

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

Date: June 17, 2025

To: North York Community Council

From: Director, Community Planning, North York District

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 Report recommends approval of the application to amend the Official Plan and Zoning By-law 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 for the properties at 2674, 2676, 2678 and 2704 Yonge Street and 19 Alexandra Boulevard. The proposal is comprised of a total of 251 residential units, including 31 rental replacement units. The proposal also includes a 205 square metre public park addition to Snider Parkette and 370 square metre privately owned publicly accessible spaces (POPS). There would be 24 vehicular parking spaces with 4 dedicated to visitors and a total of 35 bicycle parking spaces.

This report also recommends minor changes to Rental Housing Demolition application 20 194151 NNY 08 RH that was approved by City Council at its meeting on July 19, 2022, as a result of changes to the proposed built form and the introduction of new residential uses on the site. The revised rental replacement proposal continues to include full replacement of the existing rental housing as well as an updated Tenant Assistance Plan that addresses the right of existing tenants to return to replacement rental dwelling units at similar rents and financial compensation to mitigate hardship.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 2674, 2676, 2678 and 2704 Yonge Street and 19 Alexandra Boulevard substantially in accordance with the draft Official Plan Amendment included as Attachment 6 to this Report.
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 7 to this Report.
- 3 City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. City Council approve that in accordance with Section 42 of the Planning Act prior to the issuance of the first above grade building permit, the Owner shall convey to the City, an on-site parkland dedication, having a minimum size of 205 square metres to expand Snider Parkette, to the satisfaction of the General Manager, Parks and Recreation and the City Solicitor.
5. Prior to the issuance of the first above grade building permit, the owner shall pay to the City the residual cash-in-lieu amount for the parkland that is not being provided on-site.
6. City Council approve the acceptance of on-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition to the satisfaction of the General Manager, Parks and Recreation.
7. City Council require the owner of the lands at 2674, 2676, 2678 and 2704 Yonge Street and 19 Alexandra Boulevard to enter into, and register on title, an agreement which would amend the January 23, 2024 Section 37 Agreement registered on title for 2674, 2676, 2678 and 2704 Yonge Street as Instrument ATA6500649 to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning, and the Executive Director, Development Review, in order to secure the following:
 - a. 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.
 - b. The cash contribution referenced in Part (a) of Recommendation 7 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;

c. In the event the cash contribution referred to in Part (a) of Recommendation 7 above 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;

d. 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

e. 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.

8. City Council also direct that the following matters be secured in the amended Section 37 Agreement as a legal convenience to support the development or in an agreement pursuant to Section 111 of the City of Toronto Act:

a. requirement for the owner to provide and maintain 31 replacement rental dwelling units that collectively have a 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;

b. 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;

c. 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

d. 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.

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.

Community Benefits

The lands are currently subject of By-law 830-2022, which includes a Schedule A requiring the owner to provide community benefits in exchange for an increase in density. In accordance with the provisions set out in By-law 830-2022, the City and the owner entered into a Section 37 Agreement, which was registered on title on January 23, 2024 as Instrument AT6500649. The proposed zoning by-law amendment will maintain the Section 37 obligations set out in the original Section 37 Agreement, which included an indexed monetary contribution of \$350,000 towards public park improvements, public art and/or streetscape improvements, and the reconstruction/restoration of the historic gates and columns adjacent to the site, and a further monetary payment in the amount of \$600,000, representing 4% of the land value of the marginal increase in density of 9,718 square metres relative to the original application. The additional obligations will be secured in an amending Section 37 Agreement.

DECISION HISTORY

The easterly portion of the subject site (2674-2704 Yonge Street) was originally the subject of Zoning By-law Amendment and Rental Housing Demolition applications submitted on September 17, 2020 (File Nos. 20 194146 NNY 08 OZ & 20 194151 NNY 08 RH). These applications sought approval for a nine-storey (31.18 metres plus 3.5 metres mechanical penthouse), 127-unit mixed use building with ground floor retail containing 31 rental replacement units. The proposal was later revised in December 2021, to a 91-unit building. An onsite parkland dedication of 127.2 square metres and a 482 square metre POPS were also proposed.

A Preliminary Report on these applications was adopted by North York Community Council On November 4, 2020. The Preliminary Report can be found here: [Agenda Item History - 2020.NY19.3](#)

The rezoning and Rental Housing Demolition applications were adopted by City Council on July 19, 20, 21 and 22, 2022, and By-law 830-2022 was enacted on July 22, 2022, rezoning the lands to CR 3.0 (c0.5;r3.0) SS2 (x764) and OR. The decision document can be found here: [Agenda Item History - 2022.NY33.6](#)

On October 10, 2024, a pre-application consultation (PAC) meeting was held with the applicant to discuss a revised proposal and proposal boundary. The current Official Plan and Zoning By-law Amendment application were submitted on February 24, 2025 and deemed complete as of March 25, 2025. The current development site size has been increased by including 19 Alexandra Boulevard.

Staff conducted a Community Consultation Meeting for the application on May 22, 2025 and a Tenant Meeting on May 27, 2025. Community and tenant feedback is summarized in the Comments section of this report.

THE SITE AND SURROUNDING LANDS

Description

The subject site is located at the southwest corner of Yonge Street and Alexandra Boulevard. It is irregularly shaped and 3,019 square metres in size, and has a frontage of 53.27 metres to the east along Yonge Street and 63.81 metres to the north along Alexandra Boulevard. The site is generally flat. See Attachment 2 for the Location Map.

The site is an assembly of five properties, municipally addressed as 2674, 2676, 2678 and 2704 Yonge Street and 19 Alexandra Boulevard.

The lands at 2674, 2676, and 2678 Yonge Street at the south end of the site contain an existing 3-storey rental apartment building comprised of 31 rental dwelling units and retail at grade. Of the 31 rental units, there are 23 one-bedroom units and 8 two-bedroom units, of which 19 units have affordable rents and 12 have mid-range rents. The lands at 2704 Yonge Street at the north end of the site is currently vacant and was previously a funeral home that was demolished.

The lands at 19 Alexandra Boulevards at the west end of the site contains an existing two-storey single detached home.

Surrounding Uses

- North: Alexandra Boulevard right-of-way; further north along both sides of Yonge Street are residential buildings with heights ranging from four to seven storeys, and low-rise house forms along Alexandra Boulevard and Glencairn Avenue.

- South: Snider Parkette public park and a two-storey Toronto Transit Commission (TTC) utility building; further south is the Lytton Boulevard right-of-way, low-rise house forms along Lytton Boulevard, and low-rise commercial-retail buildings along Yonge Street.
- West: Low-rise house forms along Lytton Boulevard and Alexandra Boulevard.
- East: Yonge Street right-of-way; and further east are mid-rise buildings with heights from three-and-half to seven storeys, a one-storey commercial-retail building, and low-rise house forms along Blythwood Road.

THE APPLICATION

Description

The application proposes a 13-storey predominantly institutional building with a height of 50.4 metres, and a 6.0 metre mechanical penthouse on top, for a total of 56.4 metres at 2674 – 2704 Yonge Street and 19 Alexandra Boulevard.

The proposed building is a seniors residence providing independent residential suites, assisted living suites and memory care suites. The proposal is comprised of a total of 251 residential units, including 31 rental replacement units.

Density

The total gross floor area (GFA) is 20,241 square metres, with 17,842 square metres allocated to seniors residence and 2,399 square metres to rental replacement, resulting in a Floor Space Index (FSI) of 6.70 times the area of the lot.

Residential Component

The proposal is comprised of a total of 251 residential units, including 31 rental replacement units and 220 seniors rental units, of which 134 are studio (53.4%), 97 are one-bedroom (38.7%) and 20 are two-bedroom (8.0%).

