



Statutory Public Meeting

Official Plan and Zoning By-law Amendment

Goldberg Group

7079 Yonge Street (Ward 1)

PLAN 24 197157

March 4, 2025

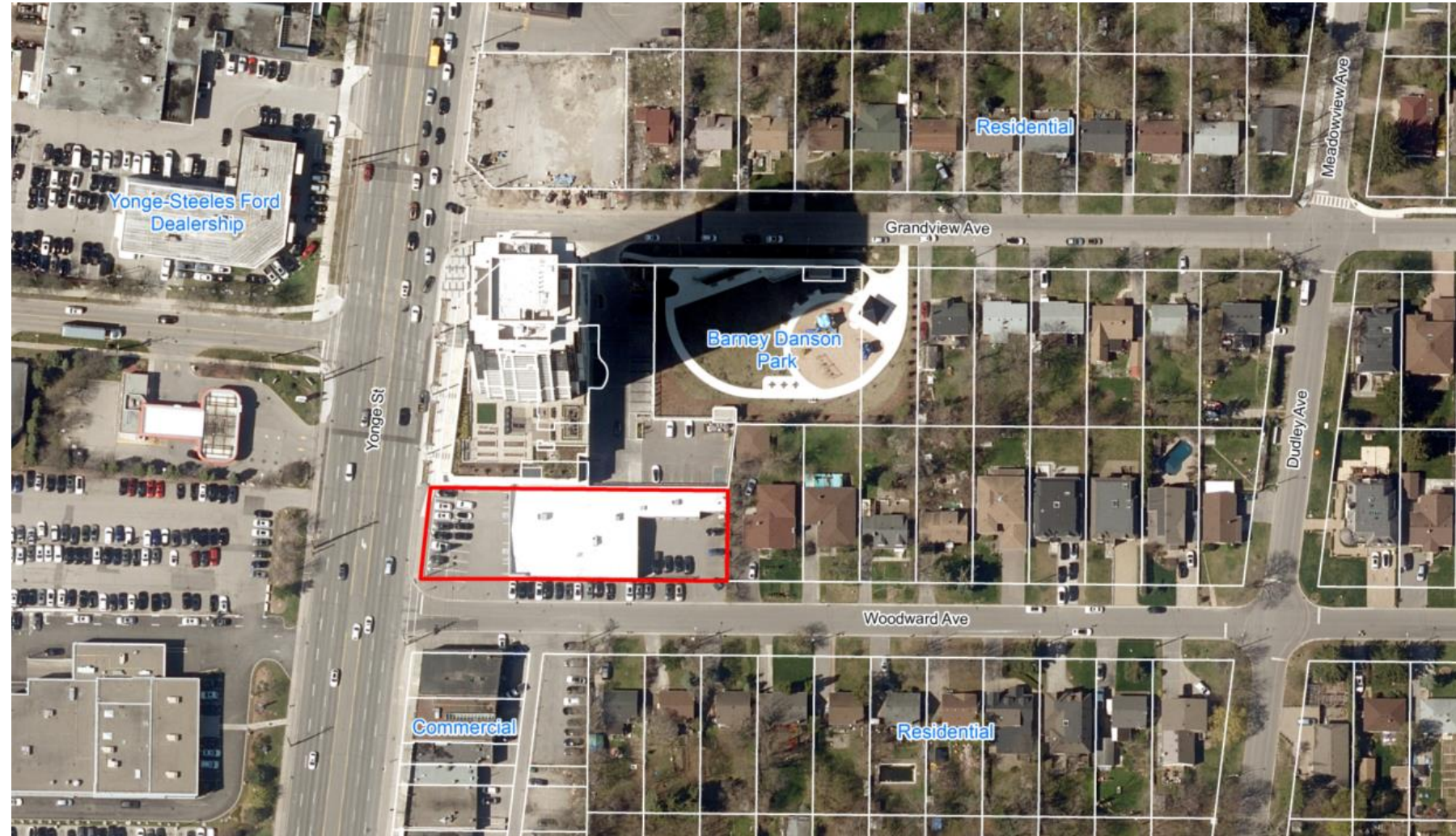


Area Context

Strategic Plan 2020-2026

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- 0.2 ha (0.5 ac)
- Existing auto dealership
- Surrounding Uses include:
 - Commercial
 - low rise residential
 - 27-storey mixed-use building
 - a public park





