

4155 Yonge Street - Official Plan Amendment and Zoning By-law Amendment Applications - Request for Direction Report

Date:	August 22, 2012
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	11 133752 NNY 25 OZ

SUMMARY

The applicant has appealed the Official Plan and Zoning By-law Amendment applications to the Ontario Municipal Board due to Council's failure to make a decision on the application within the time prescribed by the *Planning Act*. No hearing date has been set.

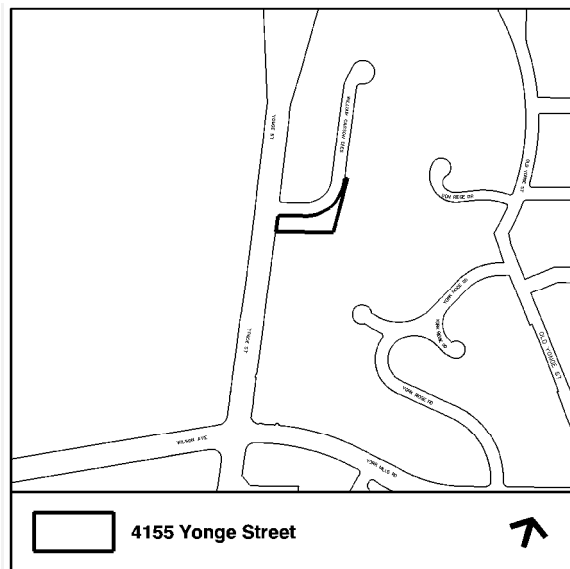
This application proposes to amend the Official Plan and rezone the subject site to provide for a twelve-storey mixed-use building. Retail space would be provided on the ground floor while the 11 residential floors would contain 172 units. A below-grade parking garage is proposed.

The purpose of this report is to seek Council's direction for staff representation at the Ontario Municipal Board.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council authorize the City Solicitor, together with City Planning



staff and any other appropriate staff, to oppose the applicant's appeal respecting the Official Plan and Zoning By-law Amendment applications for 4155 Yonge Street (File # 11 133752 NNY 25 OZ) and attend any Ontario Municipal Board hearings in opposition to such appeal, and retain such experts as the City Solicitor may determine are needed in support of the position recommended in this report.

2. Should the applicant file an application for Site Plan approval in relation to this application, City Council authorize the City Solicitor, together with City Planning staff and any other appropriate staff, to oppose that application and attend any Ontario Municipal Board hearings related to that application.
3. City Council authorize the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, to secure services, facilities or matters pursuant to Section 37 of the Planning Act, as may be required by the Chief Planner, should the proposal be approved in some form by the Ontario Municipal Board.
4. City Council authorize the City Solicitor in consultation with the Chief Planner, and other City staff to take any necessary steps to implement the foregoing.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

In 1989 and 1990 City Council of the former City of North York approved By-laws 30952 and 31095 to permit the construction of a five-storey 5,812 m² office building on the site with a maximum height of 164 metres above sea level. The footprint of the approved commercial building, shown as schedule "B" to By-law 30952 (see Attachment 6), was limited to the portion of the site zoned for commercial uses with a rear setback of zero metres. The footprint did not encroach on the portion of the site zoned "G" (Greenbelt).

The site is currently used as a surface parking lot which was originally approved and extended through several temporary use by-laws, the latest of which expired April 14, 2006. A subsequent rezoning application for a permanent commercial parking lot was approved by City Council in December 2007.

ISSUE BACKGROUND

Proposal

The application proposes to rezone the site to provide for a twelve-storey, mixed-use building with retail/commercial space and three residential units on the ground floor and residential units on the floors above. The proposed development would have a floor space index of 4.5 and a lot coverage of 42%. A total of 172 residential units are proposed; 46 of which would be two-bedroom units and the remaining 126 are one-bedroom units. The building would have a total gross floor area of 13,745 m², with the retail portion

encompassing 270 m² of the total. The retail space would have pedestrian access from both Yonge Street and William Carson Crescent while the residential and parking access would be off William Carson Crescent. There would be a total of 161 parking spaces and 126 bicycle spaces in five levels of underground parking. The site plan and elevations are attached as Attachments 1 and 2. The application data sheet is included as Attachment 7.

Site and Surrounding Area

The property is approximately 3,060 m² in size and is located at the south-east corner of Yonge Street and William Carson Crescent. William Carson Crescent is a dead-end street which provides vehicular access to four residential condominium buildings. York Mills subway station is located approximately 300 metres to the south at York Mills Road. The rear of the site contains a forested slope feature that is protected by the Official Plan, regulated by the City's Ravine and Natural Feature Protection By-law and is part of the Toronto and Region Conservation Authority's regulated area. Part of the proposed building would be located within the protected and regulated lands. Approximately the front 20 metres of the site along Yonge Street is subject to a sub-surface easement in favour of the Toronto Transit Commission.

Abutting uses include:

North: A six-storey commercial building.

South: A narrow laneway owned by the church located to the east of the site and then a four-storey commercial building.

East: A wooded ravine and then a church and residential area.

West: Yonge Street and then The Evangel Temple Church and the Auberge de Pommier restaurant.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The City of Toronto Official Plan (OP) designates the west portion of the site as *Mixed Use Areas* and the east portion as *Natural Areas*. *Mixed Use Areas* allow for a broad

range of residential, commercial and institutional uses. Development in *Mixed Use Areas* should have heights which limit shadowing on adjacent *Neighbourhoods* and open spaces. It is expected these areas will absorb much of the new housing units constructed in the city. The Official Plan map is attached as Appendix 3. The Built Form policies contained within chapter 3 of the Official Plan relate to how a building should fit within the existing and/or planned context of the area. New developments need to fit within this context and continue the existing characteristics of the area.

Development is generally prohibited within *Parks and Open Space Areas* which are comprised of *Natural Areas*, *Parks* and *Other Open Space Areas*. Areas designated as *Natural Areas* shall be maintained primarily in a natural state while allowing for compatible recreational, cultural and educational uses and facilities that minimize adverse impacts on the natural features and functions. In addition, the Official Plan requires new development to be set back at least 10 metres from locations where slope instability, erosion, flooding or other physical risks may exist. The applicant has submitted an application to amend the Official Plan to permit the proposed building within the area zoned G and designated as *Natural Area*.

The site is also within the City's natural heritage system as identified in Appendix 4 of this report. Development is generally not permitted in the natural heritage system. Where the underlying land use designation provides for development in or near the natural heritage system, development must recognize natural heritage values and potential impacts in the context of other objectives and minimize adverse impacts, and where possible, restore and enhance the natural heritage system. An impact study has been submitted to assist with this evaluation.