Amenity Space

A total of 4,221 square metres of amenity space is proposed for the seniors rental units —3,214 square metres of indoor space (equal to 14.6 square metres per unit) and 1,007 square metres of outdoor space (equal to 4.6 square metres per unit).

Access, Parking and Loading

The proposal includes a total of 24 underground vehicular parking spaces (20 residential parking spaces and 4 visitor parking spaces), a total of 35 bicycle parking spaces (28 long-term bicycle and 7 resident bicycle parking spaces), and one loading space (Type G).

Vehicle access is from Alexandra Boulevard at the west side of the site, which provides access to a pick-up/drop-off forecourt, the loading space and the parking garage access/ egress ramp.

Additional Information

See attachments 1, 2, and 9 to 14 of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views 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/2674YongeSt

Reasons for Application

An Official Plan Amendment is required to amend the Official Plan and the Yonge Eglinton Secondary Plan to allow for the proposed use, height and density on the site. A Zoning By-law Amendment is needed in order to establish site-specific provisions for height, density, setbacks, setbacks and other development standards.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on October 10, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre at www.toronto.ca/2674YongeSt

The current application was submitted on February 24, 2025 and deemed complete on March 25, 2025, satisfying the City's minimum application requirements. A Preliminary Summary of the application and the reports and studies submitted in support of this application are available on the Application Information Centre at www.toronto.ca/2674YongeSt

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 amendments.

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), and shall conform to provincial plans.

Official Plan

The Official Plan Urban Structure Map 2 locates the site along an *Avenue* and Land Use Map 17 designates the site as Mixed Use Areas and Neighbourhoods. 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.

Secondary Plan

The easterly portion of the site (2674, 2676, 2678 and 2704 Yonge Street) is located within the boundary of the [Yonge Eglinton Secondary Plan](#) (YESP) and is identified as Character Area C2 – Yonge Street North, which forms part of the Midtown Villages under Map 21-2, and designated *Mixed Use Areas "C"* under Map 21-4. The site also fronts onto a designated priority retail street (Yonge Street) under Map 21-5, and is subject to the Yonge Street Squares Extension Public Realm Moves policies under Map 21-6. See Attachment 4 of this Report for the Land Use Map.

Zoning

The subject site is zoned CR 3.0 (c0.5; r3.0) SS2 (x764), RD (f15.0; d0.35) (x1409) and OR under City wide Zoning By-law 569-2013, as amended by By-law 830-2022. See Attachment 5 of this Report for the existing Zoning By-law Map.

The easterly portion of the site is zoned CR, Commercial Residential Zone category, which permits a wide range of residential, commercial, and institutional uses and is subject to exception 764 through site specific zoning by-law 830-2022. Exception 764 permits a maximum height of 36.1 metres, a maximum gross floor area of 10,350 square metres, and a 482 square metre privately-owned publicly accessible open space. The zone also has standards for minimum buildings setbacks and minimum vehicle and bicycle parking spaces.

The southern portion of the site is zone OR, Open Space -Recreation Zone category, under Zoning by-law 830-2022 which permits a wide range of recreational uses including park, museum, community centre, etc.

The westerly property of the site (19 Alexandra Boulevard) which is part of this new application is Zoned under By-law 569-2013 is zone RD, Residential Detached Zone category, which permits various residential uses (including a detached house, duplex, triplex, and fourplex), a municipal shelter and a park. Various residential and non-residential uses are conditionally permitted.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Mid-Rise Building Design Guidelines (2024)
- Growing Up Guidelines for Children in Vertical Communities
- Design Guidelines for Privately Owned Publicly-Accessible Spaces (POPS)
- Pet Friendly Design Guidelines for High Density Communities

- 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.

PUBLIC ENGAGEMENT

Community Consultation

On May 22, 2025, a community consultation meeting took place. Approximately 65 participants attended the meeting in person along with the Ward Councillor, City staff and the applicant. Presentation boards were provided by City staff and the applicant's consultant. Participants were free to move around the meeting room and ask questions. Staff received written comments from 15 participants/residents both prior to and after the meeting. Please see Attachment 8 for a summary of the community consultation.

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.

Tenant Meeting

On May 27, 2025, City staff held an in-person tenant meeting to provide tenants with an update on revisions to the replacement building, floor plans and tenant assistance plan. The meeting was attended by approximately 15 tenants, representatives of the applicant and City Planning staff.

Tenants asked questions and expressed concerns about:

- Construction timeline and when tenants will be required to vacate their existing rental units;
- Process for selecting and returning to a replacement rental unit;
- Eligibility of tenants who moved in after the Rental Housing Demolition application was submitted;
- Access to parking, amenities and storage lockers in the revised proposal; and
- The approach to soundproofing in the new building.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by

the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

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 has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

PPS (2024) supports the creation of complete communities by accommodating an appropriate range and mix of land uses, housing options, institutional uses, parks and open spaces and other uses to meet long-term needs. The policy further states that complete communities should be supported by improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society and improving overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups. The proposed seniors residence represents an appropriate level of intensification through infill redevelopment of the subject site, while contributing to a mix of land use and improving overall quality of life for seniors.

Policy 3.6.1(d) states that planning for sewage and water services shall integrate servicing and land use considerations at all stages of the planning process. Engineering and Construction Services staff have not yet accepted the submitted servicing reports and other supporting drawings/documents. To ensure that the subject site can be appropriately serviced, a holding provision in the Zoning By-law is being included. The proposed Holding provision (H) ensures the necessary infrastructure is in place to support the proposed development.

Official Plan Policies and Design Guidelines

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

Land Use

The easterly portion of the site (2674-2704 Yonge Street) is presently designated *Mixed Use Areas* on Map 17 of the Official Plan. The westerly portion of the site (19 Alexandra Boulevard Street) is presently designated *Neighbourhoods* on Map 17 of the Official Plan.

Through the proposed Official Plan Amendment, the majority of the site is proposed to be redesignated to *Institutional Areas* in order to reflect the institutional nature of the building, being predominantly a seniors care residence providing independent residential suites, assisted living suites and memory care suites. The proposed on-site parkland dedication along the southern edge of the site is proposed to be redesignated to *Open Space Areas – Parks*.

Institutional Areas are made up of major educational, health and governmental uses with their ancillary uses, cultural, parks and recreational, religious, commercial and institutional residence facilities, including the full range of housing associated with a health institution, as well as utility uses.

The easterly portion of the site (2674-2704 Yonge Street) is also located within the boundary of the Yonge Eglinton Secondary Plan (YESP). The YESP gives greater certainty and clarity to how development will occur on *Mixed Use Areas* -designated lands in the Midtown area, and designates these properties as *Mixed Use Areas "C"*, which includes commercial main streets characterized by continuous at-grade narrow-frontage commercial uses, including retail, service, and office uses, with residential uses above. A mixture of residential, retail, service, office, institutional, entertainment, and cultural uses will be permitted, alongside parks and open spaces.

Map 21-5 of the YESP depicts the site fronting onto a priority retail street (Yonge Street), which are main streets that contribute to Midtown area's complete communities. The proposal doesn't propose retail uses at-grade. Due to the boundary shape of the Yonge-Eglinton Secondary Plan in this area, the priority retail designation applies only to the west side of Yonge street and does not include the lands on the east side of Yonge Street and the lands directly to the south of the subject site. Staff have determined that requiring retail uses at grade in this location is not necessary given the nature of the proposed use and the unique programming needs associated with the use. Both the *Mixed Use and Neighbourhoods* designations permit Institutional Uses. Redesignating the entirety of the lands to only permit Institutional Uses is appropriate given the seniors housing proposed, and the operational and built form requirements around the proposed use. Although the Neighbourhoods designation permits only low scale institutional uses, the proposal transitions down in height and built form to 6 and 4-storey at the west end of the site. By redesignating the entire site to *Institutional Areas* in the OP and YESP, the proposed seniors housing including independent residential suites, assisted living suites and memory care suites will be permitted. The Institutional designation would also recognize the 31-replacement rental housing units, however, residential uses such as condominium development will no longer be permitted on the subject lands.