The Proposal

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LOOKING SOUTHWEST AT YONGE

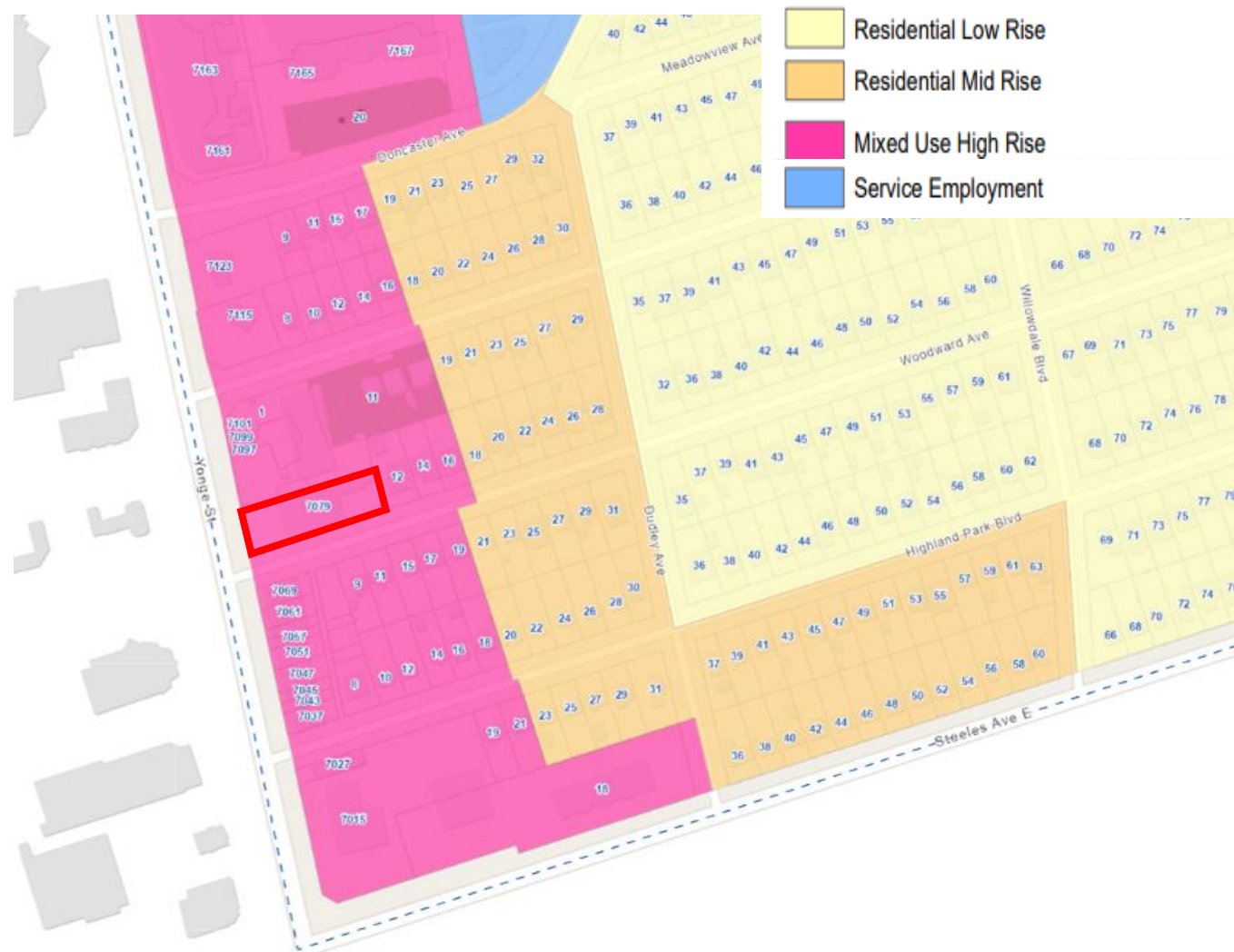
- **45-storey mixed-use building**
- **568 dwelling units**
 - 30 studio
 - 359 one-bedroom
 - 129 two-bedroom
 - 50 three-bedroom
- **391 m² (4,204 ft²) non-residential use at grade**
- **Density: 18.8 FSI**
- **Vehicular Spaces**
 - 99 residential
 - 12 shared residential visitor/non-residential



“Mixed Use High Rise” permits:

- Residential intensification with a mix of commercial and other uses
- maximum 15-storeys with an FSI of 3.0
- Located within an Intensification Area and the future Yonge Street Corridor Secondary Plan
- Subject to the Area and Site-Specific Policies in Section 9.18 – Thornhill

Until the Yonge Street Corridor Secondary Plan is approved, the 1987 Official Plan shall apply.