The *Natural Areas* portion of the site is located within the Green Space System. The Green Space System is comprised of lands within the *Parks and Open Space Areas* land use designation which are large, have significant natural heritage or recreational value and which are connected. They should be protected, improved and added to where feasible.

Zoning

The subject site has dual zoning under the former City of North York Zoning By-law 7625. The western portion of the site is zoned C1 (General Commercial) while the eastern part is zoned G (Greenbelt). The C1 zoning on the site is subject to a site specific amendment which only permits office, retail and service retail uses, while the G zone permits recreational and agricultural uses. Single family, detached dwellings are the only residential uses permitted in a G zone. Dwellings located in a G zone require lots in excess of 0.8 hectares and large setbacks from all lot lines. A maximum height of 164 metres above sea level is permitted for a commercial building within the C1 zone and a maximum height of 11 metres is permitted within the G zone. Pursuant to Section 24 of the Planning Act, no by-law shall be passed that does not conform with the Official Plan.

The site is also subject to a site specific zoning which allows for a surface parking lot.

Reasons for the Application

The application requires an Official Plan Amendment as the proposed footprint of the building would be located within the area designated as *Natural Areas*. Development within these areas is generally prohibited as these lands are intended to be maintained in their natural state.

A Zoning By-law Amendment application is also required as the site specific zoning permits office, retail and service commercial uses only. No residential uses are permitted within the C1 zone and only single family dwellings are permitted within the G zone. A residential condominium is proposed within both the C1 and G zones. The proposal also requires an amendment due to the requested height.

COMMENTS

Site and Area Context

The subject site is located at the corner of Yonge Street and William Carson Crescent. Currently a surface parking lot is located on the western portion of the site while the remainder of the site is a treed slope. The tunnels for the Toronto Transit Commission's subway are located under the westernmost 21.5 metres of the site. The available building envelope on the site is limited by the subway tunnels and the existing treed slope. The applicant is not proposing to construct above the subway tunnels but does wish to remove a significant portion of the slope in order to get the floor area desired. The constraints of the site limit the size of the area which is appropriate for a building to be constructed, however the applicant is seeking to expand this building envelope by extending into the slope and also requesting amendments to the side yard setback requirements. A more appropriately sized building should be considered which respects the limitations of the site.

This stretch of Yonge Street has a uniform built form characteristic which is also mirrored by the developments at the end of William Carson Crescent. Due to the subway tunnels, all the buildings along the east side of Yonge Street have significant landscaped front yards which the applicant is proposing as part of this application. However, the uniform height characteristics of the area are not reflected in the proposal. All of the buildings have heights which relate to the height of the treed slope at the rear of the site which runs north-south along a number of the properties. More discussion on the planned context, how it has been implemented on the site and the surrounding area and how this can be seen in the existing built form can be found in the section entitled "Height" below.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health

and safety. The applicant proposes to remove a significant portion of the ravine system on the site in order to construct the proposed building.

Section 2 of the PPS, “Wise Use and Management of Resources”, discusses the need to protect natural features and area for the long term. Section 2.1.2 states that the diversity and connectivity of natural features and natural heritage systems in an area should be “maintained, restore or, where possible, improved”. The development of natural features and areas is contemplated in section 2.1.6 which requires that the development be evaluated and that it is determined that there will be no negative impacts on the features or on their ecological functions.

The policies of the PPS which relate to natural features are echoed in the City’s Official Plan. As part of the application process the applicant was required to submit a Natural Heritage Impact Study to justify the development. The submitted study has not shown staff that the removal of a portion of the natural feature is appropriate. See the section “Natural Heritage Impact” below for comments on the study.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council’s planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. The policies contained in the Growth Plan are to be read in conjunction with all applicable provisions of the PPS.

The Growth Plan directs that intensification is expected and guides where that development should occur within urban areas. The subject site is located on a major street as defined in the Official Plan and approximately 280 metres from a TTC subway station. Guiding growth to certain areas is one cornerstone of the Growth Plan that needs to be balanced with protection of natural features and areas.

The Plan encourages municipalities to identify “natural heritage features and areas that complement, link or enhance natural systems”. The City has done this through the Official Plan and the subject site is identified as part of the City’s natural system. The Growth Plan supports a balanced approach to the wise use and management of all resources, including natural heritage.

Height

The site specific zoning allows for a commercial building having a maximum height of 164 metres above sea level (approximately 5 storeys) and the G zoning permits a maximum of 11 metres above grade in the form of a detached dwelling. The applicant is proposing an overall height of approximately 181 metres above sea level or 37 metres above a grade of 144.4 metres above sea level.

The Built Form policies of the OP in Chapter 3 identify the importance of the existing context of an area and how that should be considered when reviewing a development

application. It requires development to be located and organized to “fit with its existing and/or planned context”. The planned heights along Yonge Street between Highway 401 and York Mills Road were set out in the former City of North York’s Official Plan and implemented in site specific zoning. The Secondary Plan identified five development areas within the York Mills Office Centre and, among other things, set height limits for each one. The subject site was designated as part of Development Area 2a (Attachment 7) within the Plan. These height limits were set “in order to preserve the amenity of adjacent residential development” and that, notwithstanding the maximums, “Council shall not permit development to exceed the top of the adjacent bank where it has been determined to be lower”.

The built character of the adjacent area within the Secondary Plan is buildings of six to eight stories. The vision for this portion of Yonge Street was for development to occur on both the east and west sides of the street but at the same time limit building heights in order to preserve the amenity of adjacent residential development by ensuring that buildings do not obstruct sight lines across the valley from the top of the bank. It was also the vision to maintain and encourage the retention of the existing bank, a portion of which runs through the eastern portion of the subject site. The developments on Yonge Street would be a mixed of residential and office uses with supporting retail, service shop and recreational uses however development would not exceed the top of the adjacent bank in order to protect the amenity of adjacent residential development (immediately to the east of the subject site). This included ensuring that sightlines across the valley from the top of bank were not obstructed by buildings. Both sides of Yonge Street are mostly built out and only a few development sites remain.

As a result of these policies, site specific by-laws were enacted which limited the maximum height of these developments to maintain this vision of permitting development along this portion of Yonge Street while respecting the character of the valley and views from the top of the bank. The subject site has an existing site-specific by-law which accomplishes this vision for the permitted commercial building by requiring the height to be lower than the top of the natural feature.

The City of Toronto introduced a new, harmonized Official Plan in 2002 which replaced the former City of North York’s Official Plan. When this occurred, the former Secondary Plan was replaced by Area Specific Policy 90. The area covered by Area Specific Policy 90 is much smaller than that covered by the old secondary plan and only includes the north-west corner of Yonge Street and Wilson Avenue and the south-east corner of Yonge Street and York Mills Road. This is due to the fact that the majority of the area had either already been built to the height restrictions contained within the old secondary plan or had zoning provisions, such as on this site, which implemented the vision of the plan. As the area has been built within the old policies, or has site specific zoning on site which accomplishes the vision, it was not necessary to include those sites within the new plan.

