

1251-1311 Yonge Street – Official Plan and Zoning By-law Amendment – Decision Report – Approval

Date: April 11, 2025

To: Toronto and East York Community Council

From: Acting Director, Community Planning, Toronto and East York District

Ward: 11 - University-Rosedale

Planning Application Number: 22 133670 STE 11 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit a mixed-use development consisting of a 43-storey and 47-storey building (142 and 151 metres respectively, excluding mechanical penthouse), connected by a 3-storey podium, and a new 366 square metre park. The proposal includes a total of 832 residential units and 1,283 square metres of non-residential floor space.

The application to amend the Official Plan is required to allow the proposed height and to redesignate a portion of the property to Open Space.

RECOMMENDATIONS

The Acting Director, Community Planning Toronto and East York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 1251-1311 Yonge Street 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 for the lands municipally known as 1251-1311 Yonge Street 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 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 first above grade building permit, the owner shall convey to the City, an on-site

parkland dedication, having a minimum size of 365.7 square metres, to the satisfaction of the General Manager, Parks and Recreation and the City Solicitor.

5. 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. The owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the General Manager, Parks and Recreation, in consultation with the City Solicitor and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the General Manager, Parks, and Recreation and the Executive Director, Corporate Real Estate Management.

6. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

7. City council direct that before introducing the necessary Bills to City Council for enactment, the owner is required to, at its sole cost and expense:

a. submit a revised Functional Servicing and Stormwater Management Report for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and

b. enter into a Municipal Infrastructure Agreement to financially secure the construction of any improvements to the municipal infrastructure in connection with the accepted Functional Servicing Report by the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements to such infrastructure are required.

8. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 1251-1311 Yonge Street from Permit Parking.

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.

THE SITE AND SURROUNDING LANDS

Description

The subject site is located on the east side of Yonge Street, between Woodlawn Avenue to the south and Jackes Avenue to the north. The 3,718 square metre site has a frontage of 107 metres along Yonge Street, 34 metres along Jackes Avenue, and 37 metres along Woodlawn Avenue. The site is located on a portion of Yonge Street that slopes downhill to the south, with the Jackes Avenue frontage approximately 7 metres higher than the Woodlawn Avenue elevation. A private driveway for the residential building to the east at 7 Jackes Avenue is located adjacent to the east property line of the site.

The site currently has a 3-4 storey office building at the northern end and a 3-storey building to the immediate south of it, both of which serve as office space for Cineplex. At the southern end of the site is a 2-storey commercial building containing a real-estate office, which was added to the site during the application process. Vehicles can currently access the site from both Yonge Street and Woodlawn Avenue.

See Attachment 2 for the Location Map.

Surrounding Uses

North: 11-storey mixed-use building

South: 3-storey residential building (application for a 51-storey mixed use development, File No. 21 251886 STE 11 OZ)

East: 28-storey residential building and parking structure with amenity pavilion

West: 8-storey office building, and 3-storey institutional building

THE APPLICATION

Description

A mixed-use development consisting of two towers at 43 (142 metres) and 47-storeys (151 metres) in height including a shared base building that increases from 2 to 4-storeys, from north to south, to accommodate for the topography of the site. An on-site parkland dedication of approximately 366 square metres would be located between the two towers adjacent to Yonge Street.

Density

The proposal has a density of 16.8 times the area of the lot.

Residential Component

The proposal includes 832 dwelling units comprised of 474 one-bedroom (57%), 272 two-bedroom (33%), and 86 three-bedroom units (10%).

Non-Residential Component

The proposal includes 1,283 square metres of retail at grade.

Access, Parking and Loading

The proposal includes a total of 319 vehicular parking spaces (including 25 visitor spaces) located below grade, 8 short-term pick-up and drop-off parking spaces, a total of 1,004 bike parking spaces located within the podium and underground, 1 Type G loading space, and 1 Type C loading space.

The parking garage, Type G loading space, and 4 short-term pick-up and drop-off parking spaces are proposed to be accessed from Woodlawn Avenue, while the Type-C loading area and 4 short-term pick-up and drop-off parking spaces would be accessed from Jackes Avenue.

Additional Information

See the attachments 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/1255YongeSt

Reasons for Application

The application to amend the Zoning By-law is required to allow for increased density, height, and to amend amenity and parking rates.

The application to amend the Official Plan is required to allow the proposed height and to redesignate a portion of the property to Open Space.

APPLICATION BACKGROUND

In 2022, the applicant applied for an Official Plan and Zoning By-law Amendment to permit the development of an 11-storey (43.3 metre, mechanical penthouse included) mixed-use building, with 102 residential units, 219 square metres of retail, 4,105 square metres of office space. The proposal did not include an on-site parkland dedication. A preliminary report for this application was reviewed by Toronto and East York Community Council at the June 6, 2022 meeting. The preliminary report can be found at the following link: <https://www.toronto.ca/legdocs/mmis/2022/te/bgrd/backgroundfile-227260.pdf>

The applicant has since acquired the property at 1251 Yonge Street located immediately south of the original site, and expanded the application to include the entire block between Woodlawn Avenue East and Jackes Avenue.

The revised application was submitted on October 4, 2024 as a two-tower development with a new public park proposed on site. The reports and studies submitted in support of this application are available on the Application Information Centre:

www.Toronto.ca/1255YongeSt

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).

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as Avenues, and designates the site as Mixed-Use Areas. See Attachment 3 of this report for the Land Use Map.

Secondary Plan

The Yonge-St. Clair Secondary Plan identifies the site as Mixed-Use Areas C, which allows for building heights up to 21 metres for the lands along the east side of Yonge Street between Rosehill Avenue and Summerhill Avenue. See Attachment 5 of this report for the Mixed Use Area map.

Site and Area Specific Policy 720

The site is located within the boundary of SASP 720, which will require development in the Summerhill Station Protected Major Transit Station Area (PMTSA) to achieve a minimum density of 2.0 Floor Space Index, and 200 jobs and residents per hectare. The Official Plan Amendment bringing this into effect (OPA 570) is awaiting approval from the Ministry of Municipal Affairs and Housing under the Planning Act, and is not yet in force.

Zoning

The subject site is zoned CR 3.0 (c2.0; r2.5) SS2 (x2563) under Zoning By-law 569-2013. The CR zoning category permits a mixed-use development with a height of 16 metres. See Attachment 4 of this report for the existing Zoning By-law Map.

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;
- Retail Design Manual; and
- Pet Friendly Design Guidelines for High Density Communities.

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.

PUBLIC ENGAGEMENT

Community Consultation

A community consultation meeting for the original 11-storey proposal (not including the property at 1251 Yonge Street) took place on June 13, 2022, with approximately 20 people in attendance. The following comments and issues were raised during the consultation:

- General support for the design of the building;
- Support for additional height to accommodate more units;
- Concerns related to the affordability of units as only 3-bedroom units were proposed; and
- Concerns over impact of construction.