Rental Housing Demolition and Replacement

At its meeting on July 19, 2022, City Council approved Rental Housing Demolition application 20 194151 NNY 08 RH with conditions that required the owner to replace the 31 existing rental dwelling units on site by the same unit type and at a similar size and rent, and to secure a tenant assistance plan to lessen hardship for impacted tenants, all of which were secured in a Section 37 Agreement that is registered on title (the "Section 37 Agreement").

This report recommends amending the Section 37 Agreement to allow for changes which include revised replacement floor plans that will continue to replace all 31 existing rental dwelling units by their respective bedroom type, and affordability classification, and updates to the tenant assistance plan that reflects the City's current practices and

enter into an agreement pursuant to Section 111 of the City of Toronto, at the discretion of the City Solicitor. This includes using average rents for rental units built after 2015 for the basis of rent gap assistance, providing special needs assistance that is equal to four months of City of Toronto Average Market Rent, and enhanced communication methods for impacted tenants. The replacement rental units will be located on the 11th and 12th floor of the replacement building and tenants will be provided with their own entrance and lobby that is separate from the memory care and seniors' residences.

The revised proposal will not provide tenants in the replacement units with access to indoor or outdoor amenity spaces. Under the former approval, access to amenities had been secured, consistent with most rental housing demolition applications, as the replacement units were being located in a new residential building with shared amenities for all residents. In the revised proposal, the amenity space is being provided for the sole use of residents of the new memory care facility and the seniors' residences. This approach is acceptable given the unique nature of the proposed building, combined with the fact that the existing rental buildings do not include any amenities. Tenants were consulted about the change as part of the tenant consultation meeting and did not raise concerns. Other improvements for the replacement rental units include a minimum of 20 storage lockers at no additional cost that will first be offered to returning tenants and will then be offered on a first come first serve basis, the provision of air conditioning, dishwashers and in-suite laundry.

The replacement rental units and associated amendments to the registered agreement address the replacement requirements of Official Plan policy 3.2.1.6 and are consistent with the City's implementation approach as outlined in the [Rental Housing Demolition and Replacement Handbook](#).

Height and Massing

The proposed building has a height of 50.4 metres to the top of the 13th floor, and a 6.0 metre mechanical penthouse above.

Although the height of the proposed application is above the anticipated height range of eight storeys for the Yonge Street North Village character area in the YESP, policies 5.4.3 and 5.4.10, allow consideration of greater or lesser height beyond the anticipated height range, with additional storeys in Midtown Mid-rise sites evaluated for fit within any required angular plane and progressive setbacks from Neighbourhoods-designated lands and side streets.

The reduction of the streetwall height from 6 to 4 storeys along Alexandra Boulevard, combined with the building notches, building articulation and the additional setback along the west elevation above level 4 further improve the transition of the building to the *Neighbourhood* to the west and north. These changes further increase the separation distance between the proposed building and the low-rise residential properties to the west and north along Alexandra Boulevard. In this regard, the revised proposal will meet the intent of Policy 5.3.26 of the YESP by increasing the stepping down in heights and providing a greater separation distance towards the rear setback line abutting *Neighbourhoods*.

Public Realm

The proposal addresses OP policies 3.1.1.6, 3.1.1.13, and 3.1.1.16, and YESP policies 3.1.4 and 3.2.4, by the improvement of the immediately adjacent portion of Yonge Street that is designated as a Public Realm Move area. This area is also identified within the Midtown Public Realm Implementation Strategy as being partly within one of the Yonge Street Squares where landscape setbacks and public realm are to be secured through the proposed development. Along Yonge Street, the seniors housing entrance, ground-level outdoor amenity space, and a 0.4 metres wide road widening are proposed. The proposed on-site parkland dedication along the southern edge of the development site also achieves this objective with 2 metres of frontage along Yonge Street frontage.

In accordance with the Official Plan, privately owned publicly accessible spaces (POPS) are spaces that contribute to the public realm but remain privately owned and maintained. POPS do not replace the need for new public parks and open spaces. A POPS of approximately 370 square metres is being proposed. The POPS has two distinct parts: a 7.5-metre wide rectangular-shaped POPS that is oriented north-south and located on the west side of the site fronting onto Alexandra Boulevard and a 3-metre wide area oriented west-east and located on the south side of the site.

Staff considers the proposed POPS to be a positive element of the proposal and provides an opportunity for significant public realm enhancements. The POPS has been designed to provide a potential connection to the expanded Snider Parkette in the future, effectively creating an animated mid-block connection from Alexandra Boulevard through the park to Lytton Boulevard. This aligns with YESP policy 3.2.4(a) and (c) which call for landscaped, public-accessible squares in the Yonge Street North Midtown Village. The connection from the POPS to Snider Parkette is to be designed and constructed at the Owner's expense. Further details will be determined through the site plan approval process. The proposed POPS along the south side of the site also serves to buffer and transition between the enlarged Snider Parkette and the proposed building. Staff will address and secure the POPS in the amended Section 37 Agreement and its final design, through the Site Plan Control approval process.

Shadow Impact

A Sun/Shadow Study was submitted in support of the application to evaluate the impact of shadows cast by the proposed development on the site and the surrounding area.

The proposal will cast shadows on portions of the Alexandra Boulevard public realm and into the neighbourhoods, from 9:18am moving through and off this area at approximately 1:18pm during June 21st and September 21st. The applicant's modification to shift the mechanical penthouse to the east portion of the building will decrease shadow impacts on the public realm and nearby residential properties on June 21st and September 21st.

The shadow impacts resulting from the proposed development maintain the intent of the Official Plan and policies and of the Mid-Rise Guidelines with respect to limiting shadowing impacts.

Wind Impact

A Pedestrian Wind Study was submitted in support of the application to evaluate the wind impact of the proposed development on the site and the surrounding area.

The study concluded that there are no anticipated uncomfortable wind conditions at grade level in the private walkways, public sidewalks, forecourt, pick-up/drop-off areas, and in the vicinity of building access points. Several wind mitigation elements have been implemented into the architectural design, including wind screens at the northeast and southeast corners at grade, and wind barriers between the columns at the southwest corner of the subject site at grade, which improved grade level wind conditions. Conditions over Snider Parkette are predicted to be suitable for a mix of sitting and standing during the typical use period (May to October, inclusive). Mitigation within the parkette may be addressed during the future design of the space.

Planning staff generally accepts the study's conclusions but will further assess the future building during the Site Plan Control process for more detailed analysis and mitigation and design strategies.

Servicing

The applicant submitted a Functional Servicing Report, Stormwater Management Report, Hydrogeological Assessment report, and other supporting documents and drawings to support the proposed development.

Engineering and Construction Services staff have not yet accepted the submitted Stormwater Management Report, and other supporting drawings/documents. To ensure that the subject site can be appropriately serviced, a Holding (H) provision in the Zoning By-law is being included. Lifting of the holding provision would be subject to the Functional Servicing Report, Stormwater Management Report, Hydrogeological Assessment Report, and other supporting documents/drawings being accepted by the Chief Engineer and Executive Director of Engineering and Construction Services. Additionally, arrangements satisfactory to the Chief Engineer and Executive Director, Engineering and Construction Services shall be in place to secure the obligations of the owner to design, construct, secure and pay for improvements to municipal infrastructure in accordance with the accepted Engineering reports, drawings, and other supporting documents, should it be determined that upgrades and/or improvements are required to such infrastructure to support the development.

Road Widening

In order to satisfy the Official Plan requirement of a 27 metre right-of-way for this segment of Yonge Street, a 0.4 metre road widening dedication along the Yonge Street frontage of the site is required and is proposed to be conveyed to the City. The widening

is identified in the attached draft Zoning By-law (Attachment) and will be conveyed as part of the site plan application process.