The residential area to the east of the site is situated on the top of the bank into which the applicant proposes to construct a portion of the building. The heights of buildings below

this bank have been limited to provide views of the city and the City has been consistent applying this height limit. In order to respect the consistent built height in the area, a height of 164 metres above sea level is more appropriate for the subject site. The existing site-specific by-law implements the height restrictions envisioned by the former City of North York's secondary plan which has been built out on the majority of the sites in the area. The measurement of height using metres above sea level is not common within the City but is used to govern heights in this area due to context.

The height proposed does not fit the planned and existing built character of the area and does not maintain the relationships the buildings have with the natural feature. The other buildings all respect the feature and were built in accordance with the former North York, York Mills Office Centre Secondary Plan height policy. The existing built form conforms to these height policies and the existing site specific zoning by-law implements this vision for a future development on the subject site. The proposal does not fit with either the existing nor planned context. The proposed height is equivalent to 181 metres above sea level whereas other zoning permissions on lots in close proximity to the site range between 161 to 169 metres above sea level which ensured that they would not be taller than the feature. This compares to the commercial site-specific by-law which allows for a height of 164 metres above sea level. The proposed height does not reflect the existing and planned context along Yonge Street. The development needs to respect this context and realize the intent of limiting the heights to allow for views of the valley from the top of the natural feature.

Building Setbacks

The Built Form policies in Chapter 3 of the Official Plan provide direction on the siting and organization of buildings. Policy 3.1.2.1 states that "new development should be located and organized to fit with the existing and/or planned context" and that it should be designed to frame and support adjacent streets and open spaces. Policy 3.1.2.1 (a) further requires that new development should be located with a "consistent front yard setback".

Neighbouring development along Yonge Street and William Carson Crescent are characterized by large setbacks from the street with significant front yard landscaping treatments. The result is a neighbourhood where buildings have a garden-like setting which respect the valley context.

The applicant is proposing a 1.0 metre setback from William Carson Crescent. This setback is not consistent with other buildings along this street, which have much greater setbacks ranging between a minimum 8 to 10 metres from the street. In addition, the proposed 1 metre setback leaves little space for landscaping between the building face and property line, which is also uncharacteristic of William Carson Crescent.

A 2.4 metre side yard setback has been proposed along the southern property line. Directly adjacent to the southern property line is a 3.1 metre wide private lane and a commercial property fronting Yonge Street. Three at-grade residential units have been proposed with a fronting relationship to the southern property line. In addition, residential

units with balconies have been proposed on the upper floors along the southern setback. The proposed building setback of 2.4 metres is not sufficient for the grade-related units nor the upper residential units, to ensure adequate light, views and privacy for these units. The proposed southern side yard setback should be increased to a minimum 5.5 metres ensure an appropriate relationship between the proposed residential units and the neighbouring property line.

Built Form and Massing

Official Plan policy 3.2.1.3 states that “new development will be massed to fit harmoniously into its existing and/or planned context, and will limit its impacts on neighbouring streets, parks, open spaces and properties”. The proposed building provides little reference for how it achieves a compatible relationship with its neighbours when considering matters such as height and massing. In addition to the issue of the building's height described above, the proposed building has been massed to address Yonge Street, though the majority of its frontage is on William Carson Crescent. Based on the proposed building orientation and its relationship to adjacent streets, the building has not been appropriately massed to frame and support its primary street frontage, William Carson Crescent. This could result in shadow impacts on William Carson Crescent and adjacent properties, however the applicant has not submitted a shadow study to determine what the impacts may be.

The proposed building has a ground floor height of 3.8 metres. To emphasize the ground floor of a building and improve the visibility from the street into retail and residential lobbies a minimum ground floor height of 4.5 metres is typically sought for mixed use buildings. The proposed 3.8 metre ground floor height does not meet the minimum standard.

Upon the submission of a Site Plan application, further review will be conducted of built form and landscape details. This review will include an assessment of the pattern of exterior design elements and materiality, as well as streetscape and pedestrian amenities in accordance with Policies 3.2.1.3 and 3.1.2.5 of the Official Plan. This review will also ensure appropriate landscaping treatments are provided.

Natural Heritage Impact

Chapter 2 of the Official Plan speaks to the City’s *Green Space System* which is to be “protected, improved and added to whenever feasible”. Lands designated as *Green Space System* perform many roles within the life of the City:

- Providing habitat and flora and fauna;
- Improve our environment by recharging groundwater, cleaning the air and water and limiting damage that might arise from flooding and soil erosion;
- Provide natural beauty and a variety of landscapes for reflection, contemplation and appreciation of nature

Through “land use designations, planning policies...and private development, the goal of strengthening these roles will be supported and advanced”. The OP policies call for actions which will improve, preserve and enhance the *Green Space System*. The removal of a portion of this system, without improving it in some other manner is inappropriate.

Chapter 3 also identifies a portion of the site as part of the *Natural Heritage System*. Development within the natural heritage system is generally not permitted unless the underlying land use designation provides for it. In this instance, the underlying zoning is G (Greenbelt) which only allows for low-scale single family dwellings. When development is permitted by land use designations, such as the western portion of the site, the development will restore and enhance the natural heritage system.

The applicant is proposing a building envelope that would extend into the protected natural feature on the eastern half of the property. The natural feature consists of a contiguous, vegetated slope that forms part of and connects with the larger West Don River valley land form. The proposed development would require the removal of a portion of this vegetated valley slope, and the natural vegetation from the site. Removal of this portion of the feature will create an embankment that would require structural support. In order to support this slope, the east basement wall of the building would need to be designed as a retaining wall.

In order to allow for development within the *Natural Heritage System* a study is required and the applicant has submitted a Natural Heritage Impact Study (NHIS). Urban Forestry reviewed the NHIS and required the applicant to revise the study as it does not describe the impacts of the loss of trees or forest canopy, justify the proposed development or indicate a net benefit in terms of trees or tree canopy. The applicant has not submitted a revised study. Urban Forestry also requires that the applicant obtain a Ravine and Natural Feature Protection permit as required under the Ravine and Natural Feature Protection By-law.

The eastern portion of the site is zoned G (Greenbelt) under former City of North York Zoning By-law 7625. The limit of the existing zoning was created as part of the rezoning process to allow for the existing surface parking lot. Areas zoned G are intended to remain as landscaped open space or have low density residential. The G zoning of this portion of the site is consistent with the policies of the PPS, Growth Plan and Official Plan. All of these policies speak to the protection of the existing natural feature and the current zoning implements this. Changing the zoning to allow development and allow removal of a portion of the existing natural features and would not be consistent with these policies.