Additional correspondence from the Summerhill Residents Association was received on June 20, 2022 outlining general support for the application, with requests to consider adding small scale retail along Yonge Street instead of office uses, provide space for large growing shade trees along Yonge Street, and concern that the development site would not allow for sufficient access from Woodlawn Avenue East with the remaining property at 1251 Yonge Street constraining driveway width.

A community consultation meeting for the revised two tower proposal took place on December 11, 2024, with approximately 36 people in attendance. The following comments and issues were raised during the consultation:

- Support for smaller retail units to support local businesses;
- Support for the high percentage of larger units to accommodate families;
- Concerns the proposed buildings are too tall;
- Concerns about increased traffic from this development and others in the area;
- Support and opposition for a park in this location;
- Concerns over the impact of construction on the surrounding community; and
- Concerns about additional wind and shadow impacts on the surrounding neighbourhood.

In addition to the community meeting, staff also held a meeting with the Summerhill Residents' Association and the Deer Park Residents Group where wind impacts from tall buildings and traffic concerns were discussed. The need to provide parking for retail units given the loss of commercial parking in the area was also expressed. There was support for the addition of 1251 Yonge Street to the site and the improvements made to the Yonge Street frontage including additional retail space, improvements to the public realm, and for the widened driveway access at the south end of the site from Woodlawn Avenue East.

The issues raised through the community consultation process have been considered through the review of the application.

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 Toronto and East 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 have reviewed the current proposal and find it consistent with the PPS (2024).

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 Official Plan Amendment includes the redesignation of a portion of the subject property from Mixed-Use Areas to Open Space, which supports the Secondary Plan goals of creating high quality landscaped spaces and the coordination of streetscape and open space. The proposed land use is appropriate.

Public Realm

The proposed development incorporates numerous public realm improvements which provide a high-quality streetscape design and pedestrian experience in alignment with policies in the Yonge-St. Clair Secondary Plan. Improvements include the provision of a 7 metre sidewalk zone with space for street trees and planters along Yonge Street, a new 366 square metre public park, and the removal of all vehicular access points from Yonge Street. A 3 metre pedestrian clearway is maintained on Yonge Street, with space for 10 new street trees along this frontage. Two new street trees are proposed on the Jackes Avenue frontage and a new Bike Share Station is proposed on the Woodlawn Avenue East frontage. Both Jackes Avenue and Woodlawn Avenue East will have a 6 metre sidewalk zone, including a 2.1 metre pedestrian clearway. Residential entrances are proposed on these side streets, allowing for the Yonge Street frontage to be dedicated to retail, providing activation and a continuation of retail uses along Yonge Street.

The unique topography of the site along Yonge Street is addressed by breaking up the retail into smaller units, allowing for an improved relationship of the building to Yonge Street. The placement of the park mid-block also breaks up the streetwall, minimizing the impact of the slope on the site and allowing for additional retail units to animate the park space. Grading improvements at the corner of Yonge Street and Woodlawn Avenue East will also eliminate the need for the stairs which currently service the existing offices, providing improved public space with fewer encroachments.

Density, Height, Massing

The massing of the proposed development conforms with applicable Official Plan policies and Tall Building Design Guidelines. An Official Plan Amendment is required to permit the additional height. Staff are satisfied that the proposed height fits within the emerging context of the Yonge-St. Clair Secondary Plan area.

Height

The site is located within Mixed Use Area C of the Yonge-St. Clair Secondary Plan. Mixed Use Area C is intended to step down in height from Mixed Use Areas A and B. Recently approved buildings in Mixed Use Areas A and B are 50-storeys and range from 155 metres to 165 metres in height. Recent approvals in Mixed Use Area C range from 31 to 35-storeys, and are between 115 to 127 metres in height. The site is located within 250 metres of Summerhill Station and within the Council adopted Summerhill Station PMTSA. The site is also within 400 metres of St. Clair Station and the 512 St. Clair Streetcar line.

The north tower is proposed at 47-storeys (151 metres, not including mechanical penthouse), lower in height than recently approved developments in Mixed Use Area B,

and providing a step down in height from the height peak at Yonge Street and St. Clair Avenue.

The south tower is proposed at 43-storeys (142 metres, not including mechanical penthouse), representing a further transition in height towards the south end of the Yonge-St. Clair Secondary Plan area where the tallest approved building is 35-storeys. The lower elevation of Yonge Street at the south tower further contributes to the tower appearing lower in height than recently approved towers to the north, reinforcing the decrease in building heights from the planned height peak at the intersection of Yonge Street and St. Clair Avenue.

Massing - Podium

The podium of the building varies in height from 2-storeys along the north end of the property to 4-storeys in height at the south end of the property as a result of the grade change along Yonge Street. The podium runs along the eastern property line, providing transition to the existing 28-storey residential building to the east. The podium is built to the property line along Yonge Street where the right-of-way already provides for a 7 metre curb to building face distance. A 3.4 metre setback has been provided along Yonge Street at the south-west side of the property where the property line diverts towards Yonge Street, in order to maintain the 7 metre curb to building face dimension across the site. This maintains a consistent 3 metre pedestrian clearway along Yonge Street with space for planters along the sidewalk edge.

The podium would be set back 5 metres along the north and south boundary of the park, and 3 metres at the ground floor for the low rise podium along the east boundary of the park. The podium would be built to the property line at the north end along Jackes Avenue, and at the south end along Woodlawn Avenue East. There would be approximately 6 metres from the curb to building face on both frontages to allow for public realm improvements.

Massing - Towers

There is approximately 29 metres between the proposed towers which exceeds the 25 metres separation distance identified in the Tall Building Design Guidelines. This separation allows for additional privately owned open space surrounding the proposed park, further contributing to the public realm. Both towers are stepped back 3 metres from the podium along Yonge Street, and 1.8 metres from the podium along Jackes Avenue and Woodlawn Avenue. The floor plates of both towers are under 700 square metres, less than the 750 square metres recommended in the Tall Building Design Guidelines.

The towers are set back 10 metres from east property line, providing adequate separation between the proposed development and the property at 7 Jackes Avenue, consistent with other approved buildings in the Yonge-St. Clair Secondary Plan area. Both proposed towers are offset from the existing 28-storey building at 7 Jackes, with a total of 18 metres of separation from the proposed north tower, and 23.5 metres of separation from the proposed south tower. The west elevation of 7 Jackes Avenue, facing the subject site, is mostly a blank wall with small secondary windows, maintaining privacy for existing and future residents. Projecting balconies are restricted on the east

elevations of both proposed towers, further enhancing privacy and minimizing overlook to the existing building at 7 Jackes Avenue.

Parkland

In accordance with Section 42 of the Planning Act, the total parkland dedication requirement is 365.7 square metres. The owner is required to satisfy the parkland dedication requirement through an on-site dedication. The park is proposed to be 366 square metres, approximately 19 metres wide and 19 metres in depth, and it complies with Policy 3.2.3.8 of the Official Plan.

