed tower stepback facing Tolman Street is 0 to less than 3 metres. The proposed tower stepbacks facing Tolman Street should be increased.

The Tall Building Design Guidelines recommend a maximum gross construction area of 750 square metres for the tower floor plate. The plan shows a maximum of 750 square metres for the tower floor plate. Further clarity is needed whether this is gross construction area or gross floor area.

The proposed balconies extend beyond the corners and wrap the corners of the building in some areas. The proposed balconies should be pulled back and strategically located to reduce the bulk of the massing and minimize the impacts on the public realm.

The Secondary Plan aims to achieve a continuous building façade and street wall condition along Yonge through establishing a minimum and maximum street wall heights, with a maximum of 25 metres. Based on the context, a 4-storey base building with a strong base building expression along Yonge Street would be more appropriate and the proposed base building does not provide strong presence along Tolman Street. A continuous base building and base building enhancement are needed along this street.

Public Realm

The application as submitted proposes a base building setback of 4.5 metres from the Yonge Street property line but does not identify the overall curb to building setback along 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 and to ensure a continuous building façade along Yonge Street. Additional information should be provided to confirm 10 metres is being achieved, or the setback should be increased to achieve a sufficient private setback on Yonge Street in order to provide the 10-metre wide combination public/private boulevard space to meet the policies of NYCSP.

Secondary Plan Policy 5.3.5 a) requires buildings along side streets to be set back between 1.5 metres to 3 metres to ensure a consistent setback from the street. The

proposal provides a 0-metre setback from Tolman Street. This setback should be increased to meet the policy requirement.

Active uses at grade should be provided along the public streets. The proposed use of management/leasing office at grade should be relocated away from Tolman Street and a more active use should be provided to help animate this public street.

The Block Context Plan indicates that the proposed driveway between the tall buildings that is proposed to extend across the lands to the north could be a vehicular and pedestrian route between Finch Avenue West and Tolman Street. The width of this area does not provide sufficient space for pedestrian walkways in the future when truck turning moves are considered. Pedestrian walkways should be included along this proposed driveway if it is deemed appropriate.

The proposal shows potential conflicts with the landscaping, pedestrian walkway, and utilities within the public realm of Yonge Street and Tolman Street with gas, utility, and water main locations. Coordination is required to ensure appropriate and feasible landscape design and utility treatment onsite.

External pedestrian walkways with sufficient width to allow for ease of movement is required to connect the proposed amenity space at grade to the public street and ensure the amenity space is accessible to all residents.

Shadow Impact

Further information for the shadow study is required to delineate "as of right" shadows and additional shadows for staff to further evaluate the shadow impacts of the proposed development.

Wind Impact

The wind study using the Computational Fluid Dynamic method provided by Gradient Wind dated in June 2022 concludes that the predicted wind conditions are acceptable onsite and near adjacent public realm for the intended uses with landscaped mitigation strategy. A revised wind study including wind tunnel testing will be required if the built form revisions are to be made to address other concerns on site organization and public realm stated in this report.

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 are required or that there is adequate capacity available. Specifically, revisions to the Sanitary Sewer Analysis Report are required to confirm that no further upgrades to the sanitary sewers are required or that there is adequate sanitary sewer capacity available. Further the application does not adequately address how an existing sewer which runs north-south through the centre of the site would be relocated/redirected to facilitate the development. Should these applications be approved at the Ontario Land Tribunal, 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 November 4, 2022, Engineering and Construction Services memorandum to the satisfaction of staff.

Traffic Impact

The applicant's transportation consultant, LEA Consulting Ltd, prepared a Transportation Impact Study dated August 2022 to assess the impacts of site traffic on the adjacent road system given projected future traffic conditions. The consultant estimates in this study that the proposed development will generate approximately 85 total new two-way vehicle trips (30 inbound and 55 outbound) during the weekday morning peak hour period and 102 total new vehicle two-way trips (57 inbound and 45 outbound) during the afternoon peak hour period. The applicant's consultant concludes that the traffic generated by the proposed development will not have significant impact on the overall operation of the network signalized and unsignalized intersections.

City staff identified a number of issues with the applicant's report which have not been addressed including addressing how the proposed phasing of construction impacts trip generation, the proposed background traffic growth rate, the impact of other future approved developments, the site trip estimates, incomplete Traffic Assessment Summary Tables and the failure to identify any mitigation measures required to accommodate the additional site traffic.

Furthermore, given the application was made 2 years ago, an updated traffic impact analysis is required to incorporate current traffic counts, signal timing etc. and to determine accurate impacts to provide appropriate mitigation measures.

Access, Vehicular and Bicycle Parking and Loading

There is 1 full-moves access proposed matching the existing access to the site from Tolman Street. A potential access to Finch Avenue West may also be proposed through a future easement agreement.

The plans as submitted do not show an acceptable design for the sidewalk crossing of the proposed driveway. An internalized pick-up/drop-off (PUDO) area must be provided on site that can service ride sharing and deliveries for each tower. This space must be located at grade and have a safe pedestrian connection to each respective tower.

The parking requirements for the project are governed by the applicable parking provisions contained in the former City of North York general Zoning By-law No. 7625. However, Zoning Bylaw 569-2013 was recently amended by City Council in order to update the parking requirements for developments. The parking provisions contained in this by-law have been accepted by staff on recent development projects, where appropriate, as the associated parking standards are based on more recent information. As a result, Transportation Services can support parking being proposed for this project in accordance with Zoning By-law No. 569-2013.

It is noted that while City Council approved the amendments to By-law 569-2013 on December 15, 2021 those amendments are under appeal and therefore the revised Zoning By-law No. 569-2013 parking rates are not in effect. The site is located in the "Rest of the City" area, as defined in Zoning By-law 569-2013. Policy Area 3 (PA3) parking rates can be considered for this site given that they were applied to other developments in the area due to availability of public transit.