Removal of a significant portion of the natural feature on this site to accommodate the proposed development is not consistent with the zoning, Official Plan land use designation or Official Plan policies respecting the *Green Space* and natural heritage systems.

Toronto Region & Conservation Authority

The site is located within the area regulated by the Toronto and Region Conservation Authority (TRCA). A permit under Regulation 166/06 is required for any alterations to grade or placement of fill within this area. The applicant is proposing to remove a portion of the existing natural feature. Within this partially developed area of the West Don River

Valley Corridor, TRCA staff requests that new development include a 10 metre vegetated buffer zone between the proposed development limit and established limit of the natural feature or natural hazard located on the property. For this application, TRCA requested that the proposed building footprint be modified to provide a minimum setback of 10 metres from the staked toe or bottom of the slope. The proposed development proposes to remove approximately half of the natural feature on the site.

The applicant applied for a permit which TRCA staff recommended be refused as they concluded that the conservation of lands would be affected and therefore did not meet the test of the Regulation. On June 1, 2012 the Executive Committee of TRCA met to review the application and approved the application against the recommendations of staff.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are intended to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry. Staff has requested more information from the applicant regarding compliance with several criteria of the TGS.

Site Plan

An application for Site Plan Control was submitted on August 10, 2012.

Section 37

Section 37 of the *Planning Act* gives municipalities with appropriate Official Plan policies the authority to pass zoning by-laws to permit more height and/or density for a use than is otherwise permitted by the Zoning By-law for that use in return for the provision of community benefits in the form of capital facilities. Policies dealing with the use of Section 37 are found Section 5.1.1 of the Official Plan.

In December 2007, City Council adopted implementation guidelines for the use of Section 37. The guidelines state that no citywide formula, or quantum, exists in the Official Plan or the guidelines for determining the level of Section 37 benefits. With no set formula, the value of community benefits varies from project to project or from one area of the City to another. Community benefits are specific capital facilities (or cash contributions toward specific capital facilities) and can include matters such as parkland and/or park improvements above the required parkland dedication, public art, streetscape improvements on the public boulevard not abutting the site, community facilities and/or local improvements to transit facilities. The community benefits must bear a reasonable planning relationship and a demonstrable connection between the proposed development and the Section 37 community benefits.

The specific community benefits secured through a development proposal are the result of community consultation, discussion among City staff, the owner, and the local

Councillor. The Official Plan indicates that Section 37 community benefits will be selected on the basis of local community needs, intensification issues in the area, the nature of the development application and the objectives and policies of the Plan. Priority is to be given to on-site or local community benefits. Before consideration can be given to the securing any Section 37 benefits, the proposed development must constitute good planning. Staff are opposed to this application, however, should the OMB choose to approve the application a Section 37 contribution would be appropriate.

Summary

The application proposes to alter both the Official Plan and Zoning By-law in order to implement the requested development. The development offends policies which are in place to protect the natural environment and which require development to reflect the existing context of an area. The applicant is proposing a building which does not reflect the existing or planned context, removes a significant portion of the protected natural feature and ignores the site limitations. The applicant should consider a revised development which reflects the built form of the area and protects the existing natural feature.

CONTACT

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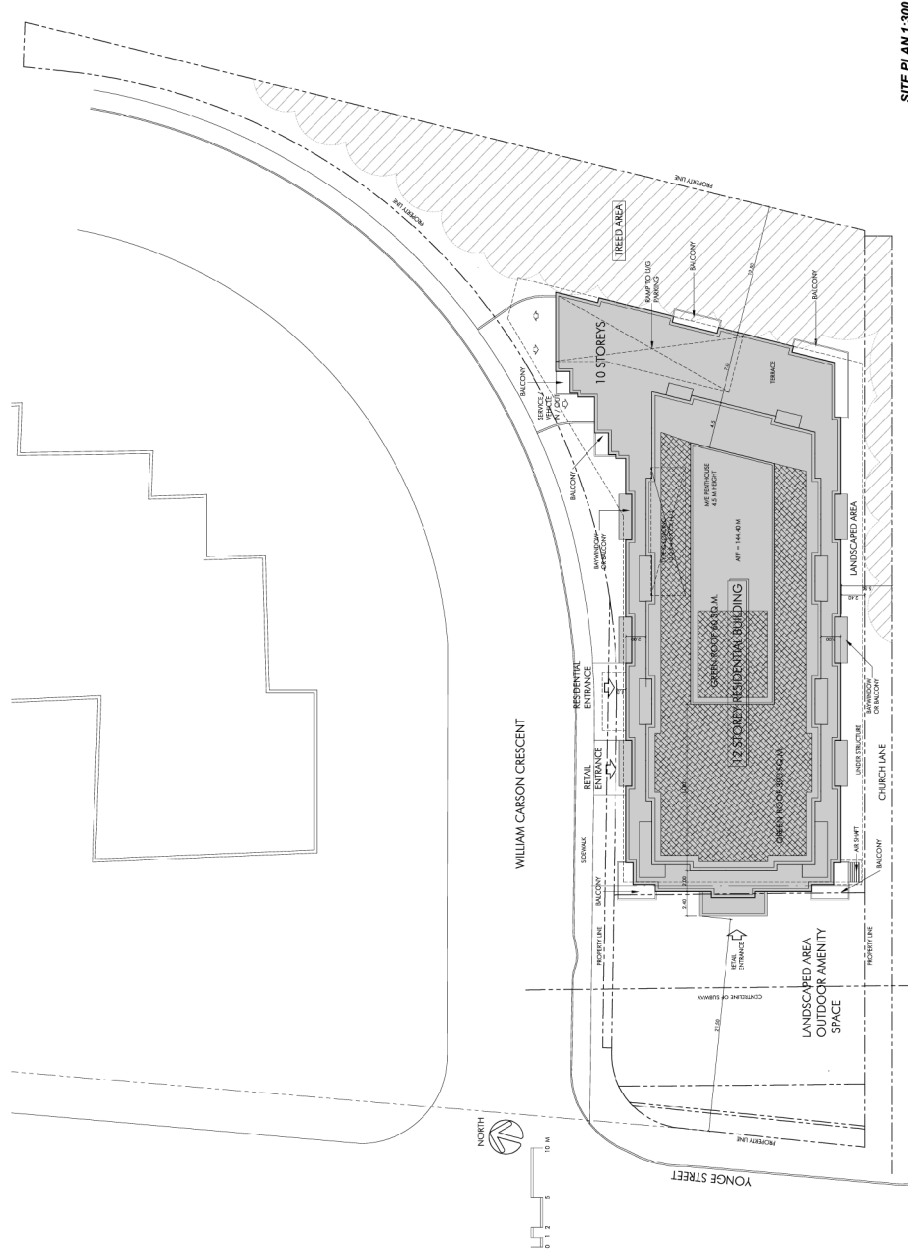
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5: Natural Heritage Map
Attachment 6: Schedule B to By-law 30952
Attachment 7: Former City of North York's York Mills Office Centre Secondary Plan
Map
Attachment 8: Application Data Sheet

