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**TO:** MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D09-OPA58  
& D14-1608**

**FROM:** S. NAYLOR, M.E.S., M.C.I.P., R.P.P., DIRECTOR OF PLANNING AND BUILDING SERVICES

**NOTED:** R. FORWARD, MBA, M.Sc., P. ENG.  
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER

**RE:** OFFICIAL PLAN & ZONING BY-LAW AMENDMENT – 357 YONGE STREET

**DATE:** NOVEMBER 14, 2016

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The subject lands are designated General Commercial within the City's Official Plan and are currently zoned General Commercial Hold (C4) (H-61) in accordance with Zoning By-law 2009-141. The property is located on the west side of Yonge Street, south of Foster Drive within the Painswick North Planning Area and has a total area of approximately 1 ha with 100.5m of frontage on Yonge Street.

The owner (MTCO Holdings Inc., on behalf of Bronte Development Group Inc.) has applied to amend Section 4.8 and Schedule C of the Official Plan to include the subject lands as a Defined Special Policy Area and to amend the current General Commercial (C4)(H-61) zoning of the property to Residential Apartment Dwelling Second Density-1 Special (RA2-1)(SP) to permit the future development of the property for a four-storey, 140 unit retirement residence. The requested Special Provisions would permit the following:

- A minimum front yard setback of 2.2m, whereas 7m would be required.

The primary planning and land use items being considered at this time are:

- The height and density of the proposed development;
- The site specific provision requested;
- The efficient use of land and resources that optimize the use of existing servicing infrastructure;
- Boundary tree preservation;
- The impact of the development on adjacent properties, particularly the adjacent single detached residential lots to the north and east; and
- Incorporation of an acceptable urban design treatment along the Yonge Street frontage.

The applicant did participate in a Neighbourhood Meeting on September 29, 2016, in which a number of the public were in attendance and provided comments regarding:

- Construction timing and impacts (vibrations) on adjacent residential properties as a result of same;
- Provision of pedestrian connections through the proposed development to adjacent residential neighbourhood to the north/east;

- Nursing versus retirement home;
- Proposed number of residents/staff and whether sufficient parking would be provided;
- Provision of a mutual access with abutting commercial property to the south;
- Anticipated shadow impacts on adjacent residential properties;
- Stormwater management; and
- Vacant lands abutting the proposed development to the immediate east.

Planning staff are targeting early 2017 for the staff report to be brought forward for General Committee's consideration of the proposed Official Plan and Zoning By-law Amendment applications.