A total of 101 parking spaces, including 55 resident parking spaces, 40 shared visitor spaces and 6 retail parking spaces are provided within a two-level parking garage. The proposed parking supply does not satisfy the minimum parking standard requirements. Further justification is required including parking demand surveys of comparable proxy sites, unit mix and vacancy for the adequacy of the proposed parking supply.

However, given the application was made 2 years ago, minimum parking requirements have been updated since then. An updated analysis is required to demonstrate compliance in accordance to the current requirements.

The standards in By-law 569-2013 would require a Type 'G' and Type 'C' loading space for residential and a Type 'B' loading space is required for retail use. The proposal provides 1 shared Type 'G'/'C' and 1 shared Type 'G'/'B' loading space for each tower for a total of 2 Type 'G' loading spaces only, which would not satisfy the loading supply requirements. Sufficient justification for the proposed reduction in loading spaces has not been submitted with the application and additional information is required to assess the proposed reduction.

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 of the *Planning Act*, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 net residential units to a cap of 10 percent of the development site as the site is less than five hectares, with the non-residential uses subject to a 2% parkland dedication. In total, the parkland dedication requirement is 358.26 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 Toronto Official Plan. The size and location of the off-site conveyance would be subject to the approval of the General Manager, Parks and 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). The applicant proposes to remove 6 City trees and 1 private tree.

Should the application be approved, the applicant is to submit a tree planting deposit to ensure the planting and survival of 6 new City trees. In addition, Staff require the planting of 3 new trees to replace the 1 private tree proposed for removal.

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 in zoning by-laws, 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 Bylaw 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 657 cubic metres of soil volume to meet Tier 1 of the TGS. The applicant proposes 97 cubic metres of soil volume that is free of utility conflict for 3 new tree plantings. The building massing does not demonstrate that adequate soil volume can be provided on site and trees proposed within the public right of way are in conflict with existing utilities. 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).

Summary of Issues to be Resolved

Based on the review of the application, the following main issues have not been addressed and need to be resolved in order for redevelopment to proceed on the subject site.

- Replacement of existing non-residential large retail space;
- Revise the unit mix to achieve the Growing Up Guidelines requirements;

- 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;
- Impacts to the public realm, including shadow and wind;
- Parkland dedication;
- Site servicing including the existing sanitary easement and area capacity for the proposed development;
- Provide adequate soil volume for trees which satisfies Toronto Green Standard EC 1.1.
- Provide feasible street trees with adequate soil volume which satisfies Toronto Green Standard EC 1.2.

Further Issues

Should the decision to refuse the application be appealed to the Ontario Land Tribunal, and Staff continue to receive additional or supplementary information regarding this application or be required to review a revised proposal, Staff may refine or identify further issues and/or supplement the reasons provided in this Report.

Conditions to Any Tribunal Order

Should the refusal of Council's decision be appealed to the Ontario Land Tribunal, and not resolved or otherwise approved by City Council, and the Ontario Land Tribunal decides to grant the approval, in whole or in part, the following include a preliminary list of conditions that should be imposed on the issuance of any final Order of the Tribunal to the satisfaction of the appropriate City Officials:

- The final form and content of the draft Official Plan Amendment;
- The final form and content of the draft Zoning By-law Amendment;
- The owner has at its sole expense:
 - Submitted a revised Shadow Study and a Wind Study to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - Submitted a revised Functional Servicing Report and Stormwater Management Report, Hydrogeological Review, including the Foundation Drainage Report ("Engineering Reports") to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water;
 - Secured the design and provided financial securities in respect of any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water, should it be determined that improvements or upgrades are required to support the development, according to the Engineering Reports accepted by the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water;

- Ensured that implementation of the accepted Engineering Reports does not require changes to the proposed amending By-law or that any required changes have been made to the proposed amending By-law to the satisfaction of the Executive Director, Development Review, and the City Solicitor, including the use of a Holding ("H") By-law symbol regarding any new municipal servicing infrastructure or upgrades to existing municipal servicing infrastructure, as may be required;
- Submitted a revised Loading Study to the satisfaction of the General Manager, Transportation Services;
- Submit a revised soil volume plan to the satisfaction of Urban Forestry; and,
- Submitted a revised Wind Study to the satisfaction of The Chief Planner and Executive Director, City Planning.

CONCLUSION

The proposal has been reviewed against the policies of the Provincial Planning Statement (2024), and the Official Plan. Staff are of the opinion that the proposal is not consistent with the PPS (2024). Further, the proposal does not conform with the Official Plan, particularly as it relates to the built form of the base buildings, the tower elements, the public realm and existing municipal sewers on the property. Further, the proposal does not conform with the North York Centre Secondary Plan, particularly as it relates to height, density, base building setback to Yonge Street and the tower setbacks above the base building. The proposal does not represent good planning and is not in the public interest. Staff recommend that Council refuse the application.

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Information/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: 3D Massing Model looking Northeast
Attachment 10: 3D Massing Model looking Southwest

Attachment 1: Application Data Sheet

Municipal Address: 5576 YONGE ST **Date Received:** August 12, 2022

Application Number: 22 190116 NNY 18 OZ

Application Type: OPA & Rezoning

Project Description: Proposal for a mixed-use development with two residential towers, 25 storeys in height for the Tower A, and 35 storeys in height for the Tower B. Each tower contains 3 storey podium having retail use in tower B and shared with 2 levels of underground parking. The proposed residential gross floor area is 40,906 square metres with 608 units, and the proposed non-residential gross floor area is 507 square metres. Proposed 101 parking spaces and 498 bicycle parking spaces.

