



Development Services Commission
PUBLIC MEETING INFORMATION REPORT

Date:	Tuesday, March 4, 2025		
Application Types:	Official Plan and Zoning By-law Amendment (the “Applications”)		
Owner:	Reza Ehsani, 2627597 Ontario Inc. (the "Owner")		
Agent:	Adam Layton, Goldberg Group		
Proposal:	To permit a 45-storey mixed-use building consisting of a 3 to 5 storey podium with 568 residential units and non-residential uses at grade (the “Proposed Development”)		
Location:	7079 Yonge Street, located at the northwest corner of Yonge Street and Woodward Avenue (the “Subject Lands”)		
File Number:	PLAN 24 197157	Ward:	1
Prepared By:	Hailey Miller, ext. 2945, Senior Planner, West Planning District		
Reviewed By:	Rick Cefaratti, MCIP, RPP Acting Manager, West District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Applications submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation.

PROCESS TO DATE

Staff deemed the Applications complete on December 24, 2024. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on April 23, 2025.

NEXT STEPS

- Statutory Public Meeting is scheduled for March 4, 2025
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, adoption of the site-specific Official Plan Amendment and enactment of the site-specific Zoning By-law Amendment
- Submission of future Site Plan Control and Draft Plan of Condominium applications.

BACKGROUND

Subject Lands and Area Context

Figure 2 shows the 0.2 ha (0.5 ac) Subject Lands are currently developed with a one-storey auto dealership. Figure 3 shows the surrounding land uses.

The key statistics for the Proposed Development are shown in Table 1

Table 1: the Proposed Development	
Total Gross Floor Area ("GFA"):	40,241 m ²
Non-residential GFA:	391 m ² (4,204 ft ²)
Floor Space Index ("FSI"):	18.8
Dwelling Units:	568 dwelling units with the following breakdown: <ul style="list-style-type: none"> • 30 Studio (5.28%) • 359 one-bedroom (63.2%) • 129 two-bedrooms (22.71%) • 50 three-bedrooms (8.8%)
Building Height:	45-storeys and 153 m (including rooftop mechanical)
Parking Spaces:	111 (99 residential; 12 shared residential visitor/non-residential)
Bicycle Spaces:	654 bicycle spaces (638 long term; 16 short term)
Amenity Space:	Indoor: 1,010 m ² (10,872 ft ²); Outdoor: 695m ² (7,481 ft ²)

The Owner proposes to amend the 1987 Official Plan (the "1987 Official Plan") to permit the Proposed Development

Table 2: 2014 Official Plan Amendment Information	
Current Designation:	<p>"Mixed Use High Rise"</p> <p>The Subject Lands are located within an Intensification Area and the future Yonge Street Corridor Secondary Plan ("YSCSP") area and are subject to the Area and Site-Specific Policies in Section 9.18 Thornhill.</p> <p>Section 9.18.8.3 indicates that until a new secondary plan is approved for the Yonge Street Corridor key development area lands, the provisions of the 1987 Official Plan</p>

Table 2: 2014 Official Plan Amendment Information

	and Thornhill Secondary Plan PD 3-1 shall apply to the lands, as shown in Table 3 and 4.
Permitted uses:	The “Mixed Use High Rise” designation permits residential intensification with a mix of commercial and other uses. Until specified in the future YSCSP, the “Mixed Use High Rise” designation permits a maximum building height of 15-storeys and maximum density of 3 FSI.

Table 3: 1987 Official Plan Amendment Information

Current Designation:	“Commercial (Community Amenity Area)”
Permitted uses:	A mix of commercial uses and subject to the review of a specific development proposal and rezoning may also permit, among other uses, medium and high-density residential uses.
Proposal:	The 1987 Official Plan refers to the policies set out in the Thornhill Secondary Plan as shown in Table 4 with respect to the housing categories and may be modified or refined in the Secondary Plan without the necessity of an amendment to the 1987 Official Plan.