Attachment 1: Site Plan



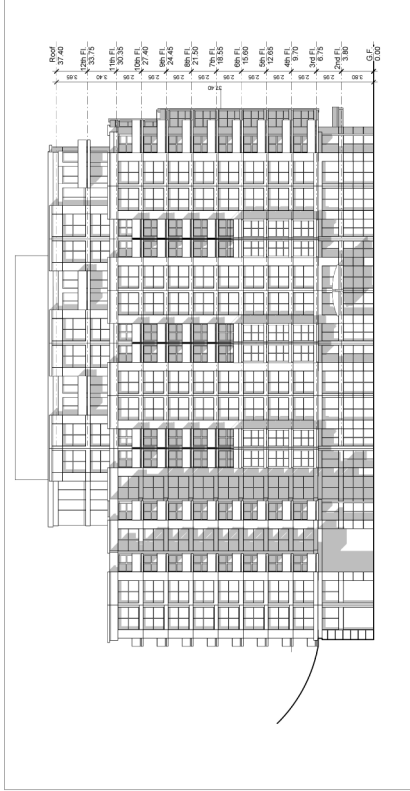
4155 Yonge Street

Site Plan
 Applicant's Submitted Drawing

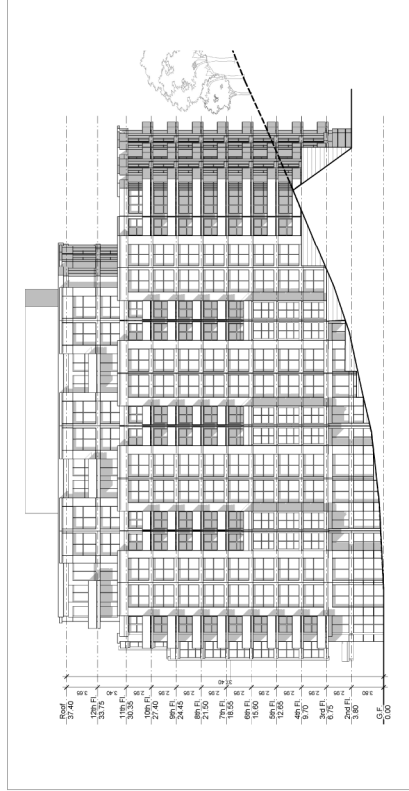
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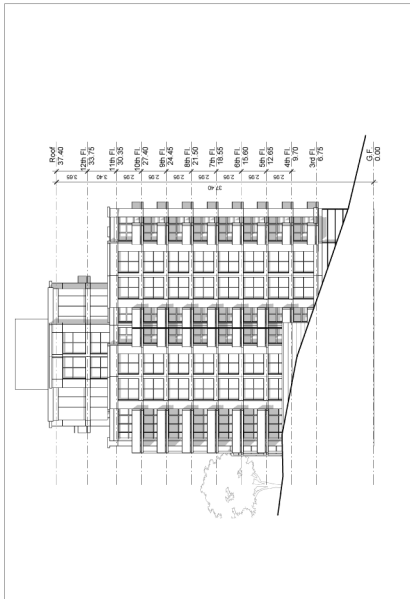
Attachment 2: Elevations



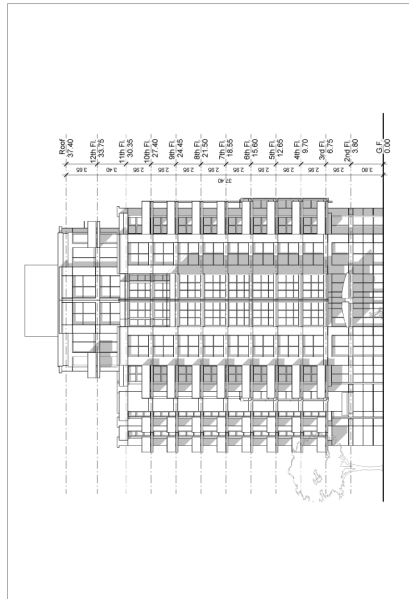
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SOUTH ELEVATION 1:200