Applicant
MBTW WAI

Agent

Architect

Owner
MIPO SALES
LIMITED

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: C1 Heritage Designation: N

Height Limit (m): Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 3,618 Frontage (m): 37 Depth (m): 96

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,472	0		
Residential GFA (sq m):	0	0	40,906	40,906
Non-Residential GFA (sq m):	1,472	0	507	507
Total GFA (sq m):	1,472	0	41,413	41,413
Height - Storeys:	1	0	35	35
Height - Metres:			113	113

Lot Coverage Ratio (%)

-

Floor Space Index: 11.45

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	40,906	
Retail GFA:	507	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			608	608
Other:				
Total Units:			608	608

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		32	366	154	56
Total Units:		32	366	154	56

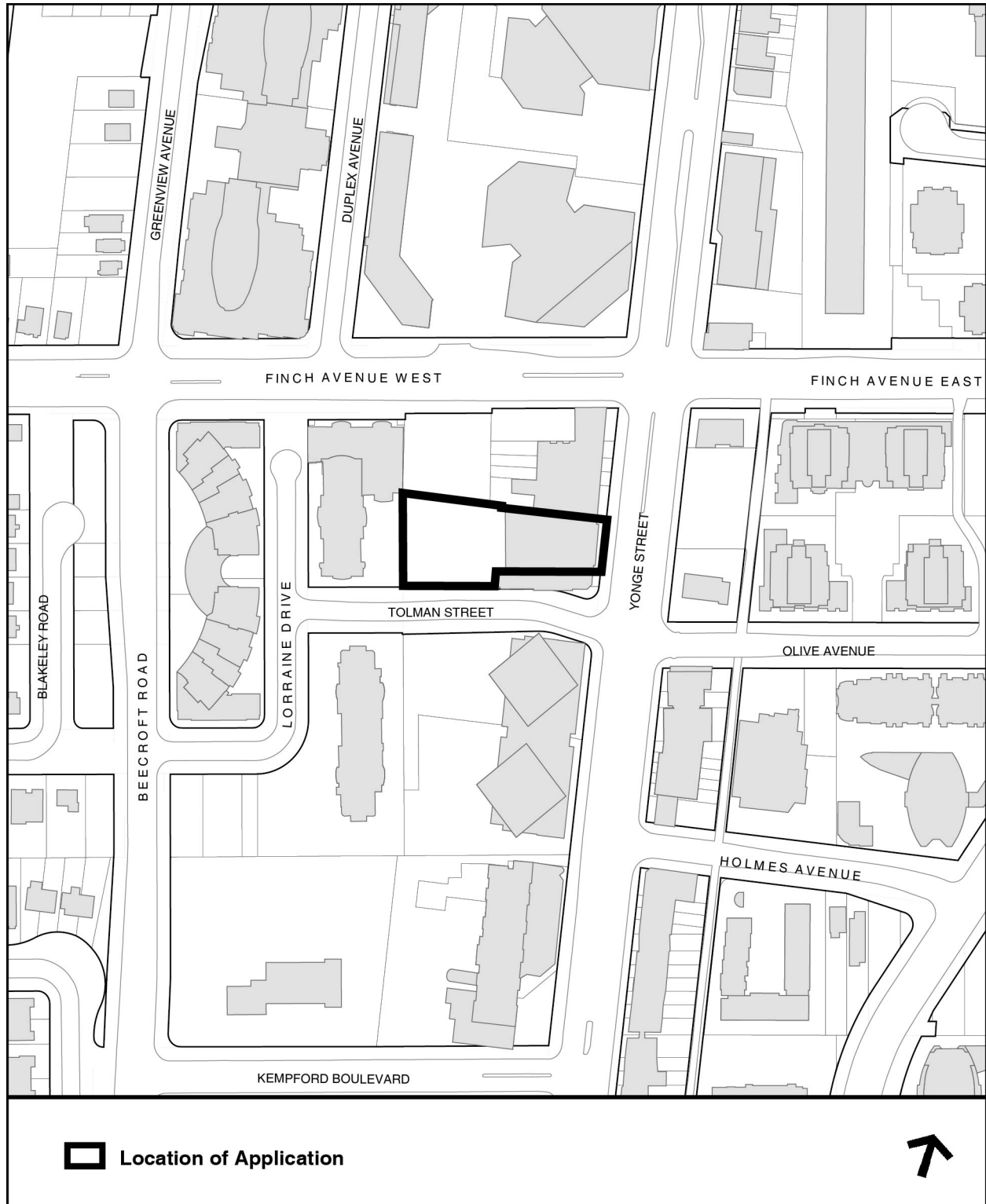
Parking and Loading

Parking Spaces:	101	Bicycle Parking Spaces:	498	Loading Docks:	2
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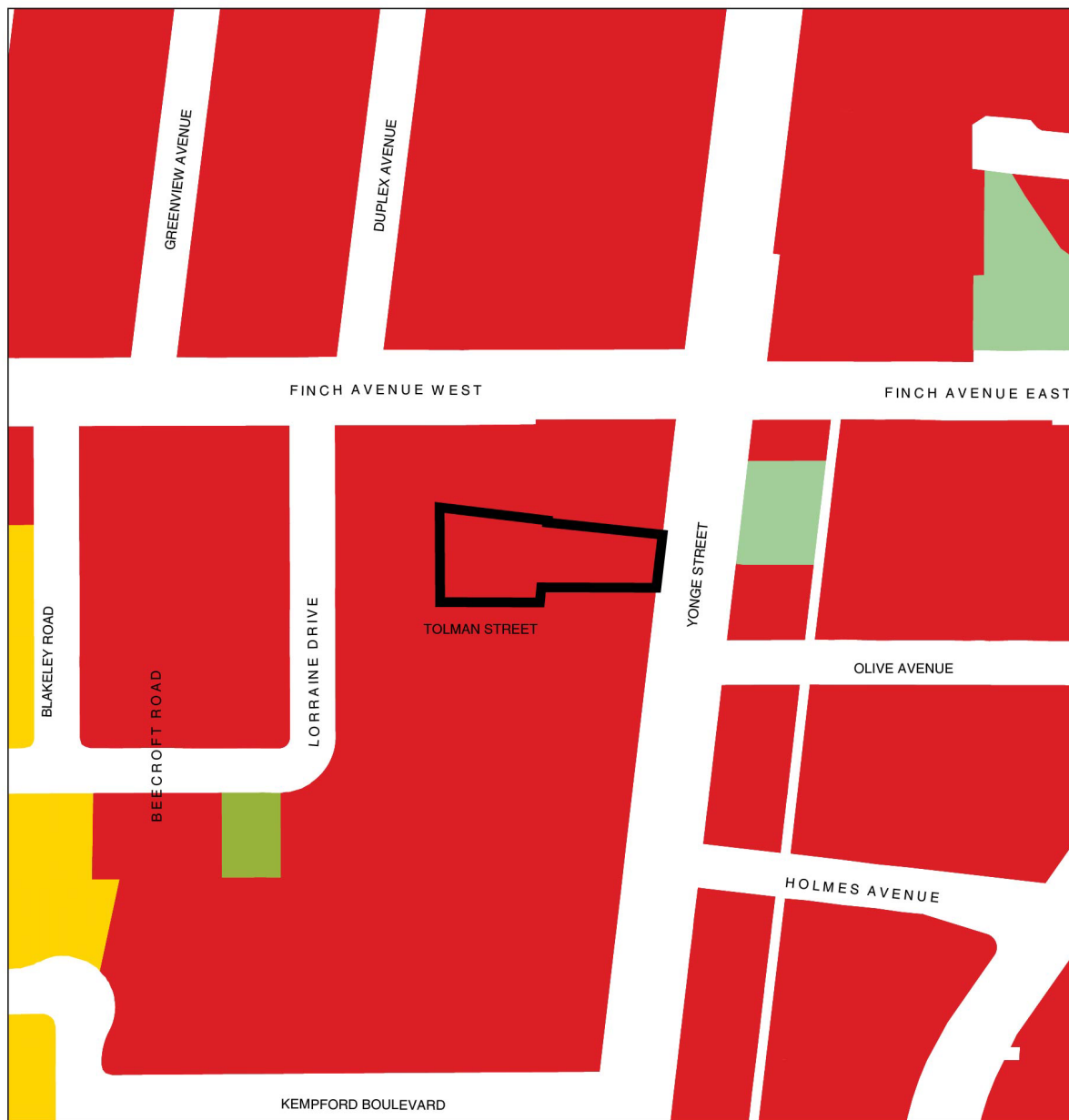
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Attachment 2: Location Map



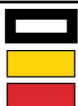
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #16