Table 4: Thornhill Secondary Plan Amendment Information (PD-3-1)

Current Designation:	“Community Amenity Area – Yonge/Steeles”
Permitted uses:	A variety of apartment forms with a limited commercial component, including office, retail, and service uses.
Proposal:	The Owner proposes to amend the Thornhill Secondary Plan to re-designate the Subject Lands and include site-specific policies to permit the Proposed Development.

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to By-law 2237, as amended, as shown in Figure 2.

Table 5: Zoning By-law Amendment Information	
Current Zone:	“Highway Commercial Automobile (HC2)”
Permissions:	Automobile sales establishment, boat and trailer sales establishment, car washing establishment, drive-in restaurant, machinery and equipment sales establishment, public and private parking area or parking garage, and service stations and public garage.
Proposal:	The Owner proposes to rezone the Subject Lands to “Mixed Use – High Rise (Intensification Area) (MU-HR (IA)), under By-law 2024-19, with site-specific development standards including, but not limited to, permitted uses, maximum building height, minimum setbacks, encroachments, landscaped open space, and amenity space.

Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, including other matters and issues, and addressed in a future Recommendation Report to the DSC

a) Conformity and Consistency with Provincial, York Region, and City Official Plans

- i) The appropriateness of the proposed Official Plan and Zoning By-law amendments to permit the Proposed Development.
- ii) Review of the Proposed Development in the context of the existing policy framework, with regard to the emerging Yonge Street Corridor Secondary Plan and the Council endorsed Yonge Corridor Land Use Built Form Study.
- iii) The Yonge Corridor Secondary Plan Study – Interim Report was presented to DSC on January 27, 2025. This report provides emerging concepts and policy directions and a preliminary demonstration massing for the secondary plan study area. The Subject Lands are located within the ‘Steeles Station Area’, which contemplates high-rise development along Yonge Street. The next steps following the Interim Report include additional public engagement and further refinement of the Concept and Emerging Concept and Directions. A draft of the future Secondary Plan is expected to be completed by Q4-2025. Staff will continue to work with the Owner as the Yonge Street Corridor Secondary Plan is developed further.

b) Community Benefits Charges (“CBC”) By-law

- i) The Applications will be subject to and reviewed in consideration of the City’s CBC By-law and contributions will be identified as part of any future amending Zoning By-law.

c) Parkland Dedication and Other Financial Contributions

- i) The Applications will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.

d) Affordable Housing

- i) The Applications will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City's affordable housing goals.
- ii) Incorporating appropriate affordable housing, purpose built rental, secondary suites, seniors housing, and family friendly units.

e) Allocation and Servicing

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once Council allocates servicing capacity to the Subject Lands.

f) Review of the Proposed Development will include, but not limited to, the following:

- i) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate.
- ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
- iii) Sun shadow analysis and angular plane study and the impacts to the immediate surrounding areas.
- iv) Traffic impacts, vehicular access, site circulation, and pedestrian and active transportation connections.
- v) The submission of a future Site Plan Application will examine appropriate landscaping, site layout, snow storage areas, building elevations, and amenity areas.
- vi) Coordination with the ongoing Yonge Street Corridor Secondary Plan process and the Council approved Yonge Corridor Land Use and Built Form Study.

g) External Agency Review

- i) The Applications must be reviewed by external agencies including, but not limited to, York Region and Metrolinx, and any applicable requirements must be incorporated into the Proposed Development.

h) Required Future Applications

- i) The Owner must submit applications for Site Plan Control and Draft Plan of Condominium, should the Applications be approved, to permit the Proposed Development and facilitate the standard condominium tenure of the building.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual Building Elevations – South/North