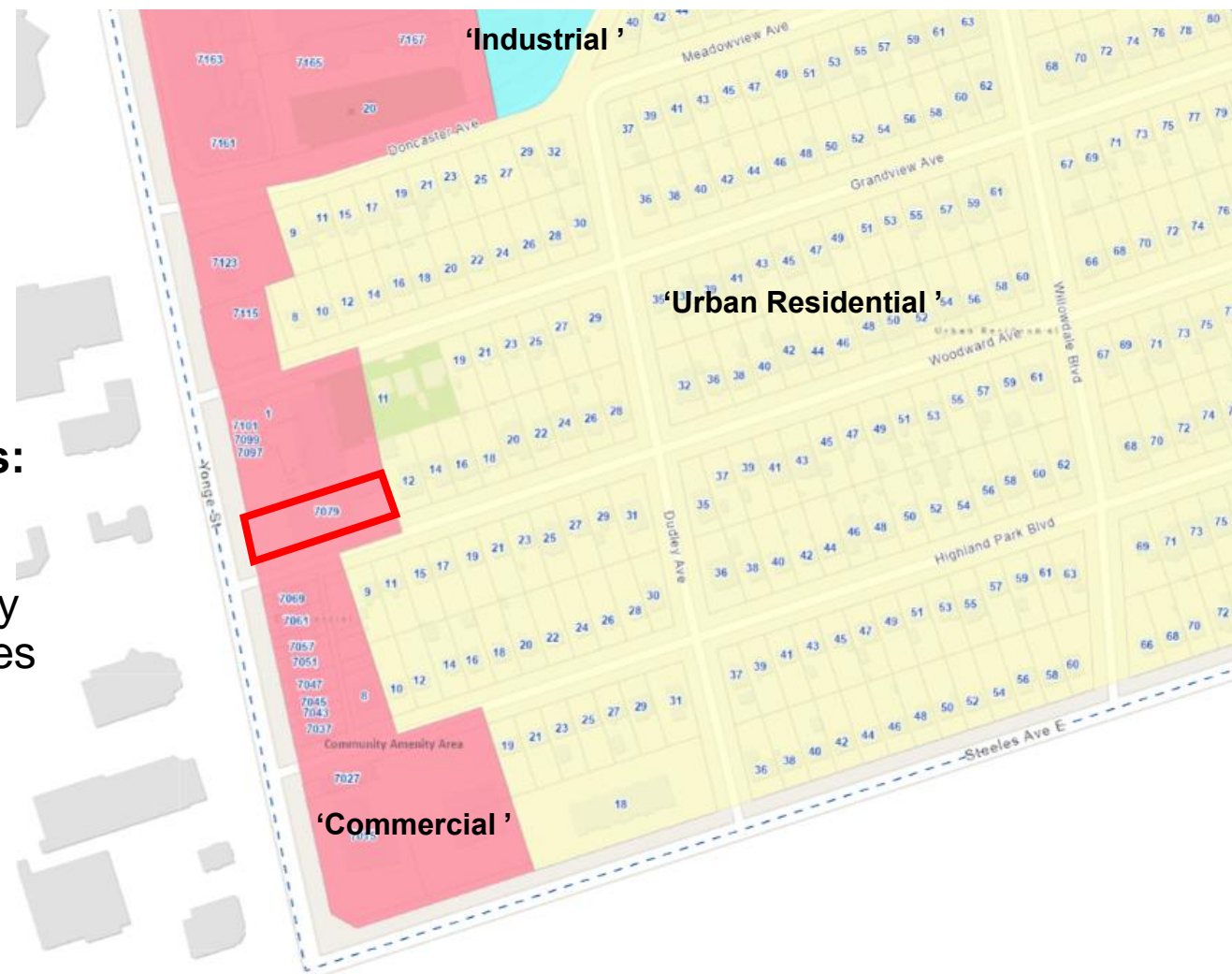




“Commercial (Community Amenity Area)” permits:

- A mix of commercial uses
- Subject to a specific development proposal and may also permit medium and high density residential uses

The 1987 Official Plan was amended by the Thornhill Secondary Plan which contains more detailed policies.