5576 Yonge Street

File # 22 190116 NNY 18 02



Location of Application

Neighbourhoods

Mixed Use Areas

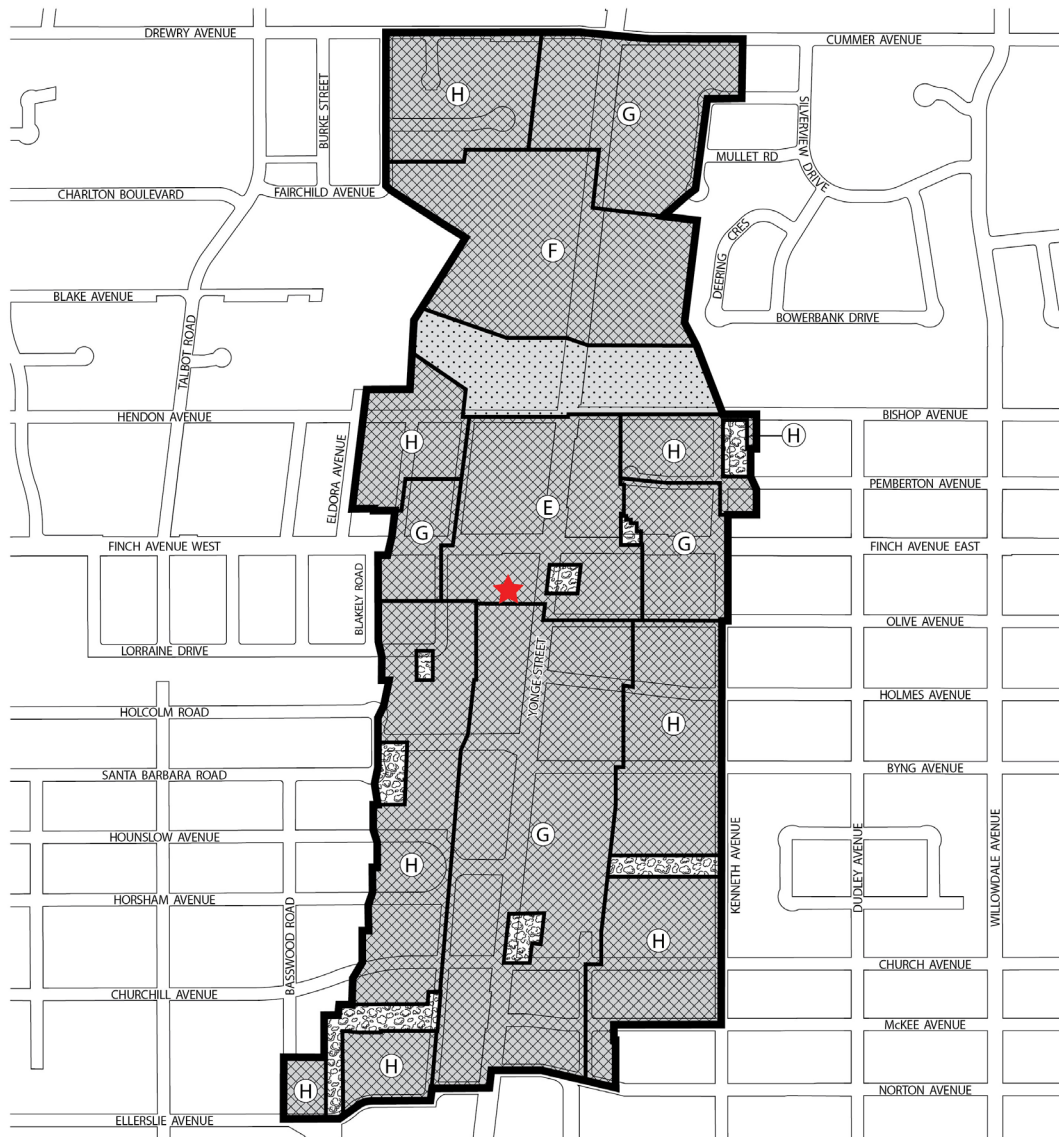
Parks

Other Open Space Areas








Not to Scale
Extracted: 08/15/2022

Attachment 4: North York Centre Secondary Plan Land Use Map



North York Centre Secondary Plan

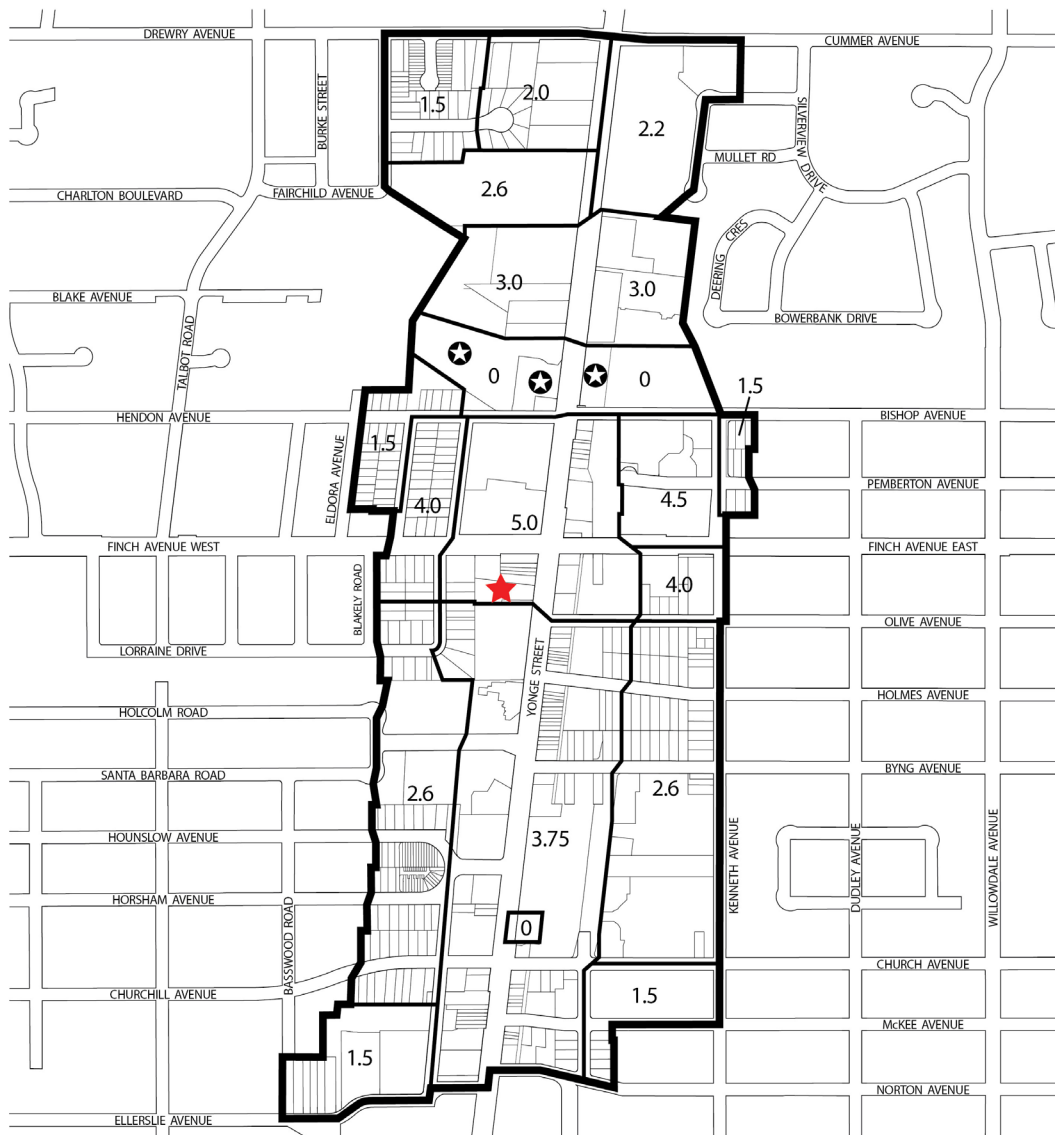
MAP 8-4 North York Centre North Land Use Areas

-  Secondary Plan Boundary
-  Subject Site - 5576 Yonge St
-  Mixed Use Areas
 - Area E - Maximum 65% Commercial Use
 - Area F - Maximum 50% Commercial Use
 - Area G - Maximum 20% Commercial Use
 - Area H - 0% Commercial Use
-  Parks and Open Space Areas
-  Utility Corridors



June 2006

Attachment 5: North York Centre Secondary Plan Density Map



North York Centre Secondary Plan

MAP 8-7 North York Centre North Density Limits

— Secondary Plan Boundary

★ Density can only be assigned to these lands pursuant to the Official Plan, North York Centre Secondary Plan, Section 3 or Section 13