This report seeks direction from City Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the owner upon agreement with the City. The development charge credit shall be in an amount that is the lesser of the cost to the owner of installing the Above Base Park Improvements, as approved by the General Manager, PFR, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time. The owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works.

Shadow Impact

The Yonge-St. Clair Secondary Plan calls for 5 hours of sunlight on Yonge Street within Mixed-Use Areas B and C between the spring and fall equinox (March 21 to September 21). The applicant submitted shadow studies show the extent of the shadow from the proposed buildings does not impact Yonge Street after 12:18pm, allowing for more than 5 hours of sun on Yonge Street.

While there is some shadow on David Balfour Park at 5:18pm during the spring and fall equinox, the shadow mostly falls within existing shadows and is in line with other recently approved developments in the Yonge-St. Clair area. The shadow does not impact the rose garden or ravine.

Wind Impact

City staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained in the study. The study indicates that areas at grade and within the proposed park will be suitable for their intended uses throughout the year, with no dangerous conditions predicted.

The applicant has also provided an addendum to the original wind study to include the proposed buildings in the surrounding area. The addendum notes that the addition of proposed buildings to the north of the subject site would further improve wind conditions for most of the site. The inclusion of the proposed 52-storey tower at 1233 Yonge Street in the wind analysis showed the comfort criteria would be exceeded by 1 point at the south west corner of Yonge Street and Woodlawn Avenue East. The applicant has

increased the Yonge Street tower setback from 2 to 3 metres in this location and added a canopy to help to mitigate wind at the pedestrian level.

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items requiring revision, resubmission and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

The owner will be responsible for paying for and constructing any improvements to the municipal infrastructure in connection with the site servicing report, should it be determined that upgrades to such infrastructure are required to support this development.

Access, Vehicular and Bicycle Parking and Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, parking, and loading arrangements for this development. Resident, visitor, and commercial parking access is proposed from Woodlawn Avenue East. A total of 319 vehicular parking spaces are proposed, with 25 of the spaces proposed for visitor and commercial parking. An additional 8 short term pick-up and drop-off spaces are included within the podium, 4 of which are accessed from Jackes Avenue servicing the north tower, and 4 accessed from Woodlawn Avenue East to service the south tower. Existing curb cuts along Yonge Street would be removed. The applicant is also proposing a total of 1,004 bicycle parking spaces, consisting of 890 long-term spaces and 114 short-term spaces.

The proposal includes 1 Type G and 1 Type C loading area as required for the residential and commercial uses proposed. The Type G loading area is accessed from Woodlawn Avenue East, while the Type C loading area is accessed from Jackes Avenue.

At City Council's direction, staff recommend the subject development be reviewed from exclusion from on-street permit parking should it be implemented in this area in the future. A separate report will be submitted, and a Public Notice will be placed on the City's website to allow deputations at a future Toronto and East York Community Council meeting.

Tree Preservation

The submitted arborist report identifies the removal of 12 trees protected under the provision of the Public Tree By-law, of which all 12 are City-owned and are within the right-of-way. A total of 16 replacement trees are required. The landscape plans submitted as part of the development proposal indicate that 12 trees will be planted, within the City right-of-way. The applicant is required to provide a cash in lieu payment for 4 trees. Staff will continue to explore opportunities for additional tree planting on the site and in the adjacent public realm.

Unit Mix

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 832 dwelling units, with a unit mix that includes 33% two-bedroom units and 10% three-bedroom units, meeting the Growing Up Guidelines.

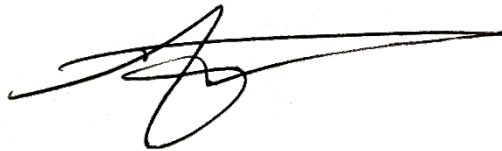
Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. 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.

CONTACT

Chris Pereira, Planner, Community Planning, Tel. No. 416-338-7418, E-mail: Chris.Pereira@toronto.ca

SIGNATURE



Alex Teixeira
Acting Director, Community Planning
Toronto and East 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: Existing Zoning By-law Map
- Attachment 5: Yonge-St. Clair Secondary Plan Mixed Use Areas
- Attachment 6: Draft Official Plan Amendment
- Attachment 7: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 8: Site Plan
- Attachment 9: Elevations
- Attachment 10: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 1251-1311 Yonge Street Date Received: April 12, 2022

Application Number: 22 133670 STE 11 OZ

Application Type: Official Plan Amendment & Rezoning

Project Description: A mixed-use development consisting of a 43-storey and 47-storey building (142 and 151 metres respectively) and a 366 square metre on-site parkland dedication.

Applicant	Architect	Owner
Bousfields Inc.	BDP Quadrangle	1303 Yonge (ARH) Developments Ltd.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Yonge-St. Clair Secondary Plan
Zoning:	CR 3.0 (c2.0; r2.5) SS2 (x2536)	Heritage Designation:	N
Height Limit (m):	16	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	3,717	Frontage (m):	108	Depth (m):	37
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	2,044		3,019	3,019
Residential GFA (sq m):			60,480	60,480
Non-Residential GFA (sq m):	8,176		1,221	1,221
Total GFA (sq m):	8,176		61,701	61,701
Height - Storeys:	4		47	47
Height - Metres:	15		150	150

Lot Coverage Ratio (%)	81.22	Floor Space Index:	16.6
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	59,894	586
Retail GFA:	1,221	

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			832	832
Other:				
Total Units:			832	832

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			474	272	86
Total Units:			474	272	86