Traffic Impact

A Transportation Impact Study was submitted in support of the application to evaluate the transportation impact of the proposed development. The study estimates that the proposed development would generate approximately 25 and 30 two-way trips during the weekday AM and PM peak hours, respectively. Staff have reviewed the study and find the traffic impact of the proposal acceptable.

Access, Vehicular and Bicycle Parking and Loading

The proposal would have access from Alexandra Boulevard via the 7.2-metre-wide driveway to the west of the site, providing access to the 1-level underground parking garage, pick-up/drop-off area, and one at-grade Type G loading. The underground parking garage provides 24 vehicle parking spaces, including 20 resident parking spaces and 4 visitor spaces, which comply with the rates outlined in Zoning By-Law 569-2013 as amended by By-Law 89-2022. A total of 35 bicycle parking spaces for the rental replacement units are proposed at-grade and within the underground parking garage, including 28 long-term bicycle parking spaces and 7 short-term bicycle parking spaces.

Parkland

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. The total parkland dedication requirement is 299 square metres. The owner is required to satisfy the parkland dedication requirement through an on-site dedication.

The Owner has proposed an on-site parkland dedication of 205 square metres along the southern edge of the development site with 2 metres of frontage on Yonge Street which then widens at the rear of the site. The proposed parkland would expand Snider Parkette, which is acceptable to the Parks Development Section. Any residual parkland dedication owing shall be satisfied through cash-in-lieu of parkland dedication.

The proposal also demonstrates that a 5-metre setback has been proposed between the park boundary and the southeastern building face up to the third floor (11.15 metres above established grade), which is acceptable. The southwestern building face currently shows a 3-metre setback. The applicant has agreed to continue to work with staff and make best efforts through the site plan design stage, to provide an additional 2 metre setback and provide a 5-metre setback from the ground floor up to the third floor.

Heritage

The development site does not include any properties that have been listed on the City's Heritage Register, nor designated under the Ontario Heritage Act. Heritage

Planning staff support the proposed restoration of the historic Alexandra Boulevard gates, as secured in the original Section 37 Agreement. Further to the July 19, 2022 Council Decision, during the review of the site plan control application, 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, and the Owner shall post an irrevocable Letter of Credit in the amount of 120 percent of the cost of the restoration. As per the previous approval, the gate restoration will continue to be secured through the revised Section 37 Agreement.

Archaeological Assessment

The lands are located within an area of archaeological potential, as identified by the City of Toronto's Archaeological Management Plan (<https://Map.Toronto.ca/TorontoMaps/>). As such, a Stage 1 and Stage 2 Archaeological Assessment were submitted in support of the application, which recommends that the lands be considered free of further archaeological concerns. Staff have reviewed the Stage 1 Stage 2 Archaeological Assessment and concur with its findings that no further archaeological assessment is required.

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 Official Plan, Chapter 3 provides direction for how developments should preserve, incorporate, and plan for trees on site.

The applicant proposes to remove one city-owned street tree, and 12 by-law regulated private trees. Urban Forestry staff requires the submission of a complete Application to Injure or Remove Trees and associated application fees. Furthermore, staff require the planting of 32 new large-growing shade trees to replace the 10 healthy privately-owned trees and 2 poor condition privately owned trees proposed for removal. At this time, the applicant is not proposing the planting of a sufficient number of large-growing shade trees; therefore, the outstanding tree planting requirement will be satisfied through cash-in-lieu. The total amount of the cash-in-lieu payment and the appraised value of the city-owned street tree proposed for removal will be determined as part of the future Site Plan application.

Holding Provision

This Report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lift the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- (i) the owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that

the existing sanitary sewer system and watermain and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and

(ii) if the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:

(a) the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; or,

(b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services; and

(iii) all necessary approvals or permits arising from (ii)(a) or (ii)(b) above are obtained, where required all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services.

(iv) the City has received, reviewed and accepted the updated Transportation Impact Study and the Transportation Demand Management (TDM) Plan, to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager, Transportation Services;

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

Community Services and Facilities

An existing Section 37 agreement for 2674, 2676, 2678, and 2704 Yonge Street was registered on January 23, 2024. The current applicant has agreed to carry forward the commitment of the previous Section 37 benefits, indexing the monetary contribution to \$350,000 with an additional monetary contribution as a result of the additional density from the proposed development in the amount of \$600,000, for a total monetary contribution of \$950,000. This amount is being secured through a revised Section 37 agreement and is being directed towards public park improvements, public art and/or streetscape improvements. The Section 37 contribution also carries forward the reconstruction/restoration of the historic gates and columns adjacent to the site.

CONTACT

Diane Pi, Planner, Community Planning, Tel. 416-396-8254, E-mail:
diane.pi@toronto.ca

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: Secondary Plan Land Use Map
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Draft Official Plan Amendment
- Attachment 7: Draft Zoning By-law Amendment
- Attachment 8: Community Consultation Summary

Applicant Submitted Drawings

- Attachment 9: Site Plan
- Attachment 10: North Elevation
- Attachment 11: South Elevation
- Attachment 12: East Elevation
- Attachment 13: South Elevation
- Attachment 14: 3D Massing Model

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 2674, 2676, 2678 and 2704 YONGE ST, 19 ALEXANDRA BLVD Date Received: February 24, 2025

Application Number: 25 120999 NNY 08 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: OPA & Rezoning Application proposes the development of a 13-storey seniors residence providing residential suites, assisted living suites and memory care suites. The building will provide a total of 251 residential units, being a mix of studios, 1-bedroom, 1-bedroom + den and 2-bedroom units. A paved pick up/drop off forecourt along the western property line will be provided, leading to 1 level of below-grade parking, providing a total of 24 parking spaces; as well as 35 bicycle parking spaces. The proposal also includes a 205 square metre public park addition to Snider Parkette and 370 square metre privately owned publicly accessible spaces (POPS).

Applicant	Agent	Architect	Owner
19 ALEXANDRA INC			2704 YONGE ST

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas, Neighbourhoods CR 3.0 (c0.5; r3.0) SS2 (x764)	Site Specific Provision:	
Zoning:	RD (f15.0; d0.35) (x1409) and OR	Heritage Designation:	N
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	3,019	Frontage (m):	53	Depth (m):	61
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			2,111	2,111

Residential GFA (sq m):	20,241	20,241
Non-Residential GFA (sq m):		
Total GFA (sq m):	20,241	20,241
Height - Storeys:	13	13
Height - Metres:	50	50

Lot Coverage Ratio (%)	69.92	Floor Space Index:	6.7
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	20,241	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			251	251
Freehold:				
Condominium:				
Other: Includes 31 Rental Replacement Units				
Total Units:			251	251

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		134	97	20	
Total Units:		134	97	20	

Parking and Loading

Parking Spaces:	24	Bicycle Parking Spaces:	35	Loading Docks:	1
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Contact: Diane Pi, Planner, Community Planning, 416-396-8254, diane.pi@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 17