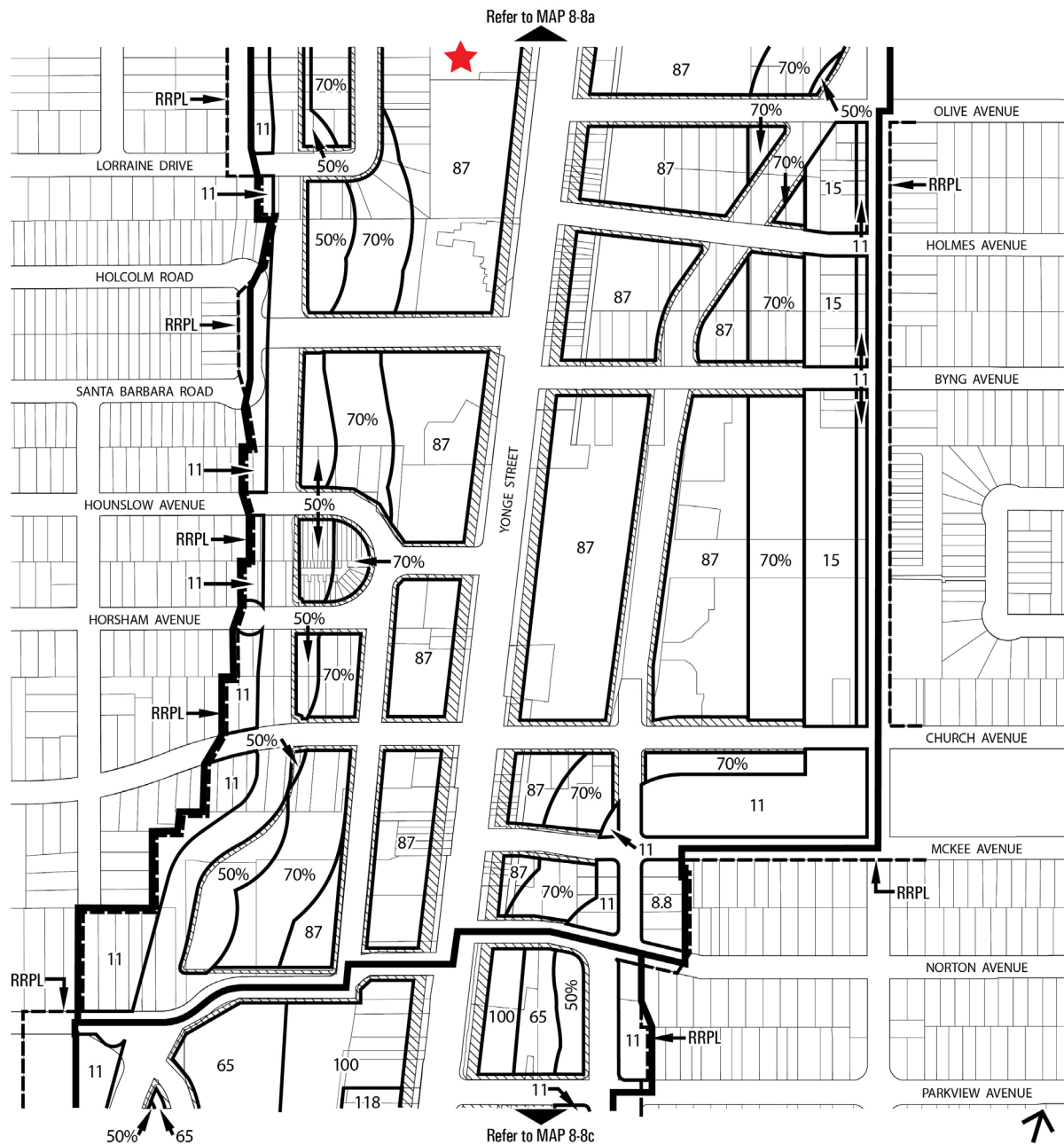
Note: Density Limits are exclusive of density incentives and transfers

★ Subject Site - 5576 Yonge St



June 2006

Attachment 6: North York Centre Secondary Plan Height Map



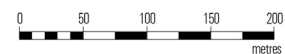
North York Centre Secondary Plan

MAP 8-8b Maximum Height Limits

	Secondary Plan Boundary		Maximum 87m Above Grade
	The Lesser of 8.8m or 2 Storeys		Maximum 100m Above Grade
	The Lesser of 11m or 3 Storeys		Maximum 50% Horizontal Distance from RRPL
	The Lesser of 15m or 4 Storeys		Maximum 70% Horizontal Distance from RRPL
	Maximum 65m Above Grade		Street Facade Limit as per Section 5.3 of this Secondary Plan

Relevant Residential Property Line (RRPL)