Parking and Loading

Parking Spaces:	319	Bicycle Parking Spaces:	1,004	Loading Docks:	2
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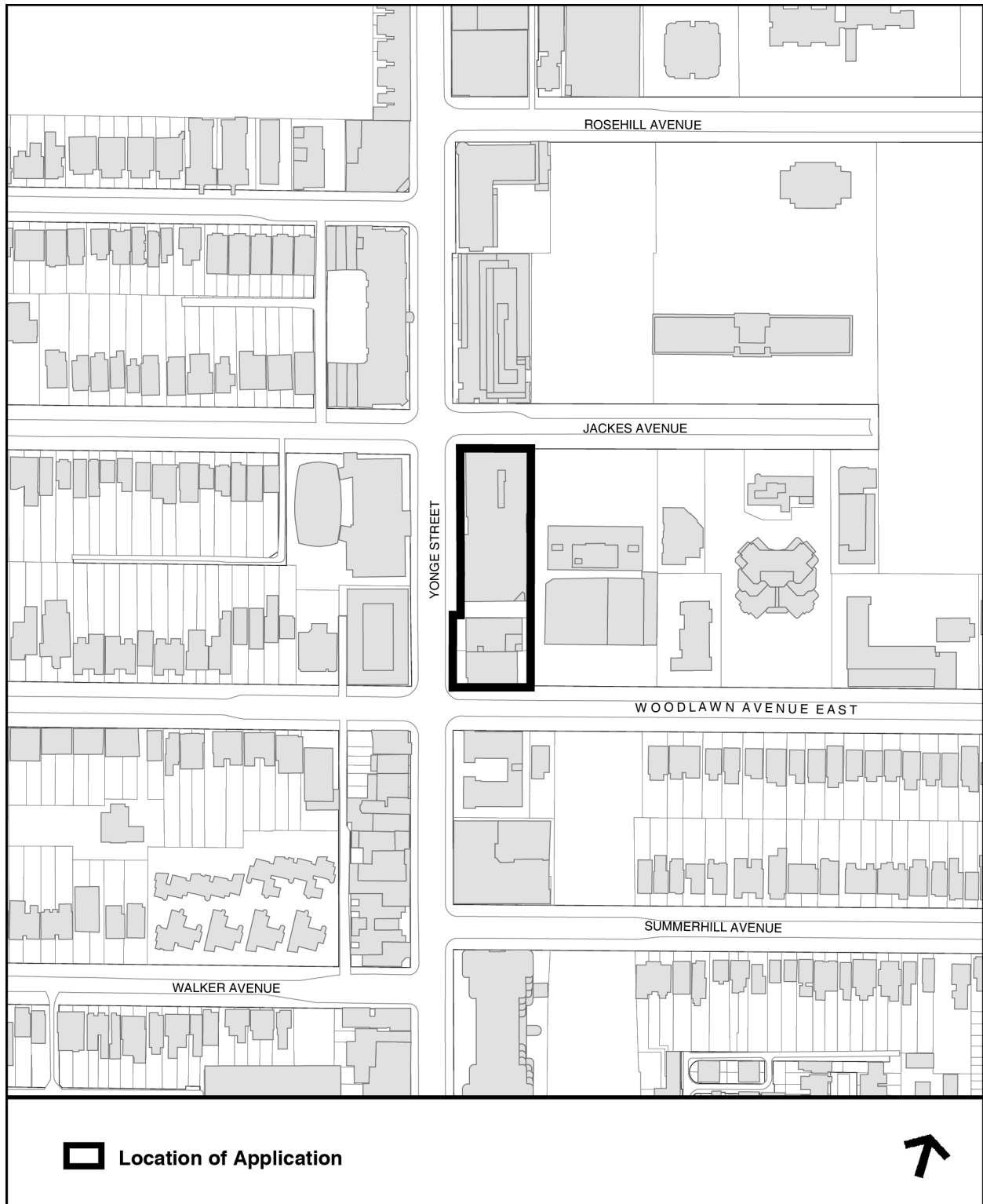
CONTACT:

Chris Pereira, Planner, Community Planning

416-338-7418

Chris.Pereira@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

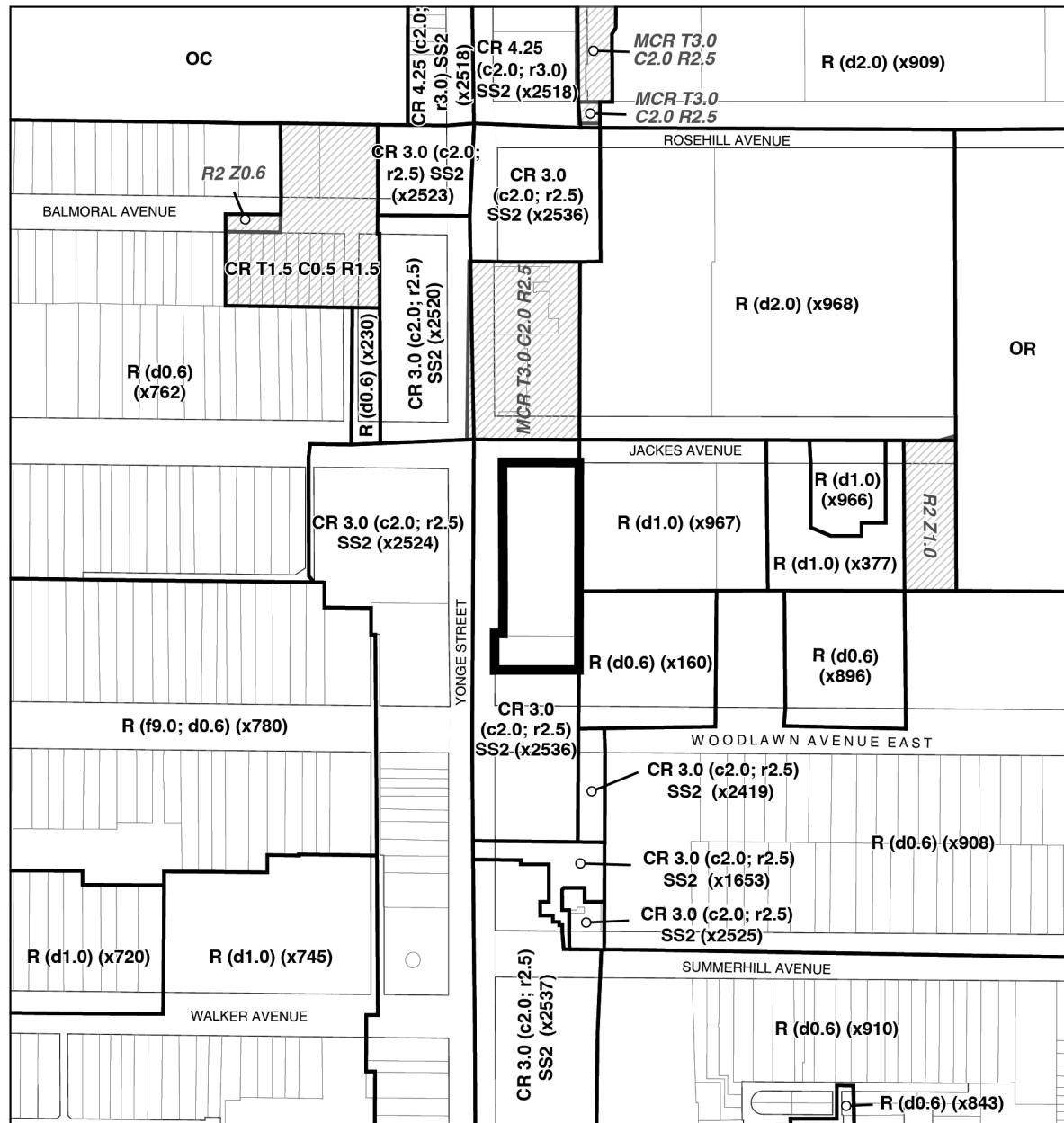
1257 & 1303 Yonge Street

File # 22 133670 STE 11 0Z



↑
Not to Scale
Extracted: 03/06/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1257 & 1303 Yonge Street