EAST ELEVATION 1:200



WEST ELEVATION 1:200

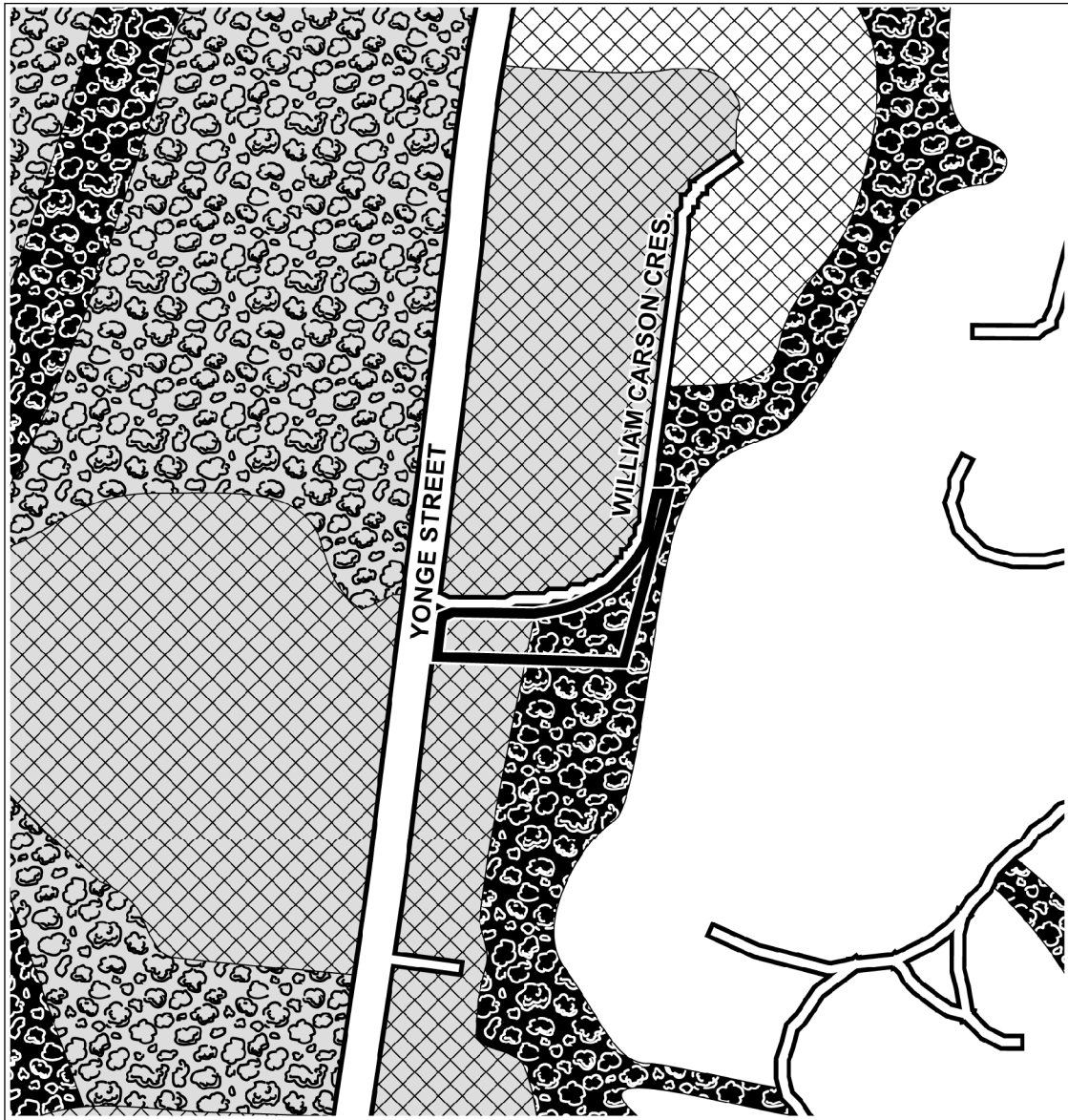
4155 Yonge Street

File # 11_133752

Elevations
Applicant's Submitted Drawing

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03/31/2011








Attachment 3: Official Plan



TORONTO City Planning
Official Plan

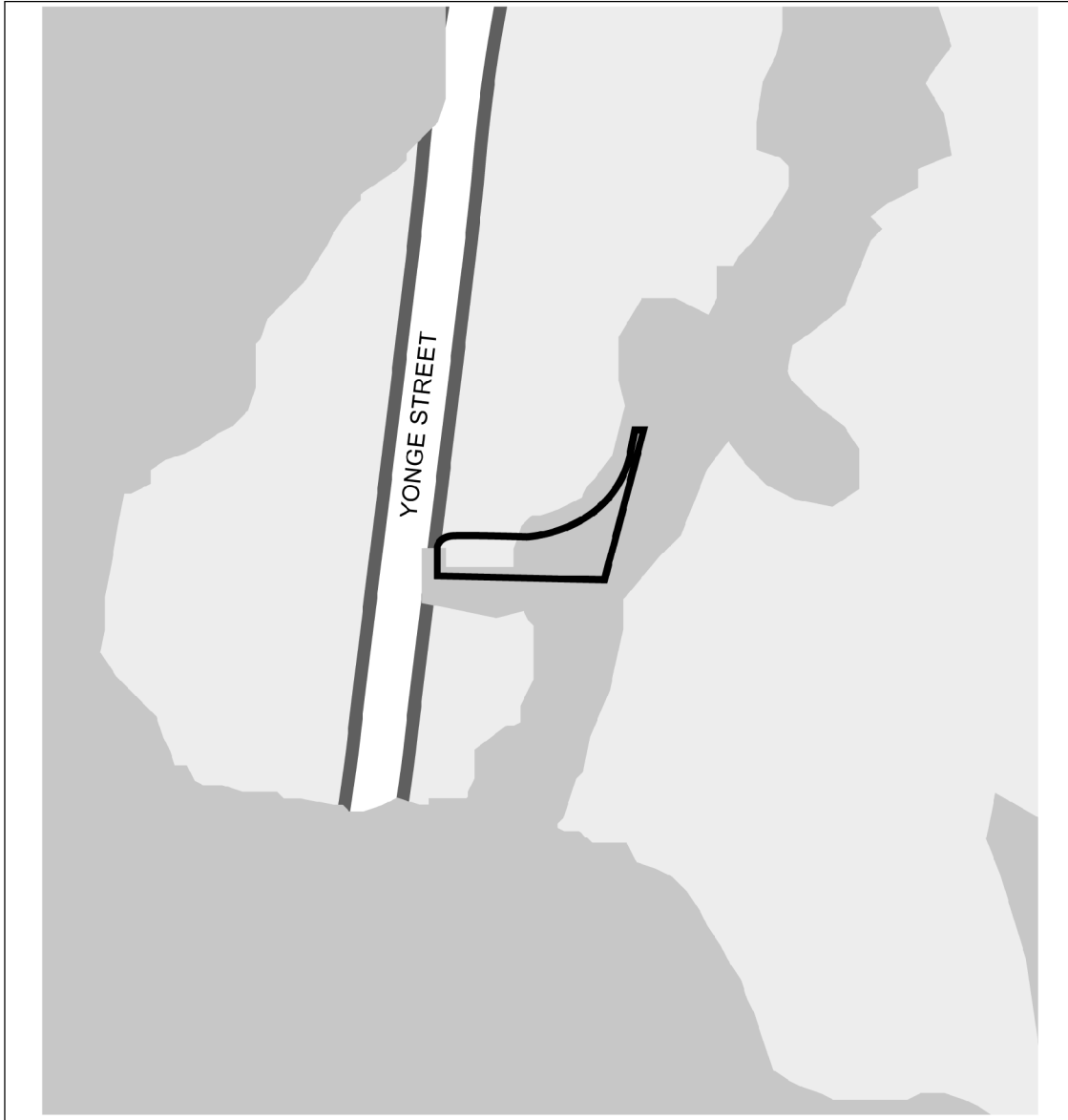
4155 Yonge Street

File # 11_133752

 Site Location	 Parks & Open Space Areas
 Neighbourhoods	 Natural Areas
 Apartment Neighbourhoods	 Other Open Space Areas
 Mixed Use Areas	

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Attachment 4: Natural Heritage Map