Subject Site - 5576 Yonge St



November 2015

Attachment 7: Existing Zoning By-law Map



Zoning By-law 7625

5576 Yonge Street

File # 22 190116 NNY 18 02



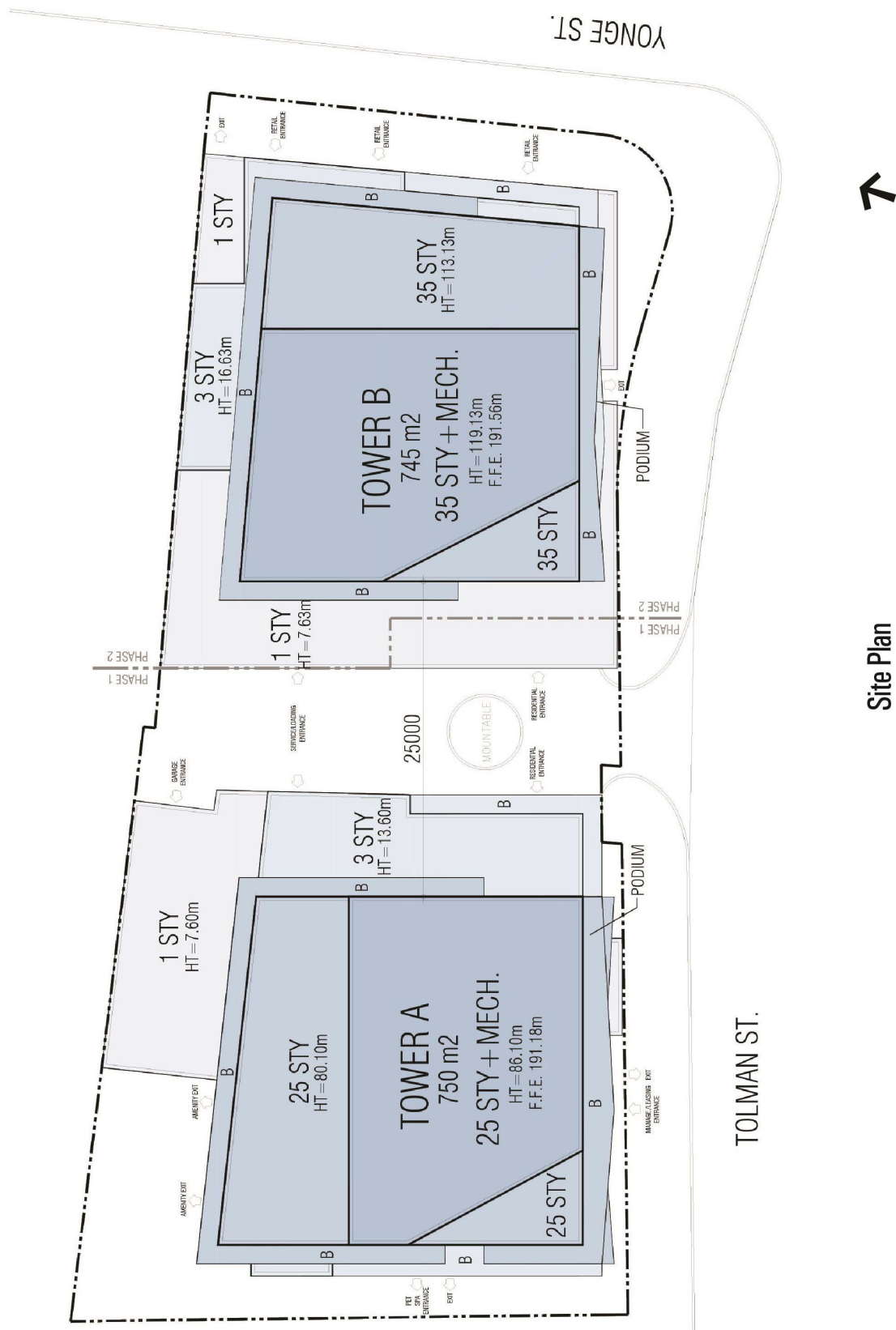
Location of Application

R4 One-Family Detached Dwelling Fourth Density Zone
 R6 One-Family Detached Dwelling Sixth Density Zone
 RM1 Multiple-Family Dwellings First Density Zone
 RM4 Multiple-Family Dwellings Fourth Density Zone
 RM6 Multiple-Family Dwellings Sixth Density Zone
 C1 General Commercial Zone

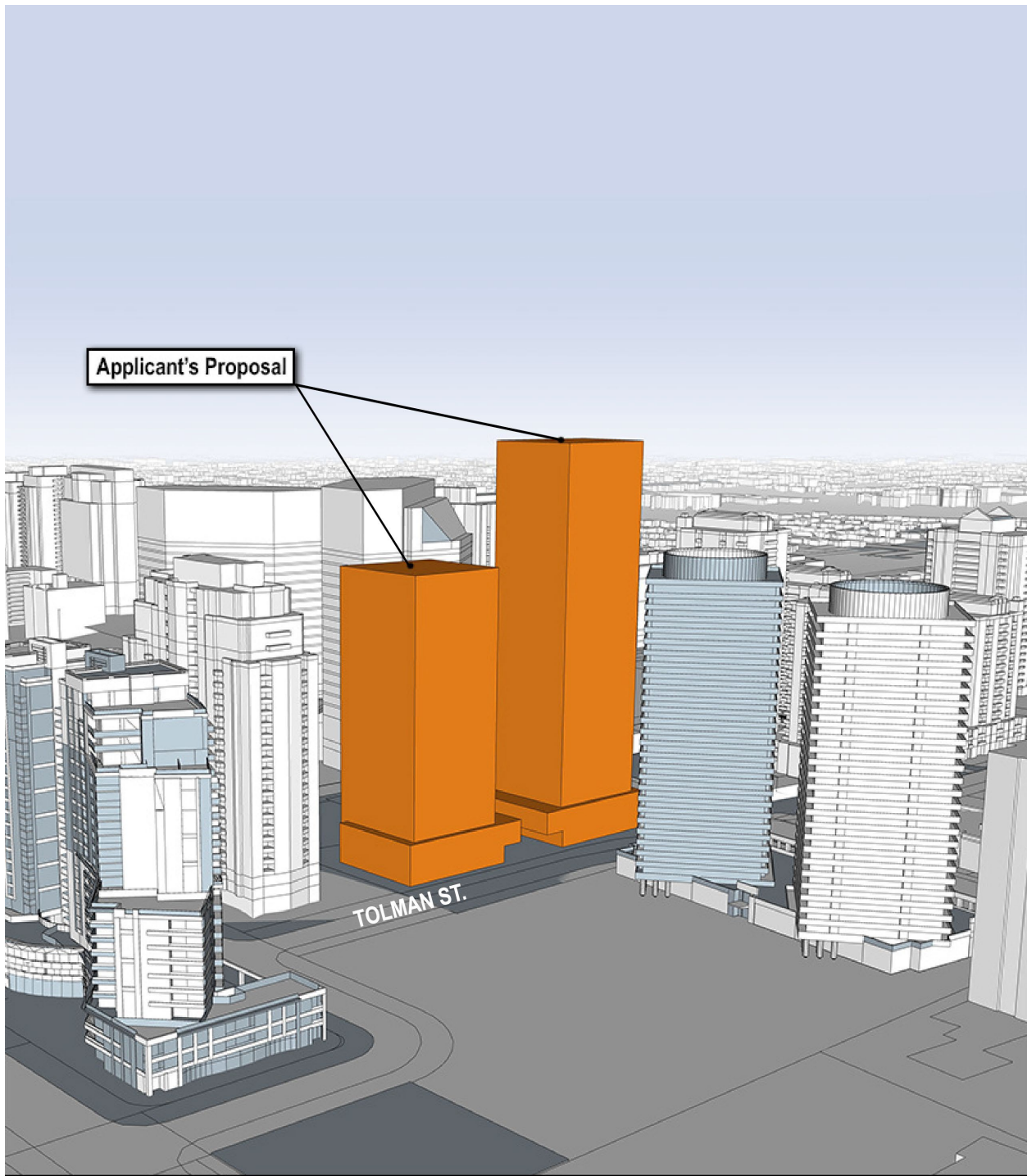
C3 District Shopping Centre Zone
 O1 Open Space Zone