File # 22 133670 STE 11 0Z

Location of Application

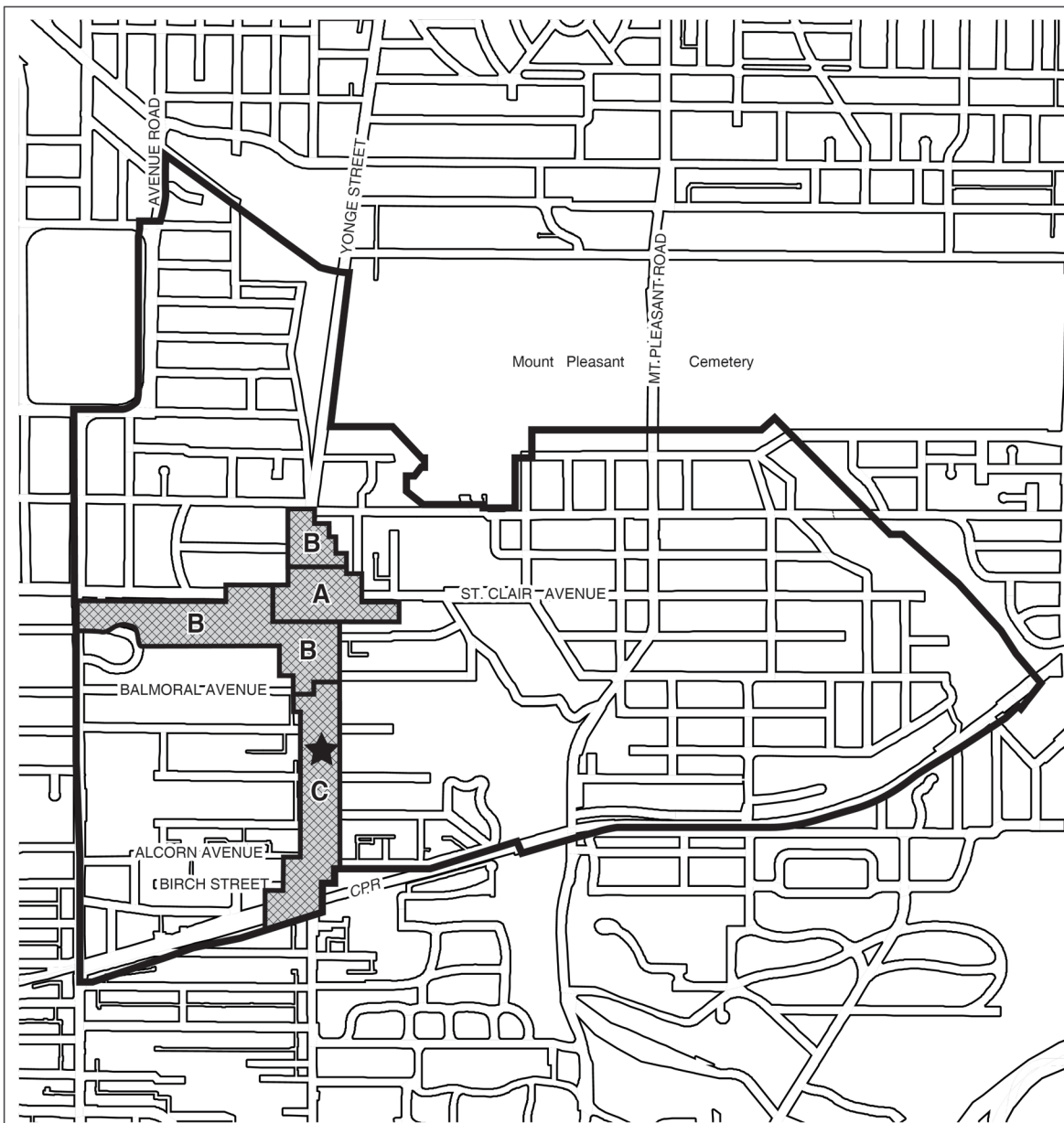
R Residential
CR Commercial Residential
OR Open Space Recreation
OC Open Space Cemetery

See Former City of Toronto By-law No. 438-86
R2 Residential District
MCR Mixed-Use District



Not to Scale
Extracted: 03/06/2025

Attachment 5: Yonge-St. Clair Secondary Plan Mixed Use Areas



1255-1311 Yonge Street

Secondary Plan - Map 6-3 Mixed Use Areas

File # 22 133670 STE 11 02

-  Yonge-St.Clair Secondary Plan Boundary
-  Mixed Use Areas
-  Location of Application


Not to Scale
05/03/2022

Attachment 6: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO
Bill XXX
BY-LAW ###

To adopt Official Plan Amendment ### for the City of Toronto respecting the lands known municipally in the year 2024, as 1251, 1253, 1255, 1257, 1299, 1303, 1311 YONGE STREET

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. ### 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, John D. Elvidge,
Speaker City Clerk

(Seal of the City)

AMENDMENT NO. ### TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS
1251, 1253, 1255, 1257, 1299, 1303, 1311 YONGE STREET

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

1. Map 17, Land Use Plan, is amended by re-designating a portion of the lands known municipally in 2024 as 1251, 1253, 1255, 1257, 1299, 1303, 1311 Yonge Street from Mixed Use Areas to Parks, as shown on the attached Appendix A.

2. Chapter 6, Section 6, Yonge-St. Clair Secondary Plan is amended as follows:

Section 8, Site and Area Specific Policies, is amended by adding the following Site and Area Specific Policy [], together with the addition of Area [] to Map 6-2 as follows:

[]. 1251-2311 Yonge Street

For the lands shown as [] on Map 6-2:

a maximum building height of 160 metres to the top of the mechanical penthouse roof is permitted for a mixed use building.