2674-2704 Yonge Street and
19 Alexandra Boulevard
File # 25 120999 NNY 08 0Z



Not to Scale
Extracted: 03/03/2025

Attachment 4: Secondary Plan Land Use Map



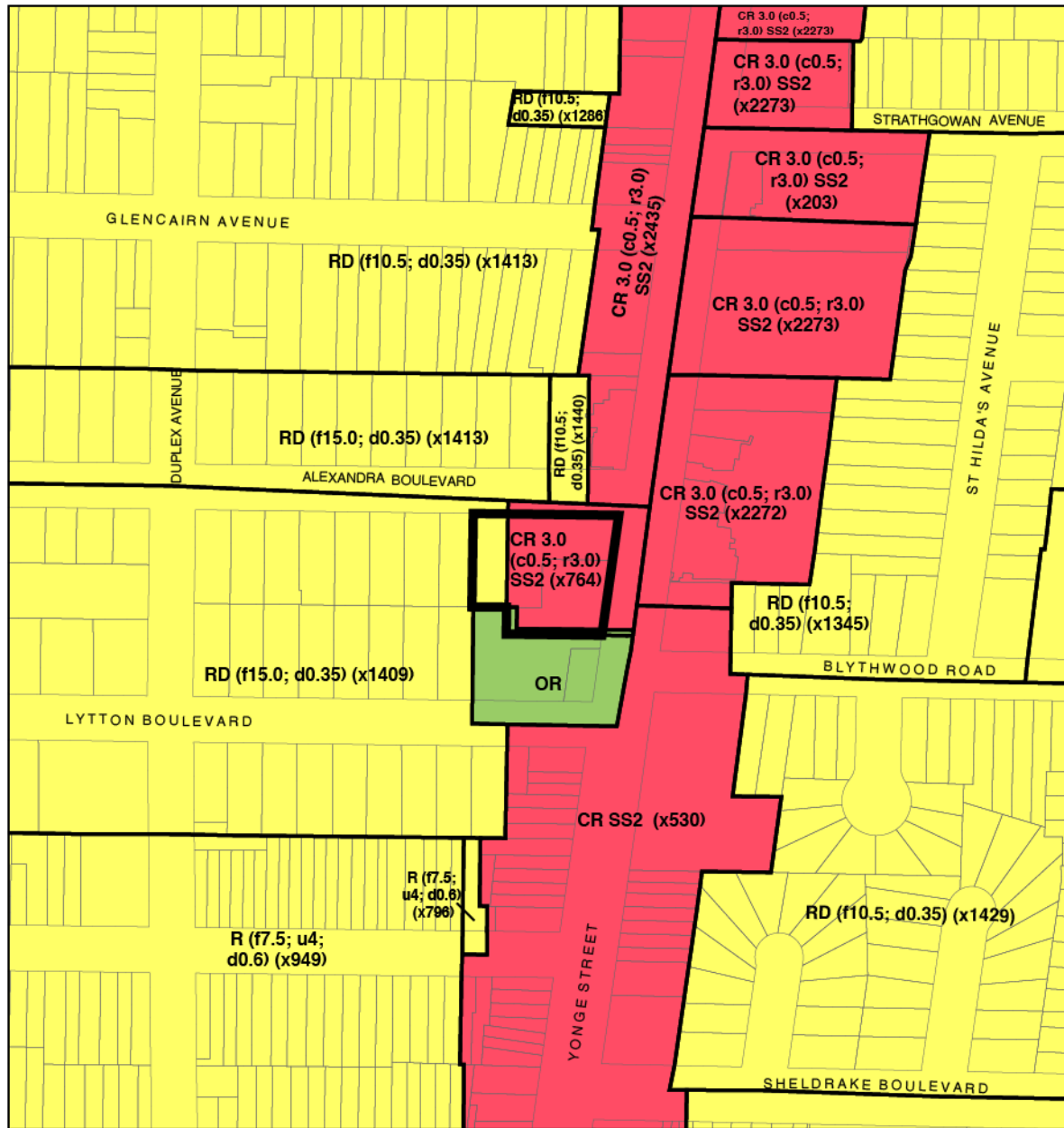
Yonge-Eglinton Secondary Plan
MAP 21-4 Land Use Plan

- | | | |
|---------------------------|--------------------------------------|---|
| — Secondary Plan Boundary | ■ Apartment Neighbourhoods | ▨ Land Use Designations per the Official Plan |
| ▨ Mixed Use Areas "A" | ■ Neighbourhoods "A" | ★ Location of Application |
| ▨ Mixed Use Areas "B" | ■ Neighbourhoods "B" | |
| ▨ Mixed Use Areas "C" | ■ Parks and Open Space Areas - Parks | |

Not to Scale ↗

March 29, 2018

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

2674-2704 Yonge Street and
19 Alexandra Boulevard
File # 25 120999 NNY 08 02

- Location of Application
- R Residential
- RD Residential Detached
- CR Commercial Residential
- OR Open Space Recreation

Not to Scale
Extracted: 03/03/2025

Attachment 6: Draft Official Plan Amendment

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

Enacted by Council: ~, 2025

CITY OF TORONTO

Bill XXX

BY-LAW ###

To adopt Official Plan Amendment #831 for the City of Toronto respecting the lands known municipally in the year 2024, as 2704, 2678, 2676 and 2674 Yonge Street and 19 Alexandra Boulevard

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

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*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 831 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT NO. 831 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS

2704, 2678, 2676 and 2674 YONGE STREET and 19 ALEXANDRA BOULEVARD

The Official Plan of the City of Toronto is amended as follows:

1. Map 17, Land Use Plan, is amended by re-designating the lands known municipally as 2704, 2678, 2676 and 2674 Yonge Street and 19 Alexandra Boulevard from Mixed Use Areas and Neighbourhoods, to Institutional Areas and Parks and Open Space Areas -Parks, as shown on the attached Appendix A.
2. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Site and Area Specific Policies is amended by adding Site and Area Specific Policy #15 for the lands municipally known as 2704, 2678, 2676 and 2674 Yonge Street and 19 Alexandra Boulevard:

[15]. 2704, 2678, 2676 and 2674 Yonge Street and 19 Alexandra Boulevard
 - a. A 13-storey building containing a Seniors Residence for independent living, assisted living, memory care and 31 Rental Dwelling Units is permitted to a maximum building height of 57 metres including mechanical penthouse.
3. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan Map 21-4, Land Use Plan, is amended by re-designating the lands municipally known in 2024 as 2704, 2678, 2676 and 2674 Yonge Street and 19 Alexandra Boulevard from Mixed Use Area and Neighbourhoods, to Land Use Designations per the Official Plan and Parks and Open Space Areas - Parks, as shown on the attached Appendix B.
4. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Map 21-8, Parks and Open Space Network Plan, is amended to show the lands municipally known in 2024 as 2704, 2678, 2676 and 2674 Yonge Street and 19 Alexandra Boulevard, as shown on the attached Appendix C.
5. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Map 21-11, Site and Area Specific Policies, is amended to show the lands municipally known in 2024 as 2704, 2678, 2676 and 2674 Yonge Street and 19 Alexandra Boulevard as Site and Area Specific Policy Area Number #15, as shown on the attached Appendix D.

Appendix A



Official Plan Amendment #831

Revisions to Map 17: Land Use Plan to redesignate lands from *Mixed Use Areas, Parks and Neighbourhoods* to *Institutional Areas and Parks*

2674-2704 Yonge Street and
19 Alexandra Boulevard

File # 25 120999 NNY 08 02



06/05/2025

City of Toronto By-law No. ~~20~

Appendix A



Yonge-Eglinton Secondary Plan

MAP 21-4 Land Use Plan

- | | | |
|---------------------------|--------------------------------------|---|
| — Secondary Plan Boundary | ■ Apartment Neighbourhoods | ▨ Land Use Designations per the Official Plan |
| ▨ Mixed Use Areas "A" | ■ Neighbourhoods "A" | |
| ▨ Mixed Use Areas "B" | ■ Neighbourhoods "B" | |
| ▨ Mixed Use Areas "C" | ■ Parks and Open Space Areas - Parks | |