Not to Scale
 Extracted: 08/15/2022



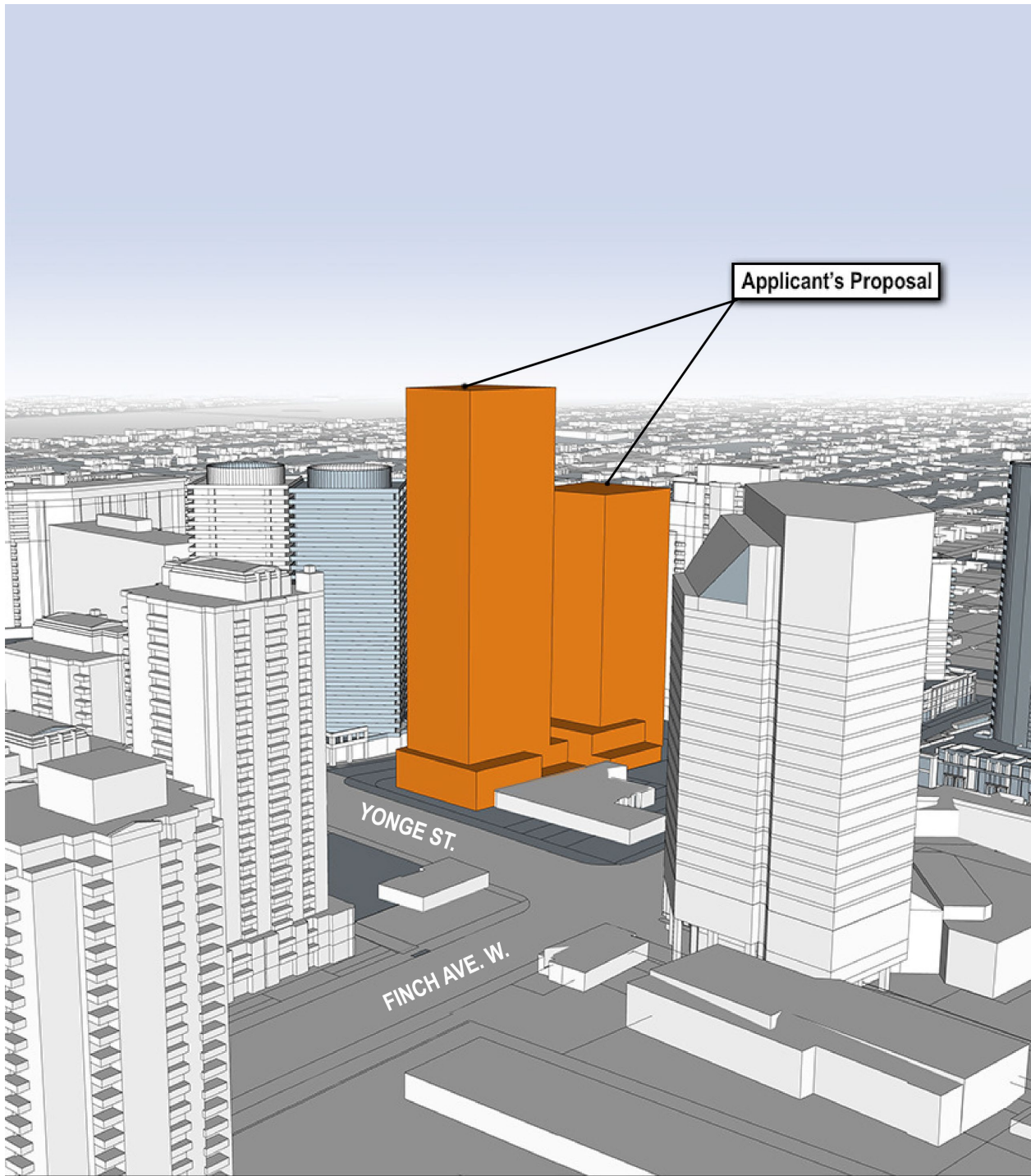
Attachment 9: 3D Massing Model looking Northeast



View of Applicant's Proposal Looking Northeast

08/08/2022

Attachment 10: 3D Massing Model looking Southwest



View of Applicant's Proposal Looking Southwest

08/08/2022