

Shine On  Greater Toronto

TRIDEL
BUILT FOR LIFE

NORTH YORK
YMCA

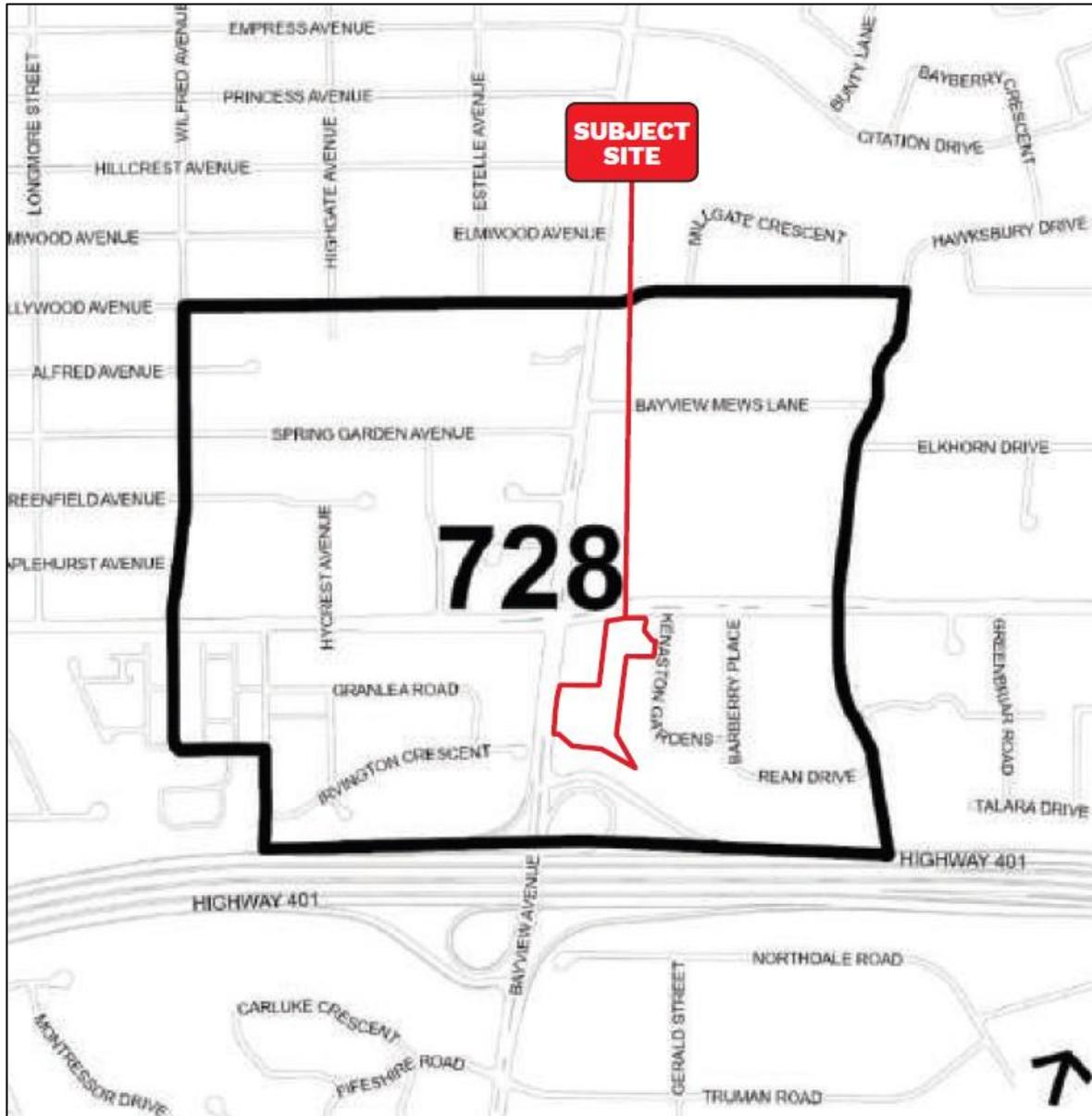
NORTH YORK COMMUNITY COUNCIL MEETING 567 SHEPPARD AVE E, NORTH YORK

December 5, 2025



Existing Site Context

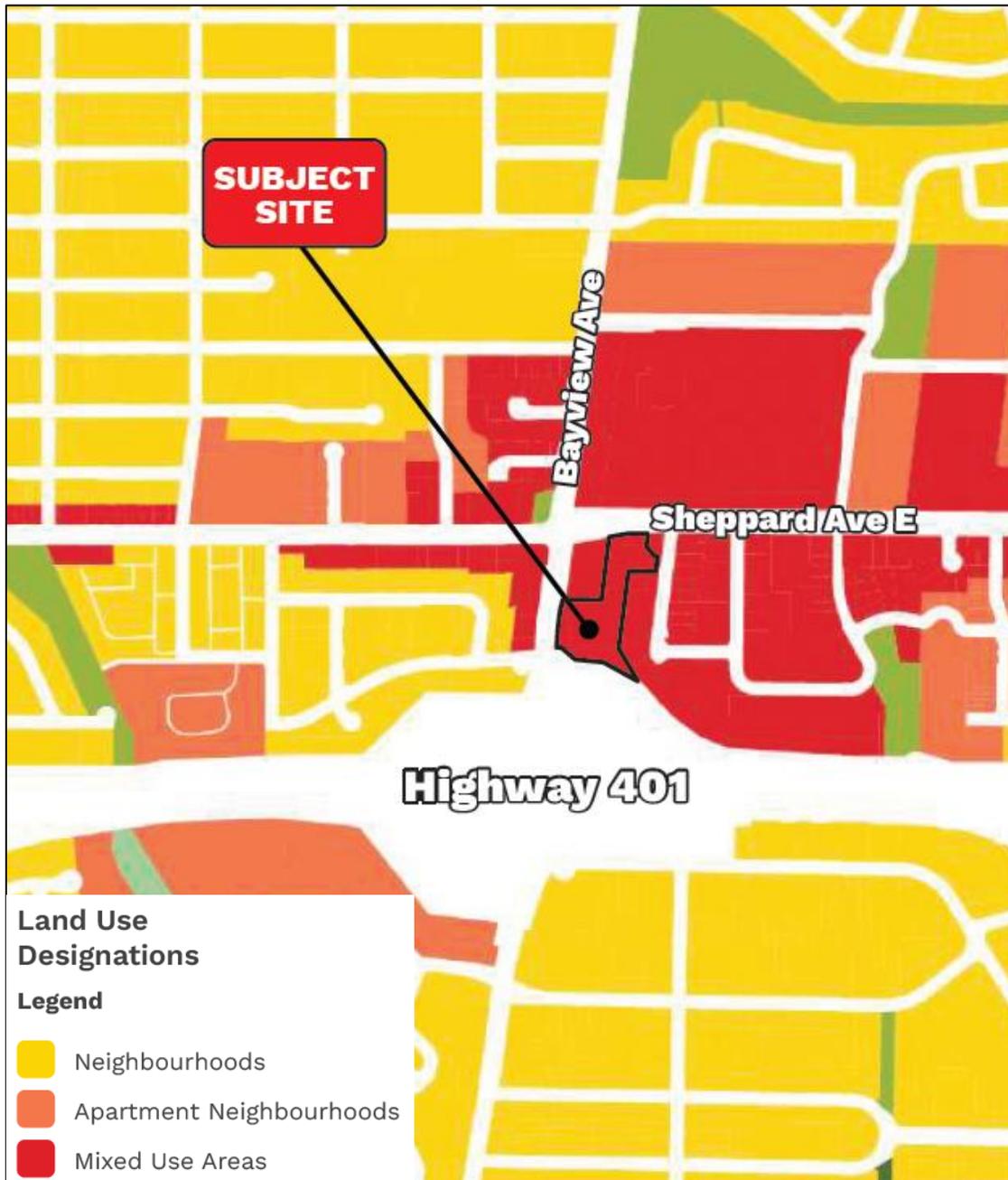
- Approx. 3.5 acres (total site)
- Existing 2-storey North York YMCA Facility built in the 1970's
- Facility is at the end of its operational life and urgently requires redevelopment to continue supporting the North York community
- Existing vehicular access from Bayview Ave & Sheppard Ave E
- Adjacent to:
 - Bayview TTC Subway Station;
 - Kenaston Gardens Parkette; and
 - Highway 401 Off-Ramp



Bayview MTSA

- The Bayview Major Transit Station Area (MTSA) was adopted by Council in 2022 and approved by the Province in August 2025.
- The Bayview MTSA policies permit increased heights and densities within proximity to transit stations.