Not to Scale
06/13/2025

Appendix A



Yonge-Eglinton Secondary Plan

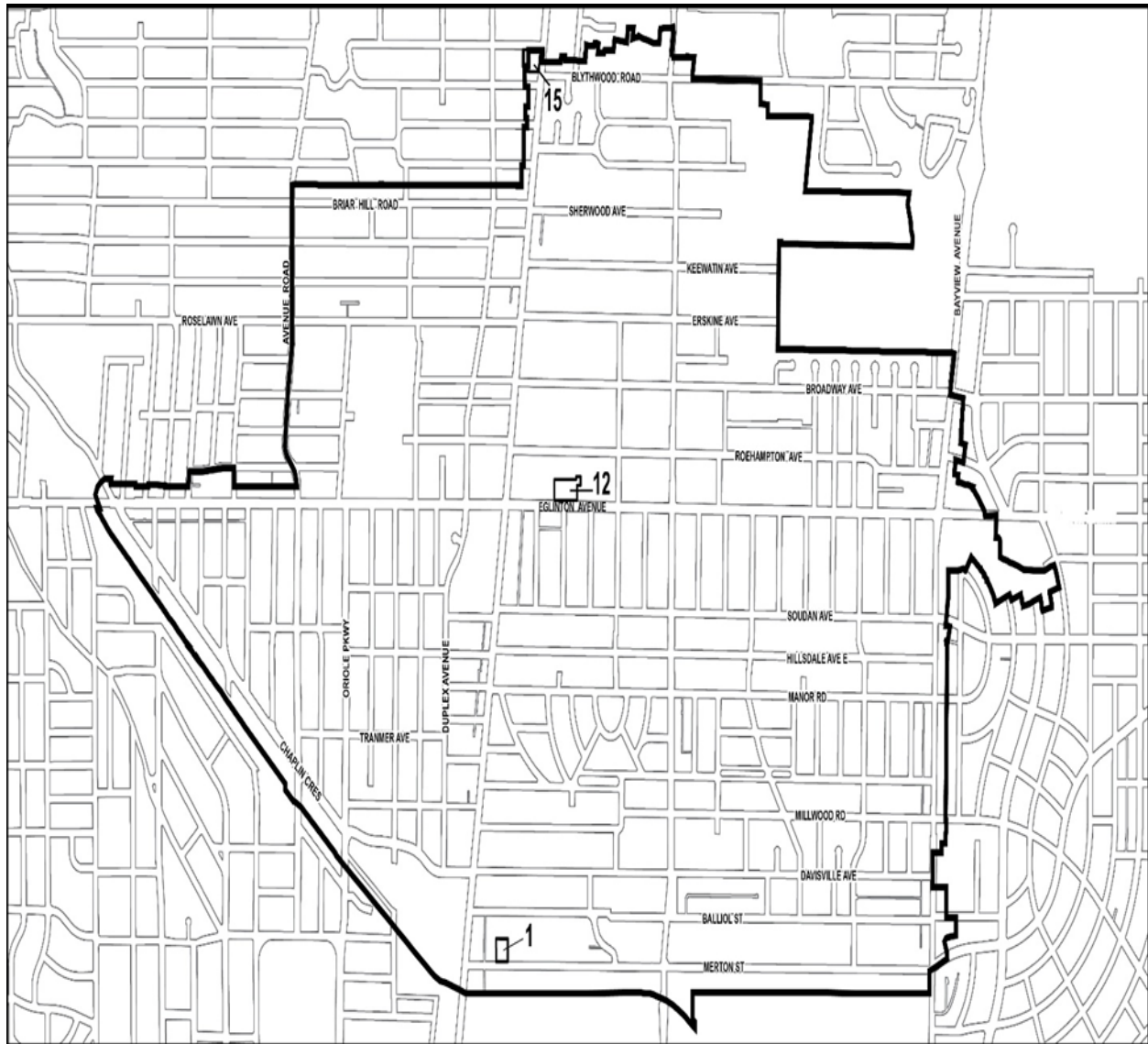
MAP 21-8 Parks and Open Space Network Plan

- | | | |
|----------------------------------|--------------------------------|------------------------------------|
| — Secondary Plan Boundary | ■ Priority Park Area | ▨ Decking - Further Study Required |
| ■ Existing/Approved Public Parks | ■ City-Owned Opportunity Sites | ● School Properties |
| ▨ Ravines/Natural Areas | ■ Proposed Public Parks | ▨ Library Open Space |
| ▨ Park Expansion Areas | ▨ Other Major Open Space | |



Not to Scale
06/13/2025

Appendix A



Yonge-Eglinton Secondary Plan

MAP 21-11 Site and Area Specific Policies

— Secondary Plan Boundary

1 Site and Area Specific Policies



Not to Scale
06/13/2025

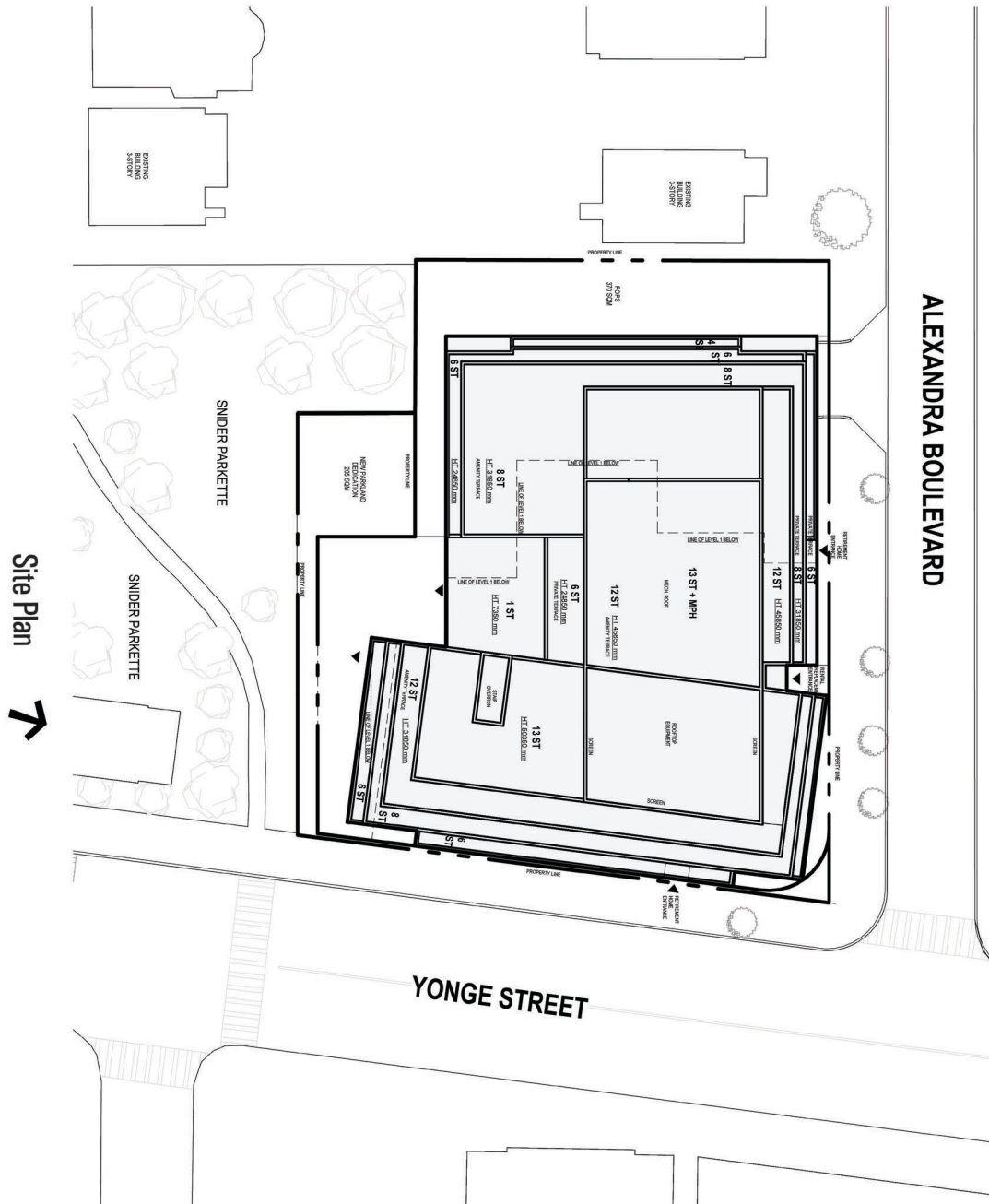
Attachment 7: Draft Zoning By-law Amendment