Thornhill Secondary Plan

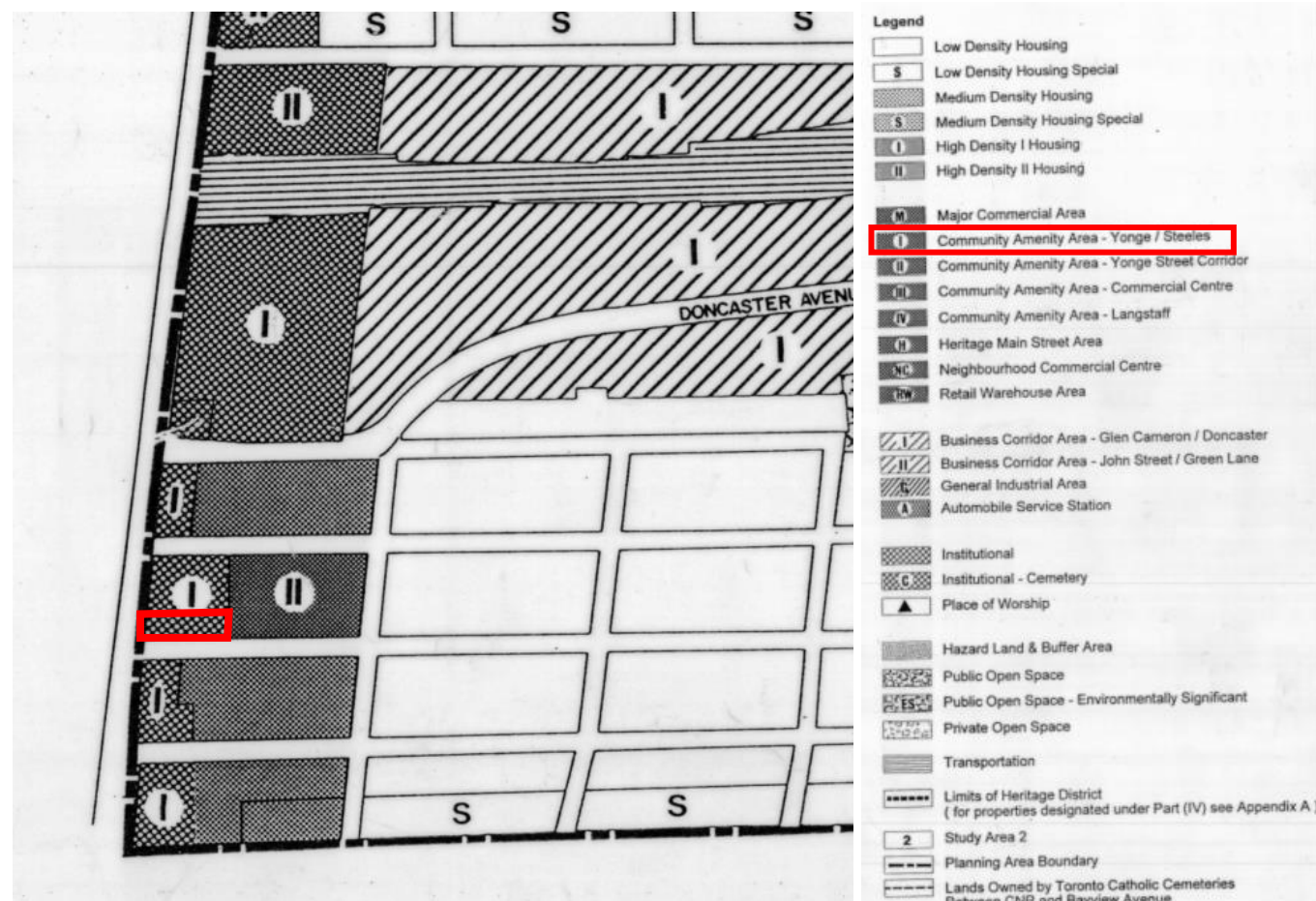
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“Community Amenity Area – Yonge/Steeles” permits:

- A variety of apartment forms with a limited commercial component
- A maximum density of 1.5 Floor Area Ratio (FAR) with consideration up to 2.0 FAR

An Official Plan Amendment to the 1987 Official Plan including the Thornhill Secondary Plan is required to permit the proposed development.





Required Zoning Amendment

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Highway Commercial Automobile (HC2) permits:

- 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
- Service stations and public garage

The Owner submitted an amendment to rezone to (Mixed Use – High Rise (Intensification Area) (MU-HR(IA)) in By-law 2024-19, with site-specific development standards





Outstanding Items - Next Steps

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1. Staff will continue to review the Proposal
2. Staff recommend that the Applications be referred to Staff for a future recommendation report
3. Applicant will provide a detailed presentation on the Proposal



Thank you