Site and Area Specific Policy 728 – Map 1

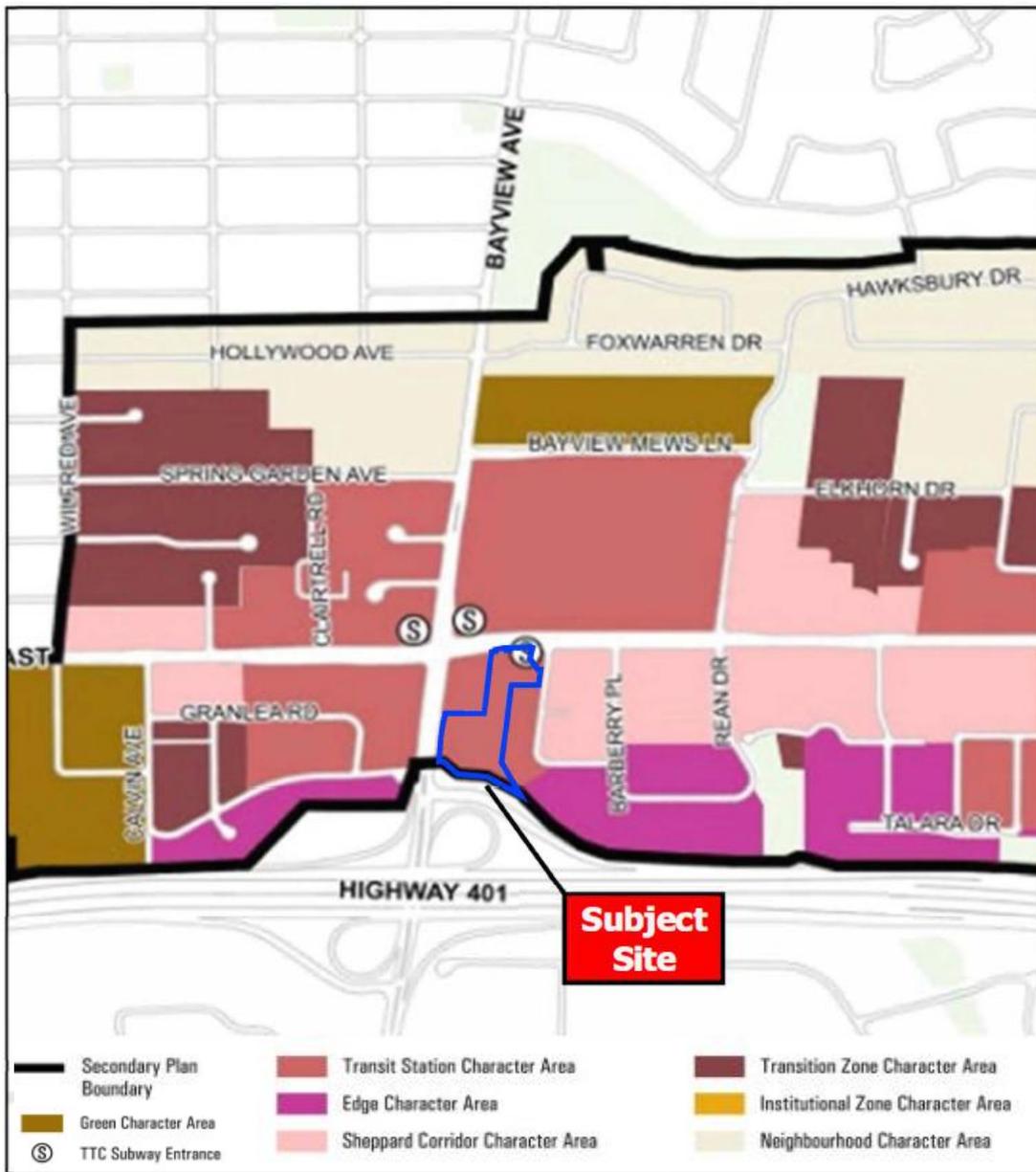


Planning Context

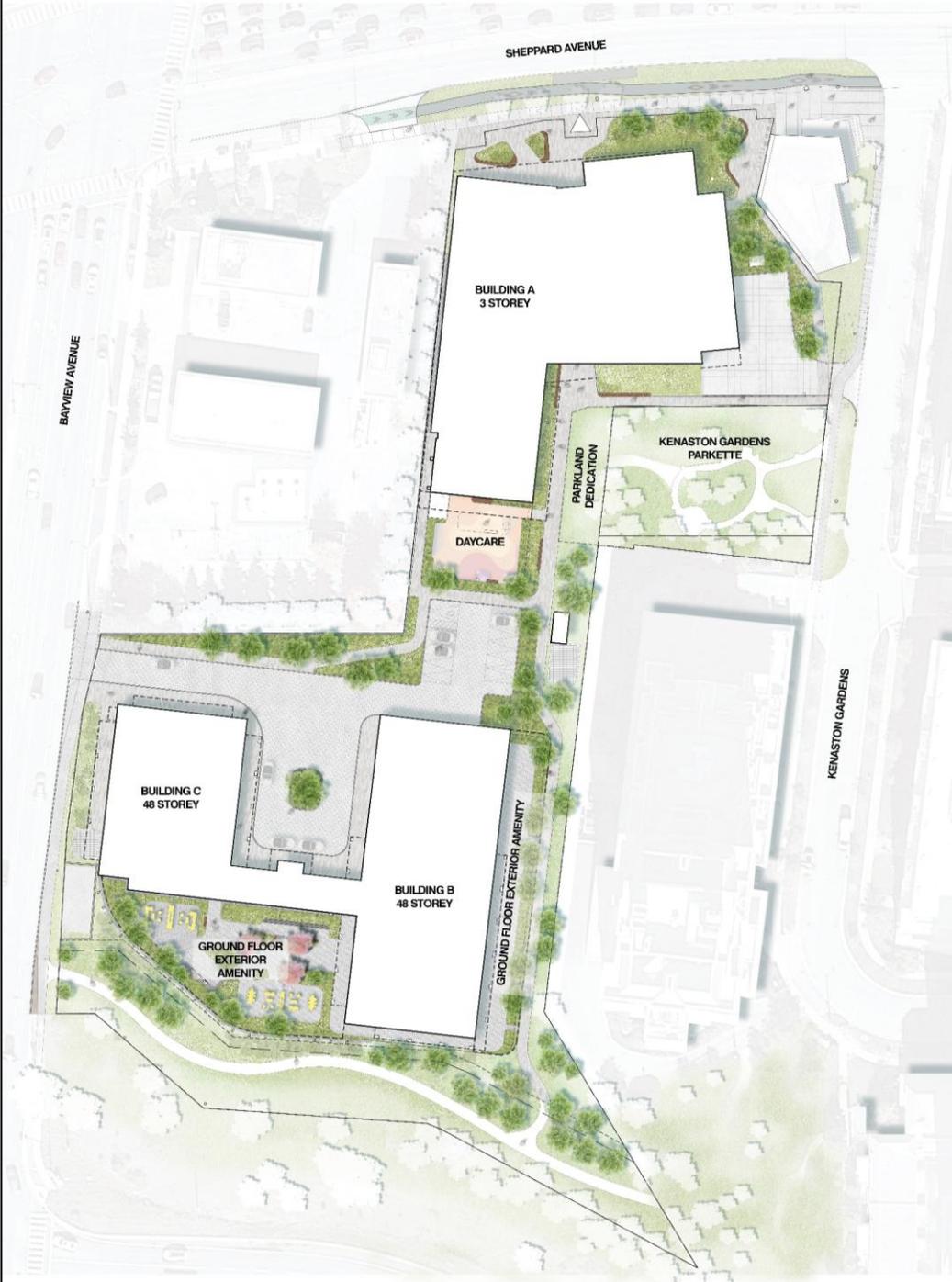
- Site is designated Mixed Use Area under the Official Plan
- Subject to the Sheppard East Subway Corridor Secondary Plan:
 - Within the Bayview Node, which is intended to be a residential development node
 - Building heights increasing toward Highway 401
 - Improved pedestrian connections to the transit terminal at Bayview/Sheppard

Renew Sheppard East

- The Renew Sheppard East Secondary Plan was approved by Council in December 2024
- The Secondary Plan is currently under appeal
- Tall buildings are permitted within the Transit Station, Edge, and Institutional Zone Character Areas, with the tallest buildings to be within the Transit Station Character Areas.
- Mid-block pedestrian connections and parkland dedications priorities are aligned with the proposal