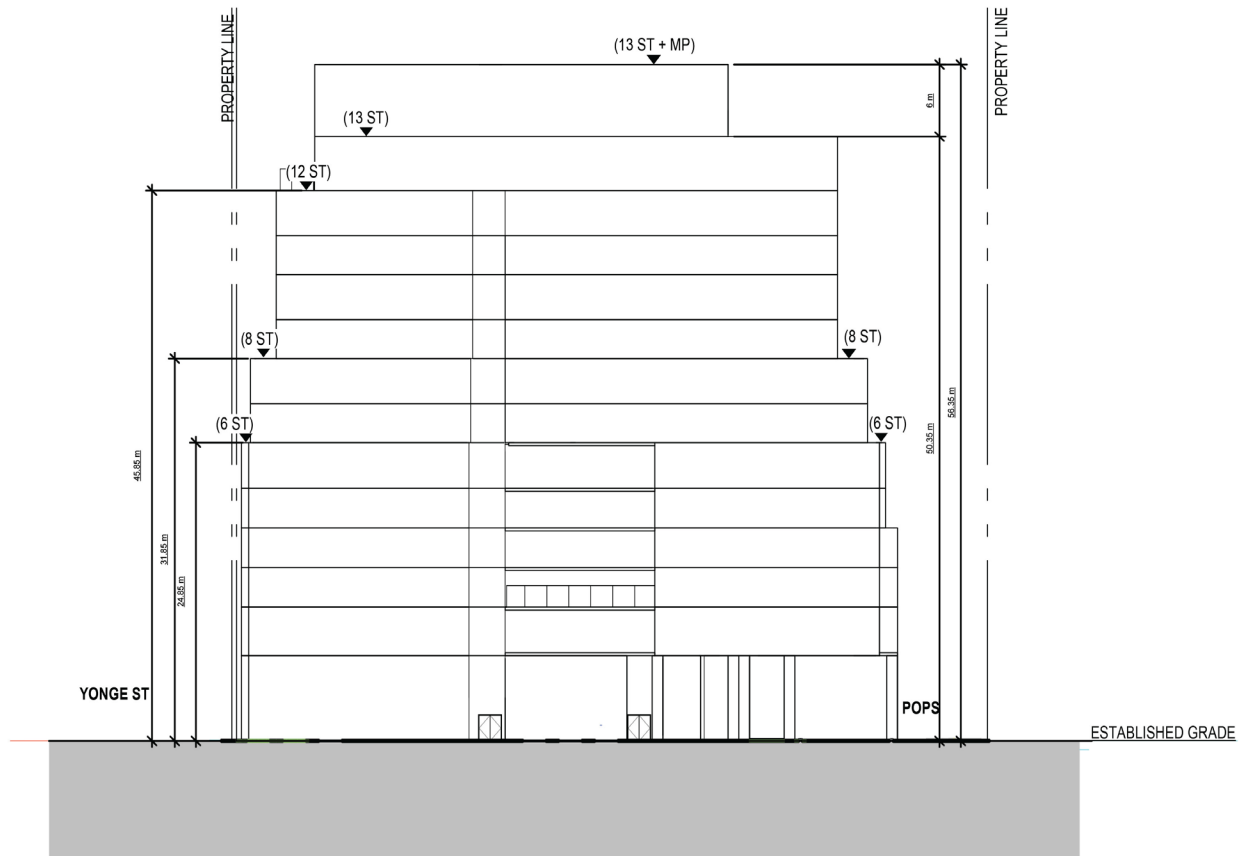
To be provided prior to the North York Community Council meeting

Attachment 8: Community Consultation Summary

- Height and 13-storeys is much greater than previously approved 9-storey residential building;
- Scale and Massing of the proposed building is too great - too bulky and out of proportion and context of the neighbourhood;
- Negative shadow impact on the residential area to the west and north;
- Lack of additional retail along Yonge Street removes local neighbourhood convenience;
- Lack of adequate amount of parking for residents and staff in the proposed Seniors Home;
- Lack of parking will cause parking on local street and excess traffic on local streets;
- Ensuring the proposed POPs is connected to Snider Parkette and properly programmed for community enjoyment; and
- Concern on process and that City is fast-tracking the proposal which will prevent adequate public comment.

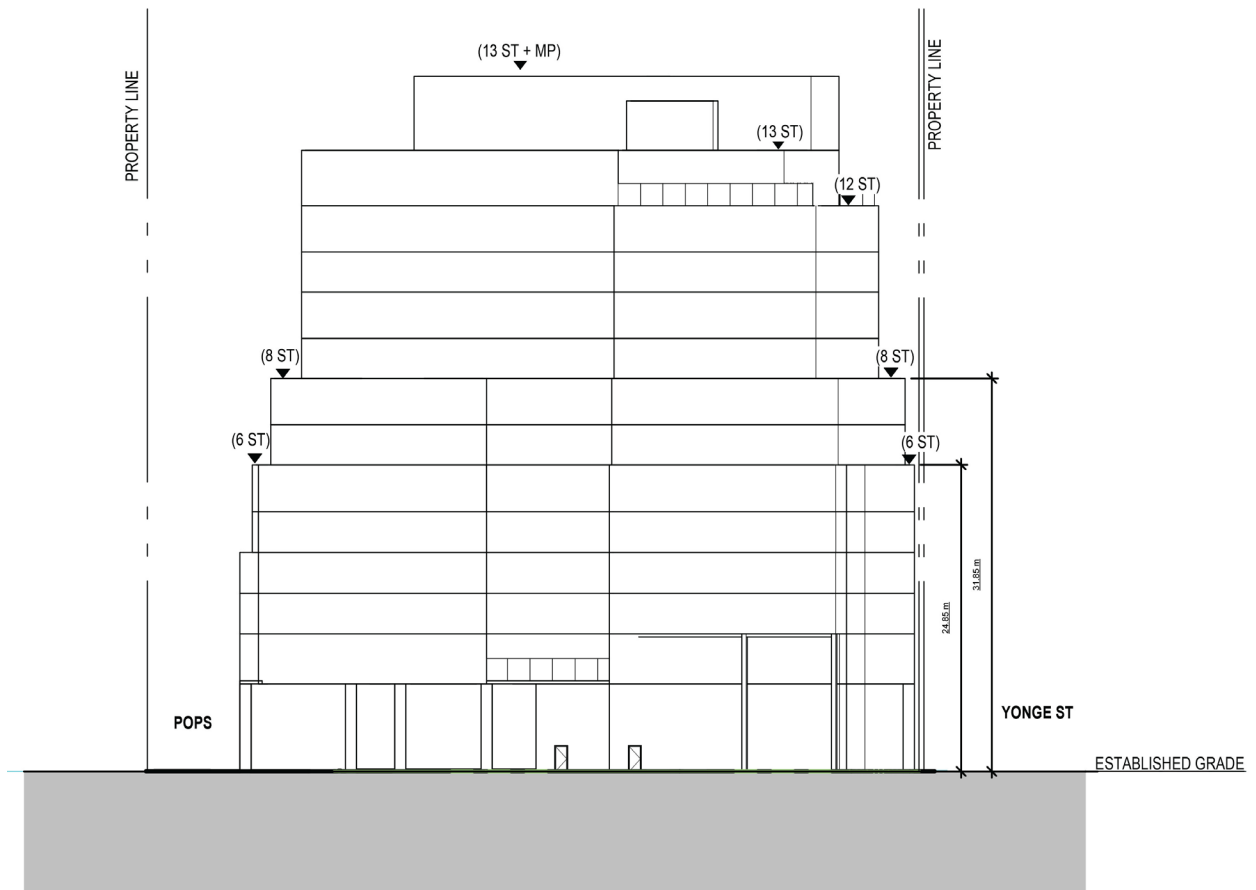
Decision Report - Approval - 2674 - 2704 Yonge Street and 19 Alexandra Boulevard