 **TORONTO** City Planning
Official Plan - Natural Heritage

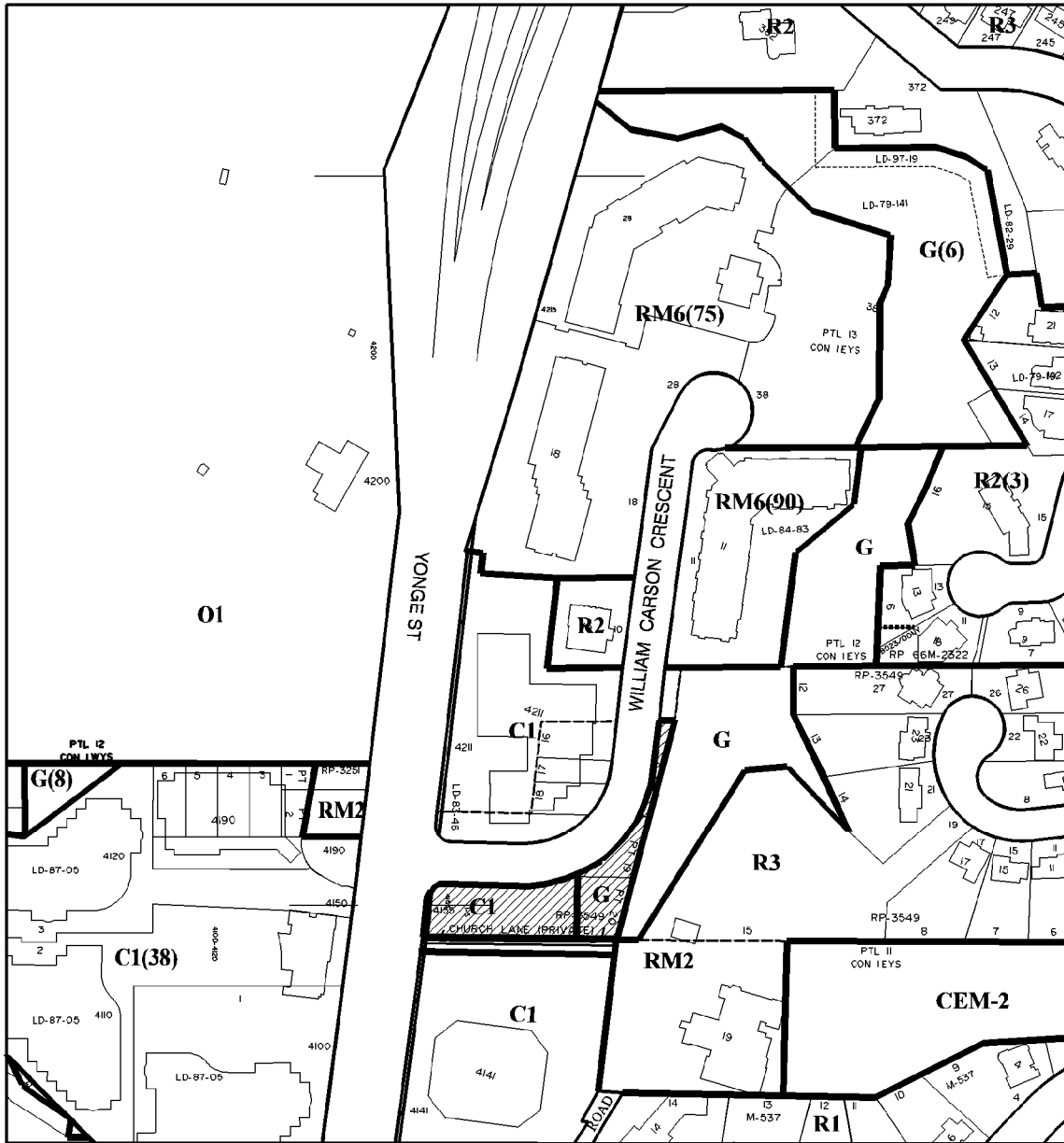
4155 Yonge Street

File # 11_133752

 Site Location
 Natural Heritage


Not to Scale
04/18/2011

Attachment 5: Zoning



TORONTO City Planning
Zoning

4155 Yonge Street
File # 11_133752

- R1 One-Family Detached Dwelling First Density Zone
- RM2 Multiple-Family Dwellings Second Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- G Greenbelt Zone
- O1 Open Space Zone

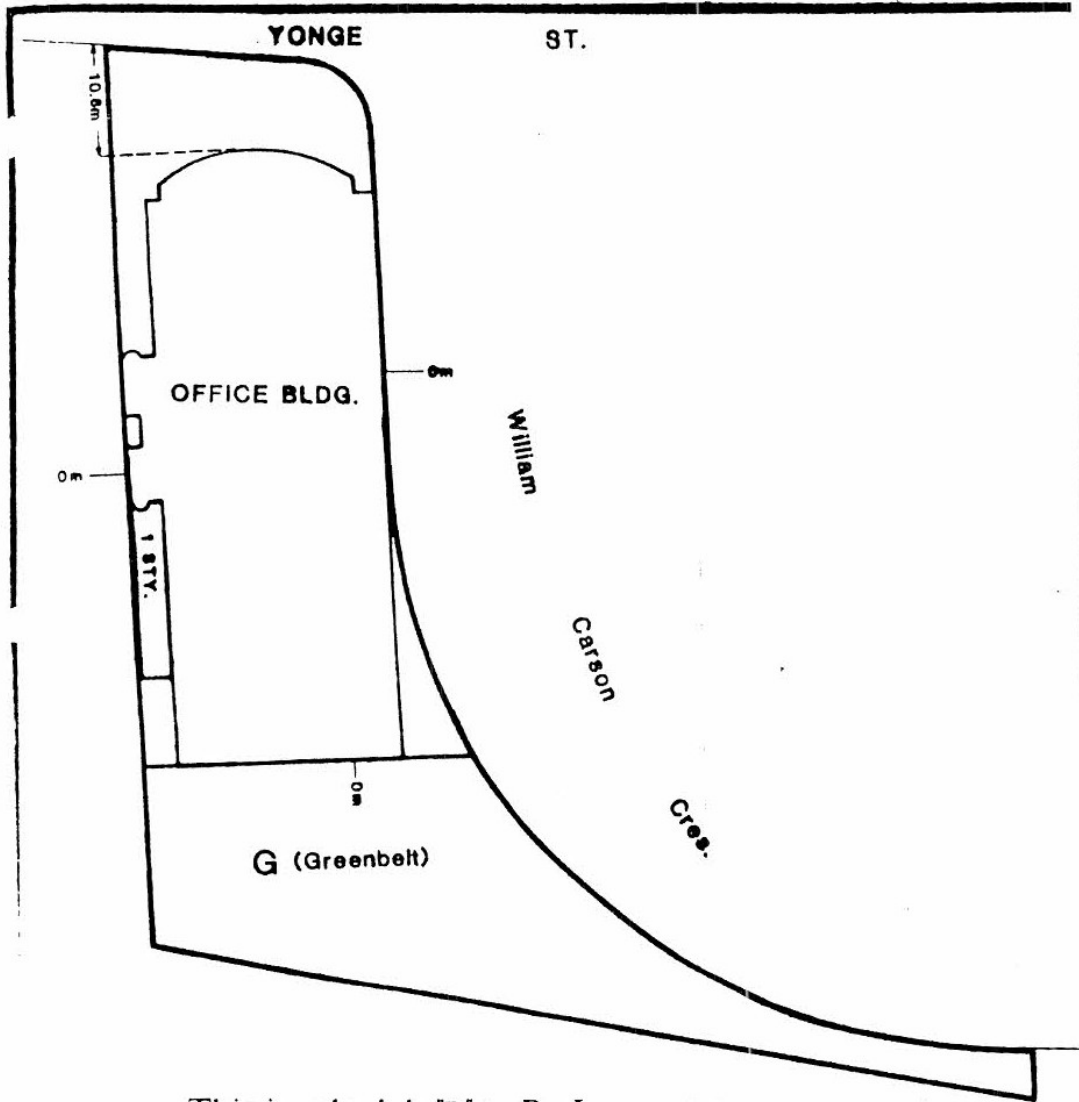
- Cem-1 General Cemetery Zone
- C1 General Commercial Zone