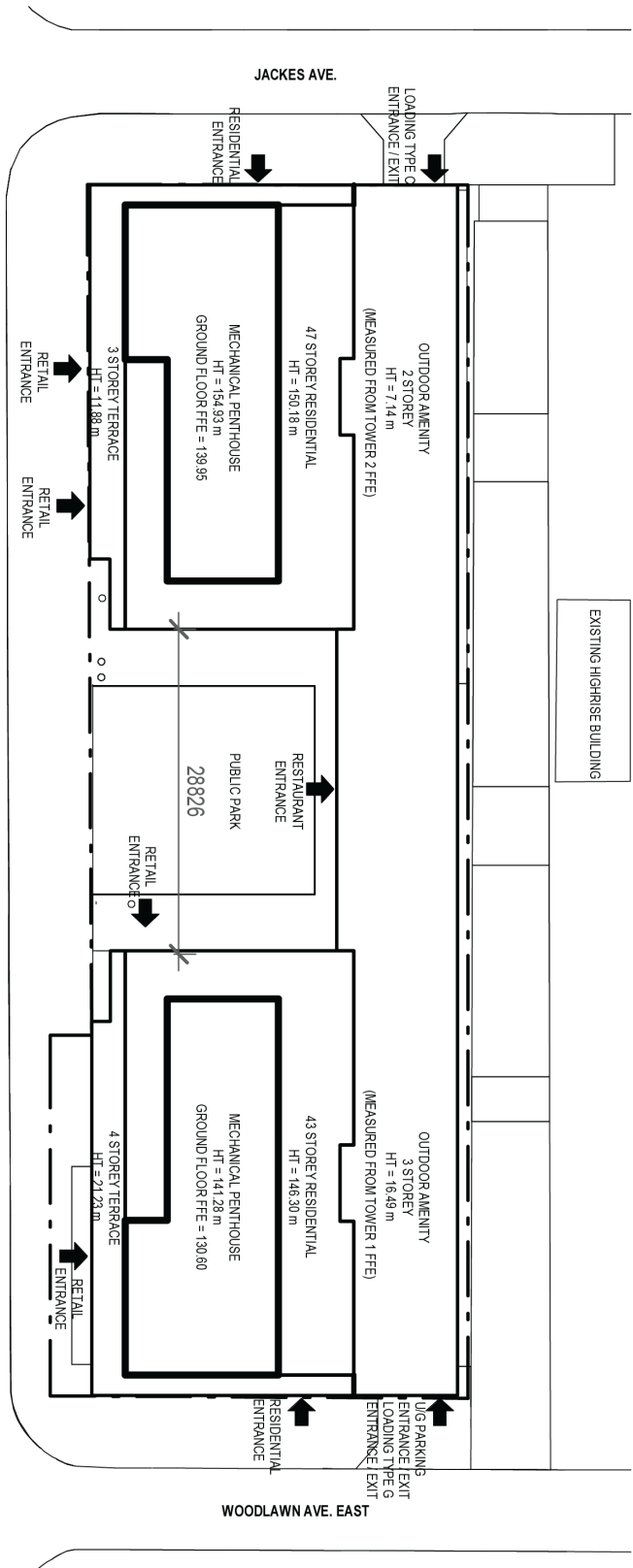
Appendix A



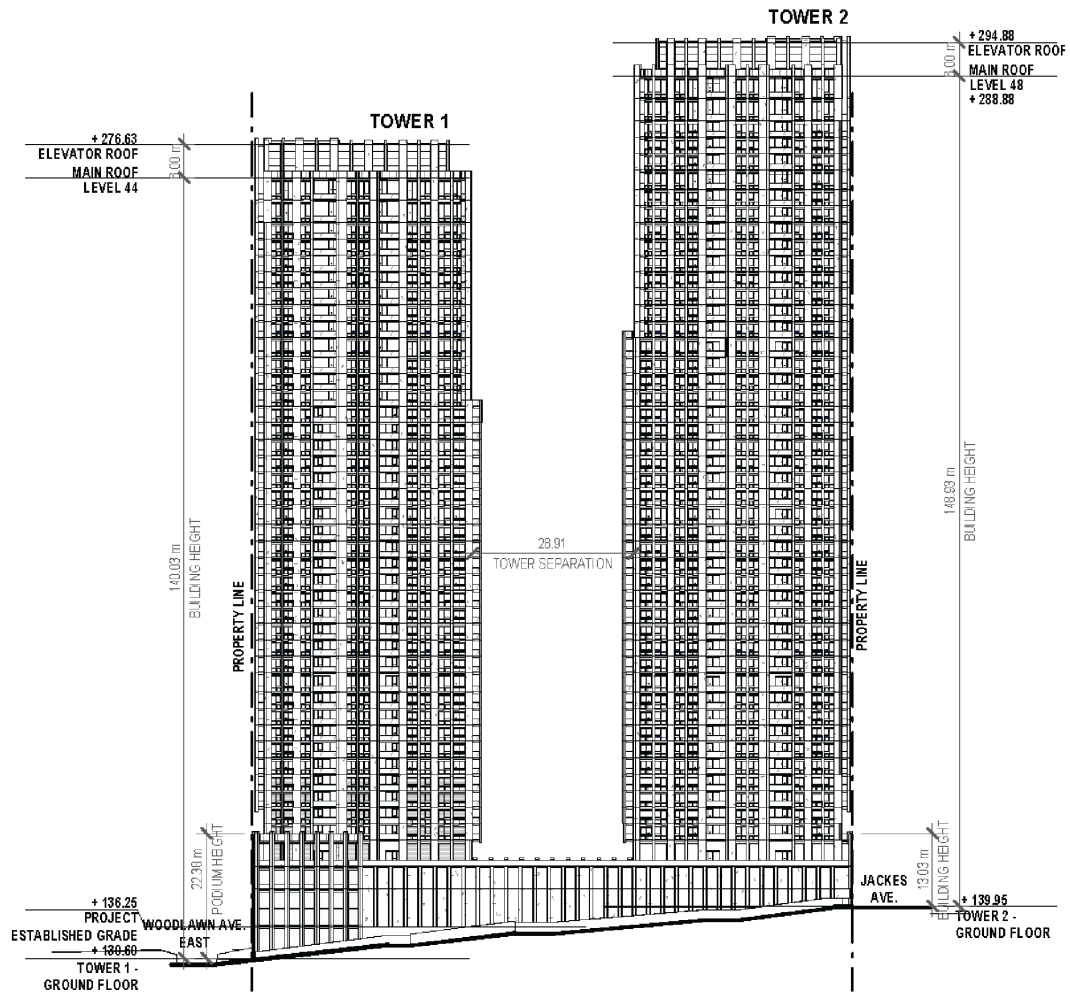
Attachment 7: Draft Zoning By-law Amendment

To be available prior to the May 1, 2025, Toronto and East York Community Council Meeting.