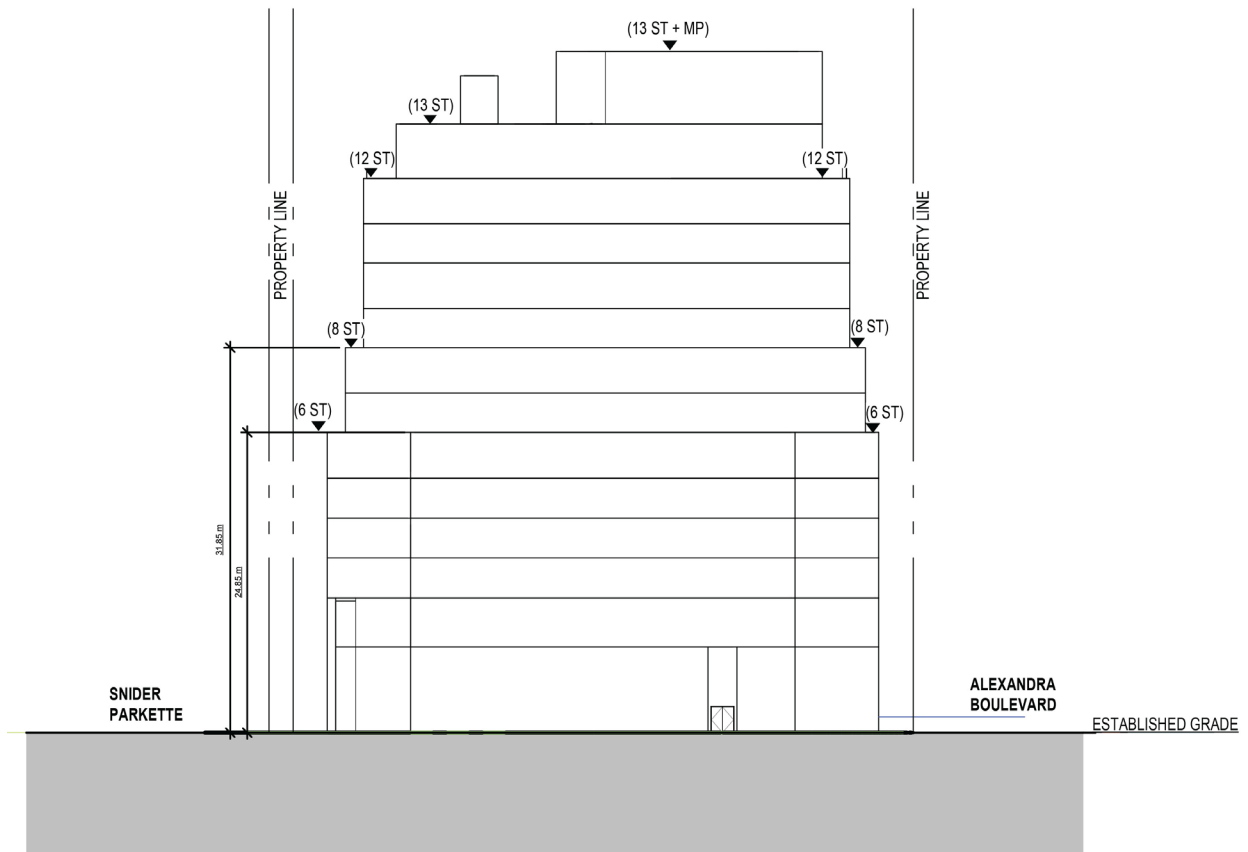
North Elevation

Attachment 11: South Elevation



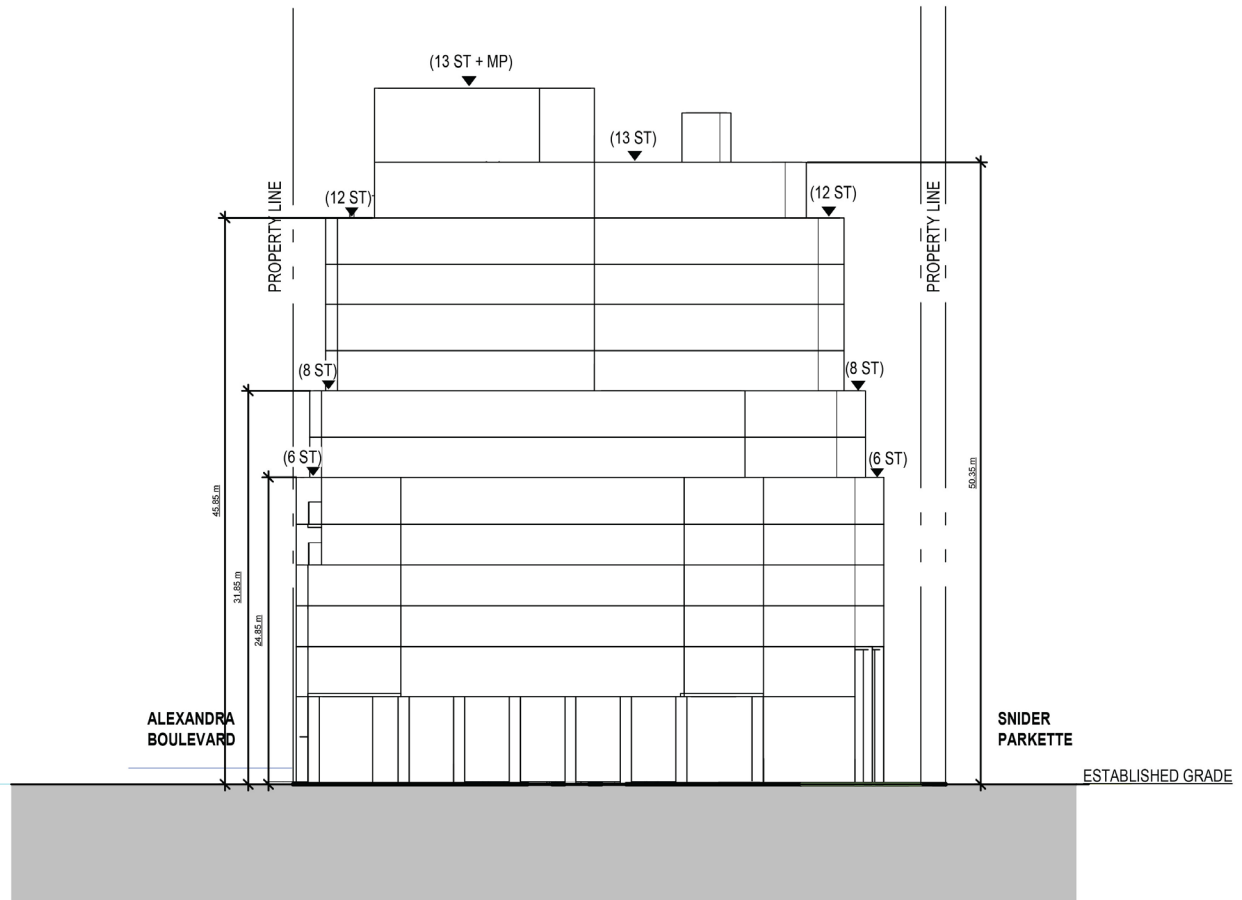
South Elevation

Attachment 12: East Elevation



East Elevation

Attachment 13: West Elevation



West Elevation

Attachment 14: 3D Massing Model





View of Applicant's Proposal Looking Southeast


 06/03/2025