Figure 6: Conceptual Building Elevations – East/West

Figure 7: Conceptual Renderings

Figure 1

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Location Map



Figure 2

Aerial Photo

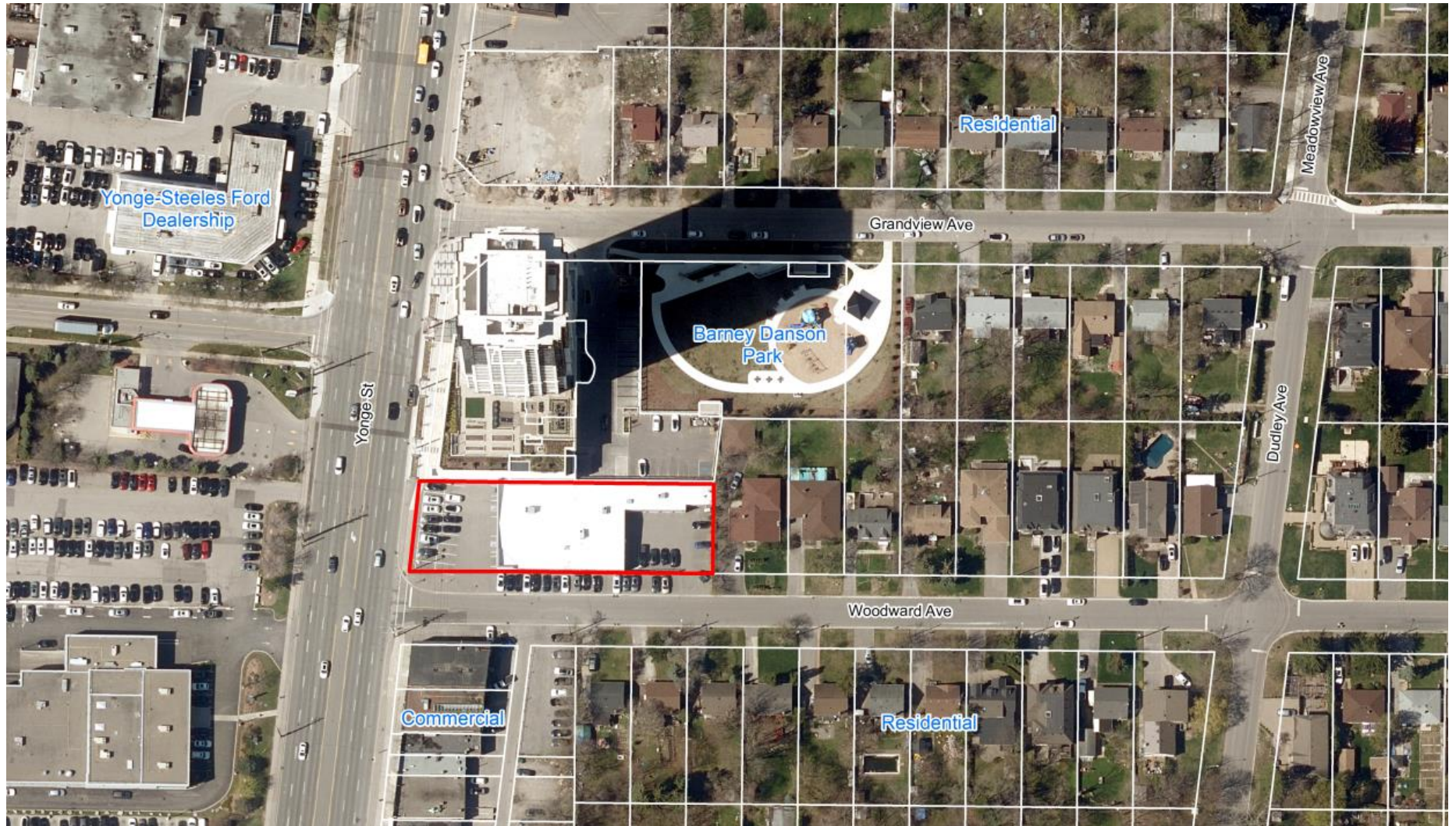


Figure 3

Area Context and Zoning



Conceptual Building Elevations – South/North

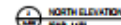
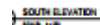