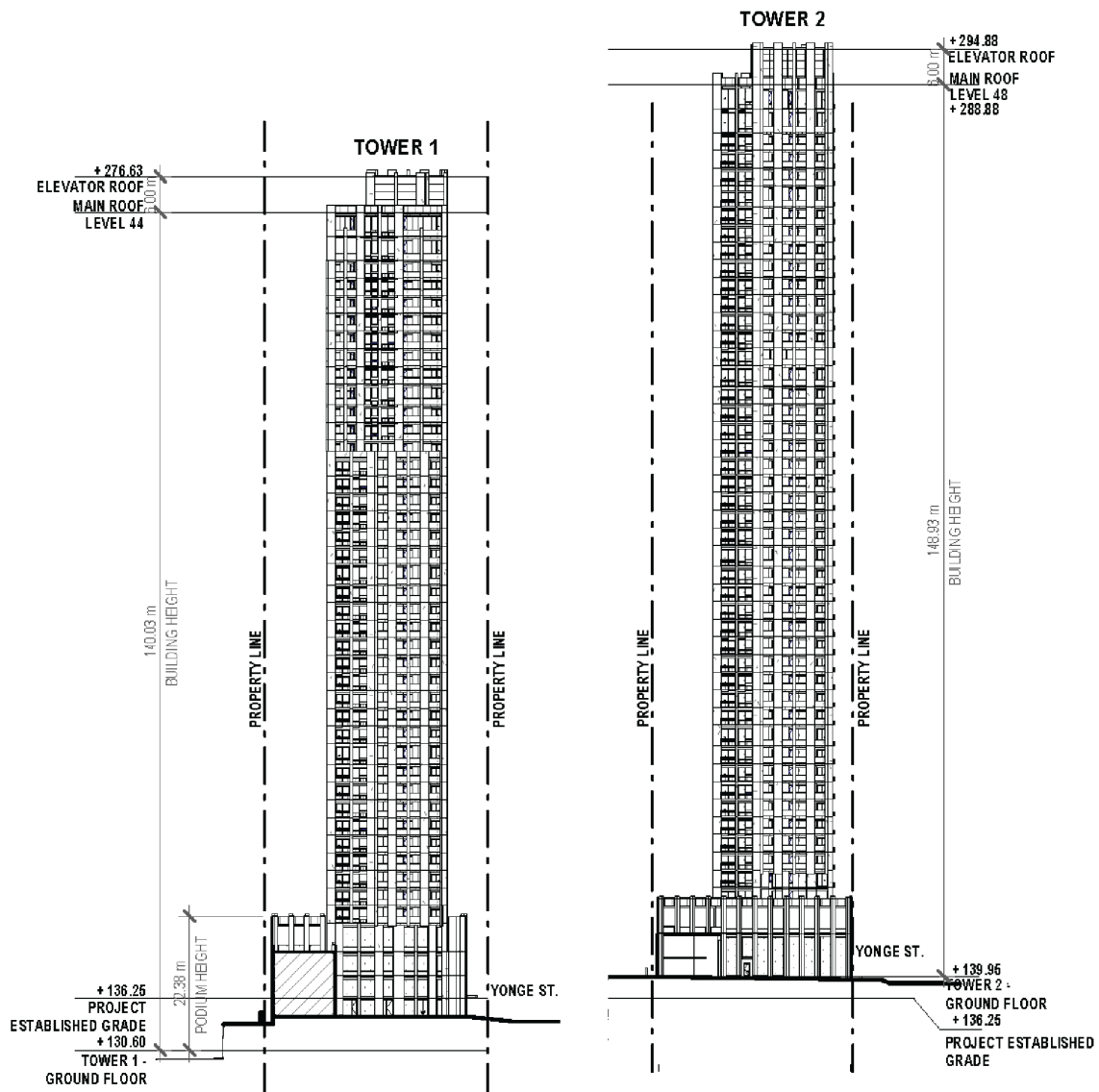
Site Plan



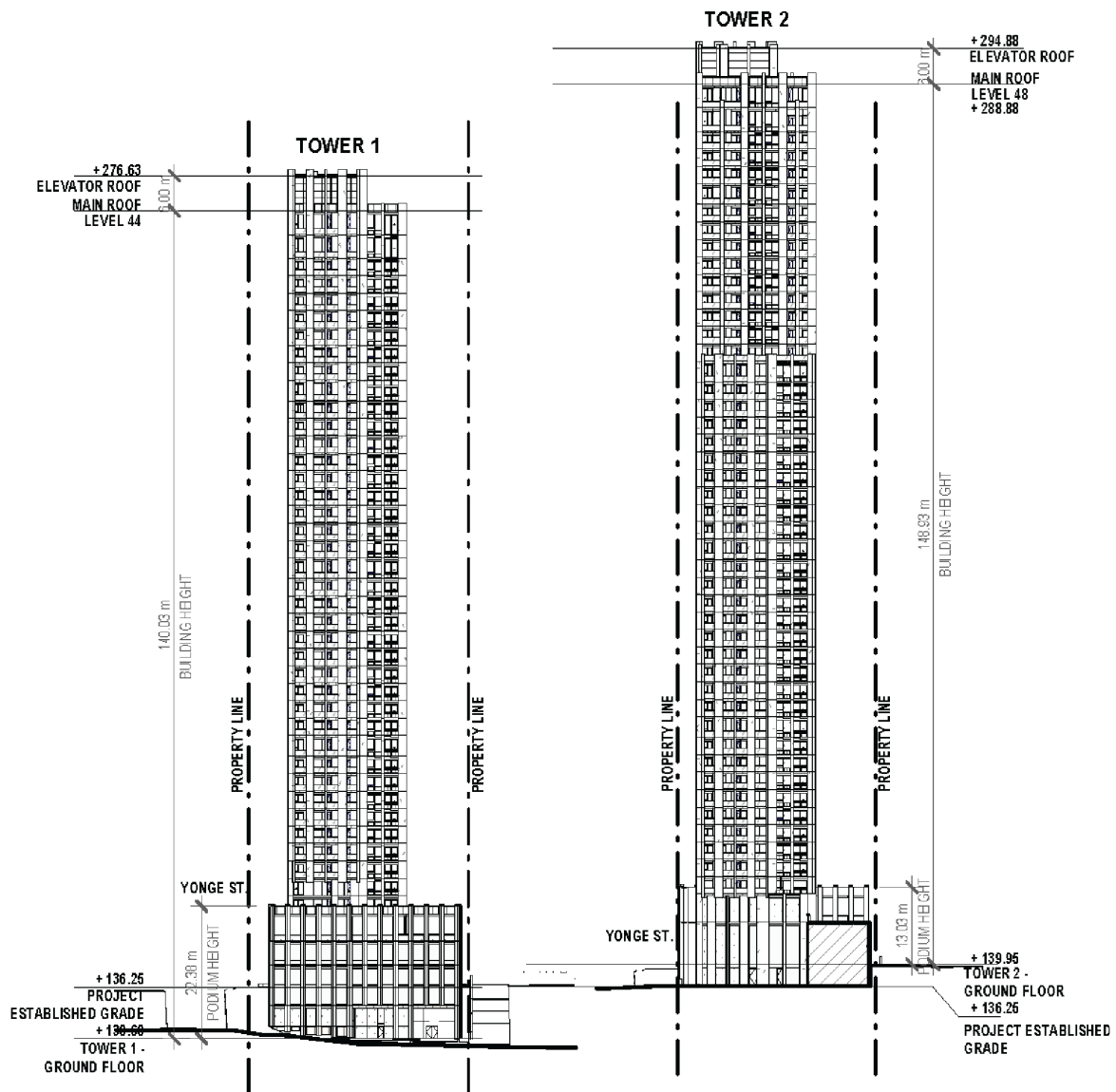
Attachment 9: Elevations and/or Ground Floor Plan