Not to Scale
Zoning By-law 7625
Extracted 04/05/2011

Attachment 6: Schedule B to By-law 30952

2028-B-26



This is schedule "B" to By Law 30952 _____, passed
the _____ 6th _____ day of September _____, 19 89

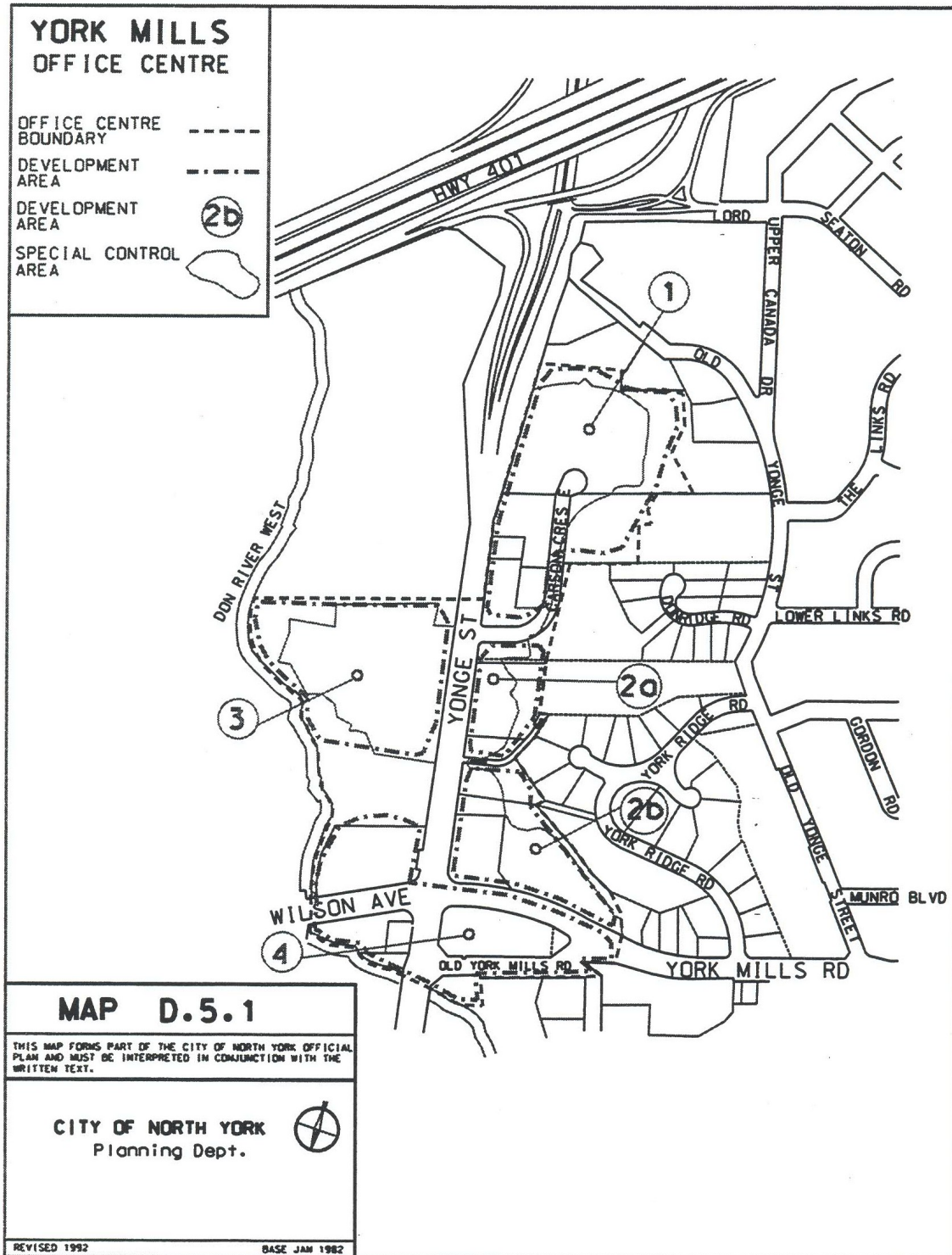
(Sgd.) B. MacLeod
CLERK

(Sgd.) M. Lastman
MAYOR

Location: **PT. LT. 20 R.P. 3549**
CITY OF NORTH YORK

Subject Property

Attachment 7: Former City of North York's York Mills Office Centre Secondary Plan Map



Attachment 8: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	11 133752 NNY 25 OZ
Details	OPA & Rezoning, Standard	Application Date:	February 25, 2011

Municipal Address: 4155 YONGE ST
 Location Description: PLAN 3549 PT LOTS 17,18,19, AND 20 RP64R8407 PARTS 1 7 9 **GRID N2501
 Project Description: 12 storey mixed use building containing 172 residential dwelling units, ground floor retail and five levels of underground parking.

Applicant:	Agent:	Architect:	Owner:
IRE-YONGE DEVELOPERS INC			IRE-YONGE DEVELOPERS INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	C1 and G	Historical Status:	
Height Limit (m):	11.5	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	3062.6	Height:	Storeys:	12	
Frontage (m):	25.5		Metres:	37	
Depth (m):	94.4				
Total Ground Floor Area (sq. m):	1275				Total
Total Residential GFA (sq. m):	13475		Parking Spaces:	161	
Total Non-Residential GFA (sq. m):	270		Loading Docks	0	
Total GFA (sq. m):	13745				
Lot Coverage Ratio (%):	42				
Floor Space Index:	4.49				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	126
2 Bedroom:	46
3 + Bedroom:	0
Total Units:	172

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	13475	0	0
Retail GFA (sq. m):	270	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

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