Figure 6

Conceptual Building Elevations – East/West

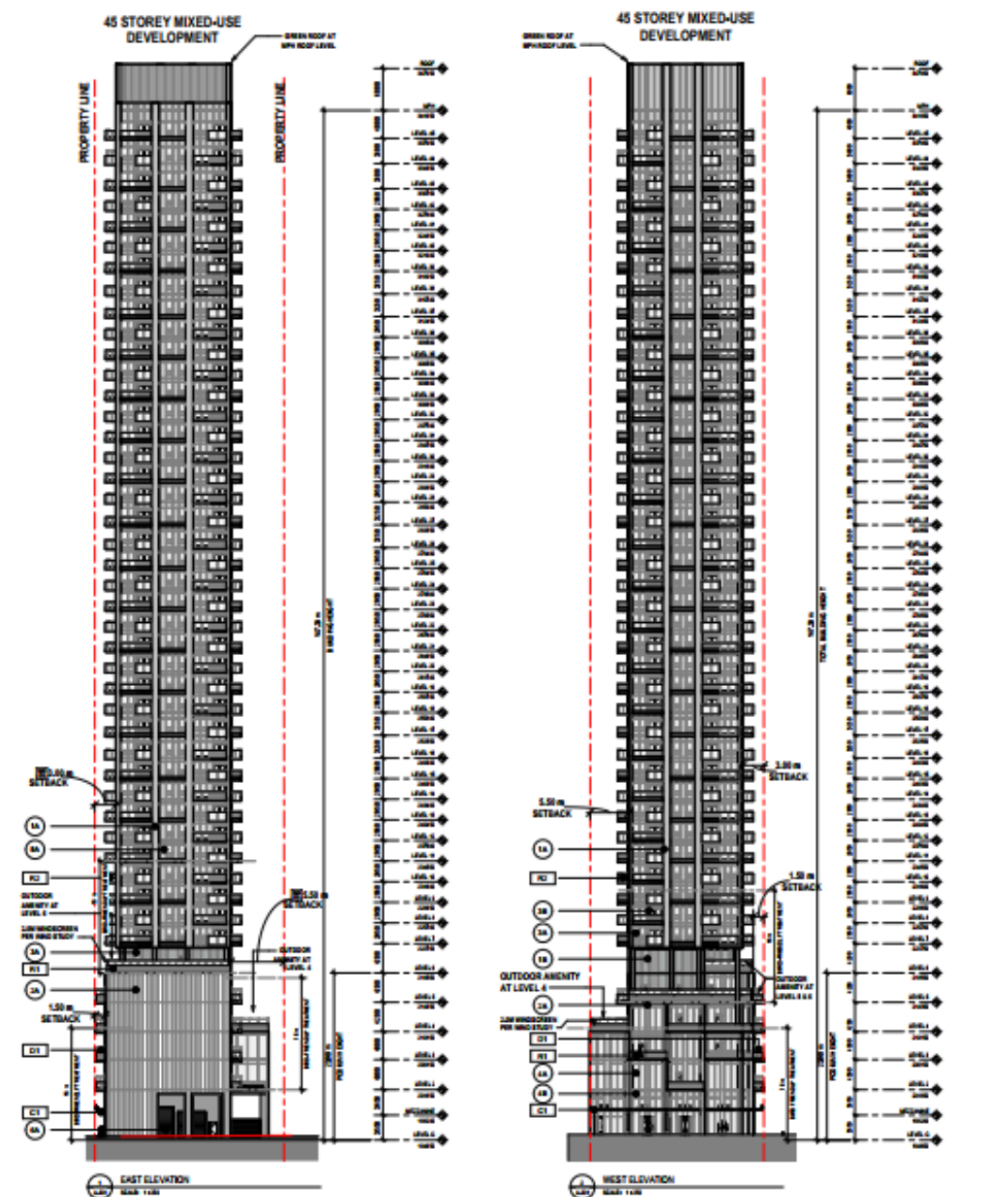


Figure 7

Conceptual Renderings



LOOKING SOUTHWEST AT YONGE



LOOKING FROM SOUTH AT WOODWARD



LOOKING FROM SOUTHWEST AT CORNER OF YONGE AND WOODWARD