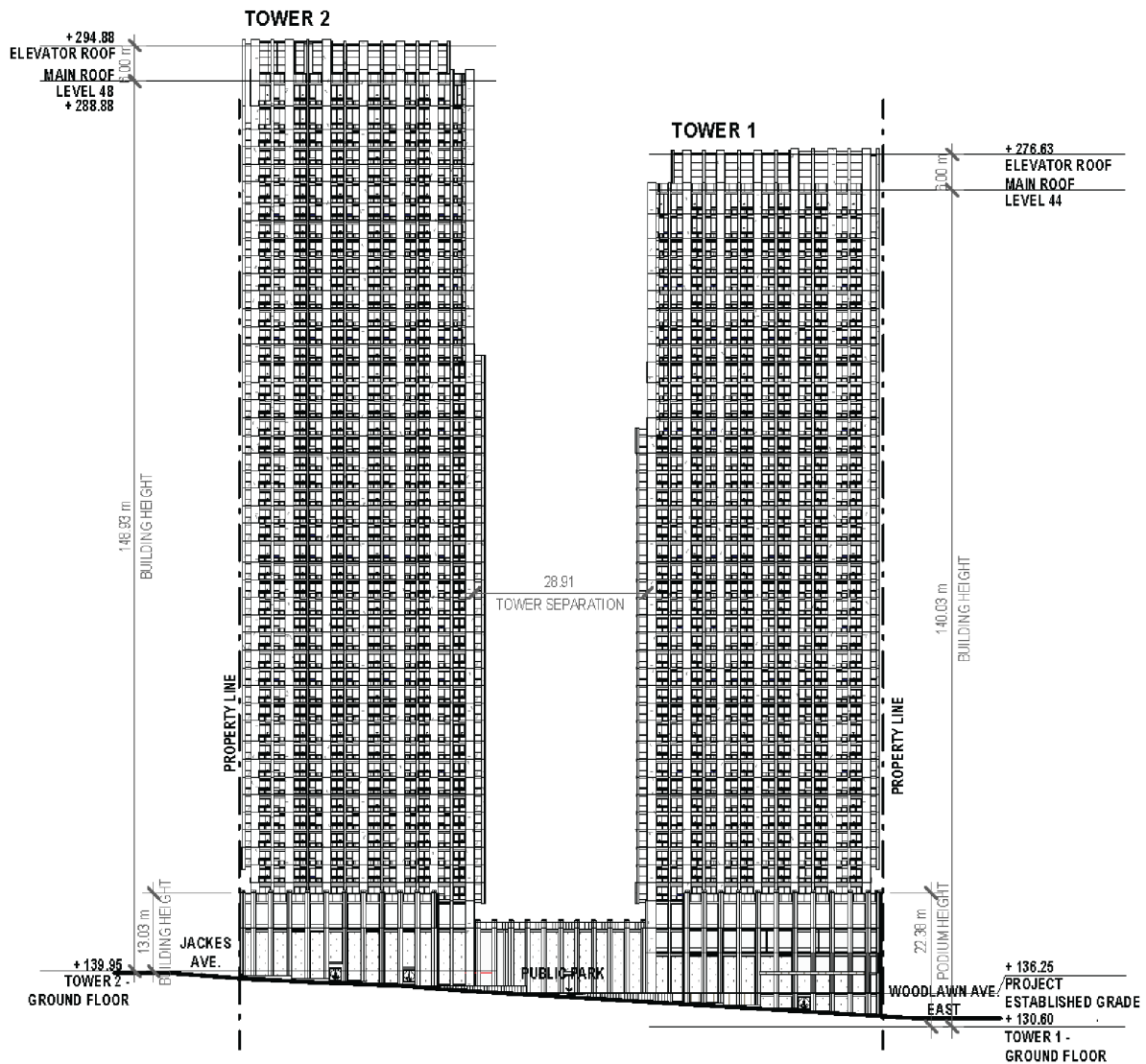
East Elevation



North Elevation

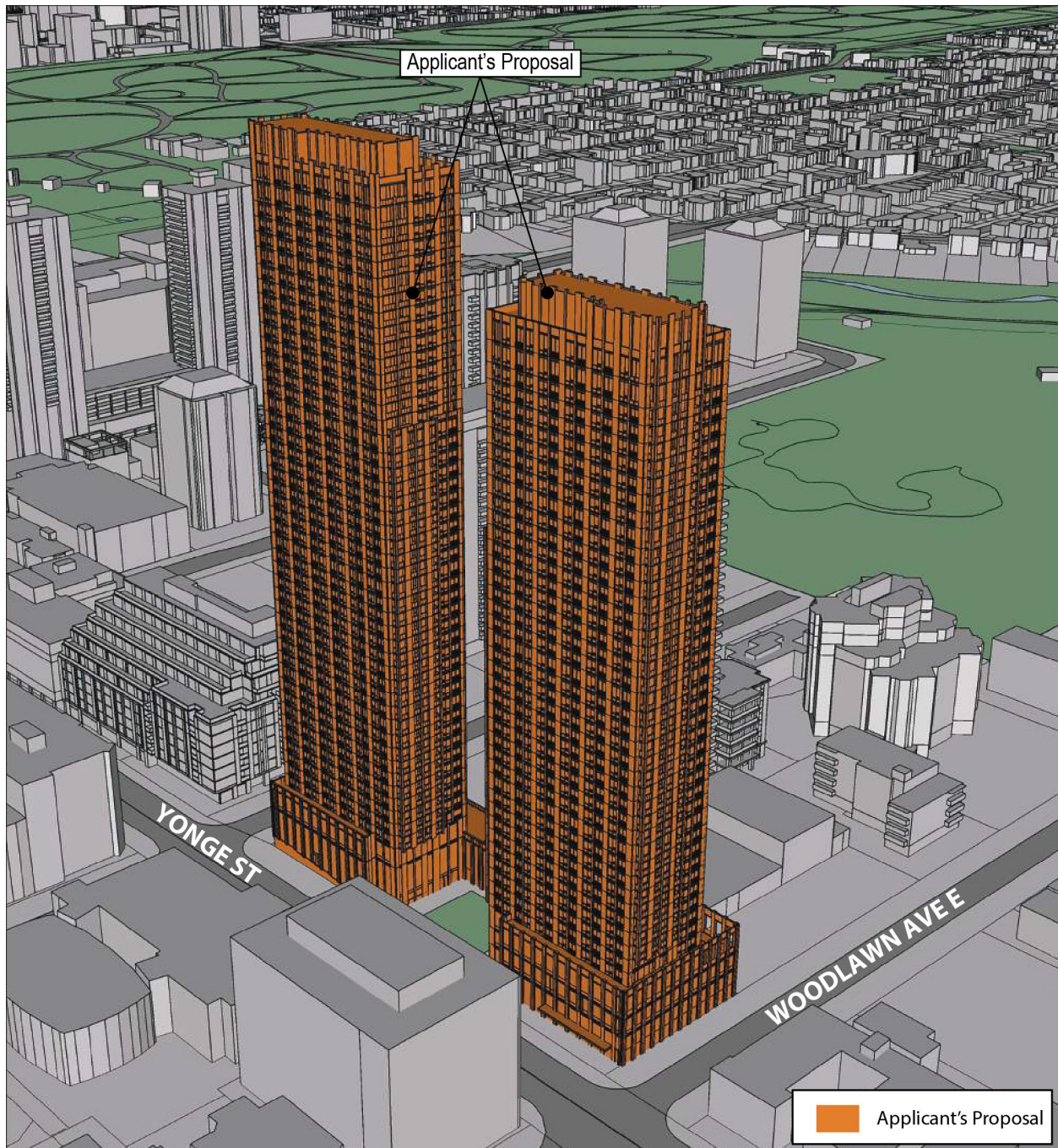


South Elevation



West Elevation

Attachment 10: 3D Massing Model



View of Applicant's Proposal Looking Northeast



03/06/2025