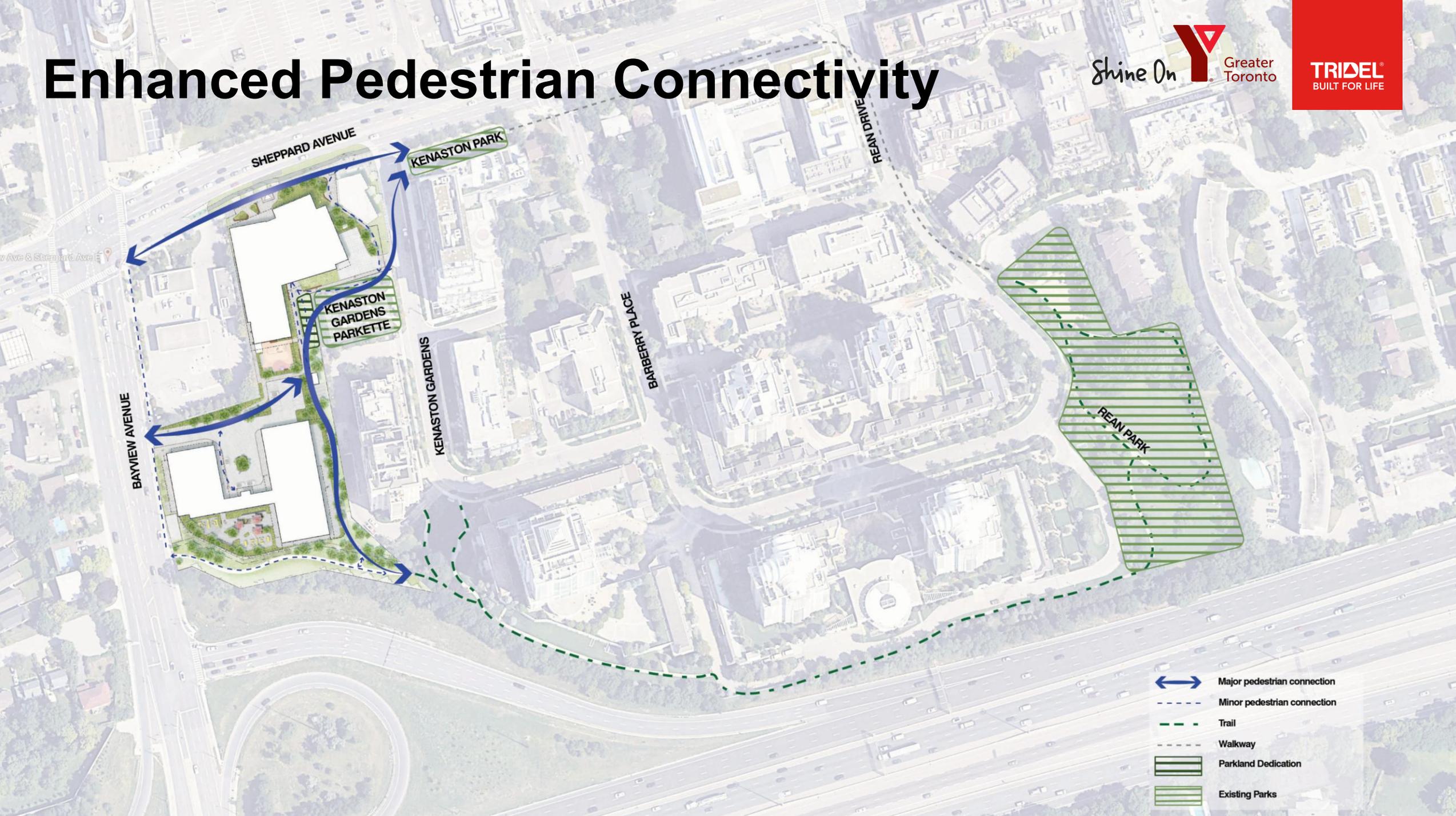
Renew Sheppard East Secondary Plan Map 51-2: Character Areas



Proposed Site Plan

- 3-Storey YMCA Facility (Building A) with childcare and community space
- Two 48-storey residential towers (Buildings B & C) with 1,115 units
- Site Access from Bayview Ave and Kenaston Gardens
- 200m² of on-site parkland dedication as extension to Kenaston Gardens Parkette
- Multi-use path provided along south of site connecting from Bayview Avenue to existing pedestrian walkways
- Midblock connections provided on site from Bayview Avenue to Kenaston Gardens and the multi-use path

Enhanced Pedestrian Connectivity



-  Major pedestrian connection
-  Minor pedestrian connection
-  Trail
-  Walkway
-  Parkland Dedication
-  Existing Parks

YMCA Facility



- Existing health and fitness facility will continue to operate until new facility is completed fronting on Sheppard Ave East
- New facility will contain:
 - Childcare space with ancillary outdoor space;
 - Community space;
 - Aquatics facilities;
 - Gymnasium;
 - Conditioning and weight rooms;
 - Multi purpose rooms; and
 - 131 parking spaces.



Residential Towers

- Two 48-storey residential buildings
- The residential buildings will contain:
 - 1,115 units;
 - 524 residential parking spaces;
 - 15 visitor parking spaces; and
 - 838 bicycle parking spaces.



Benefits of Development

- Inclusive mixed-use community with new state of the art YMCA facility containing childcare and community spaces
- Expansion to Kenaston Gardens Parkette
- Enhanced public realm with onsite mid-block pedestrian connections from Bayview Ave to Kenaston Gardens and multi-use trails
- Community benefit charge contribution to the City which can be deployed locally
- Delivery of substantial housing supply in proximity to subway station
- Energy efficient and sustainable development

