



PUBLIC MEETING

667-675 YONGE STREET

JUNE 21, 2022

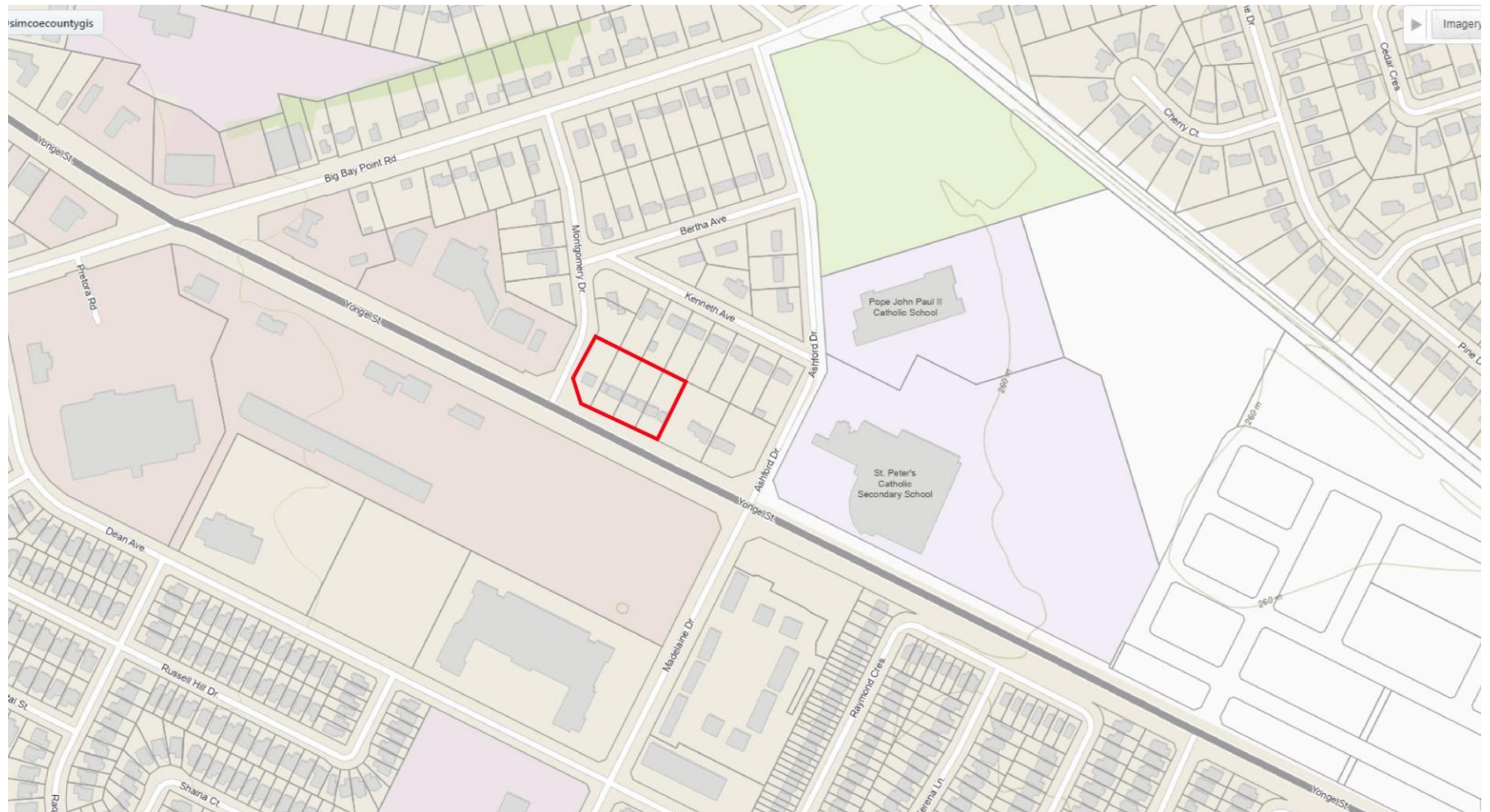
PRESENTATION BY:



INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

SUBJECT SITE



Address: 667-675 Yonge Street
Frontage: 52.6 (Montgomery Dr.)
Area: 5,575 m²

Existing Uses: Residential

SITE PHOTOS



VIEW LOOKING NORHTEAST ACROSS YONGE STREET



VIEW LOOKING SOUTH DOWN MONTGOMERY DRIVE



VIEW LOOKING SOUTHEAST
ON YONGE STREET

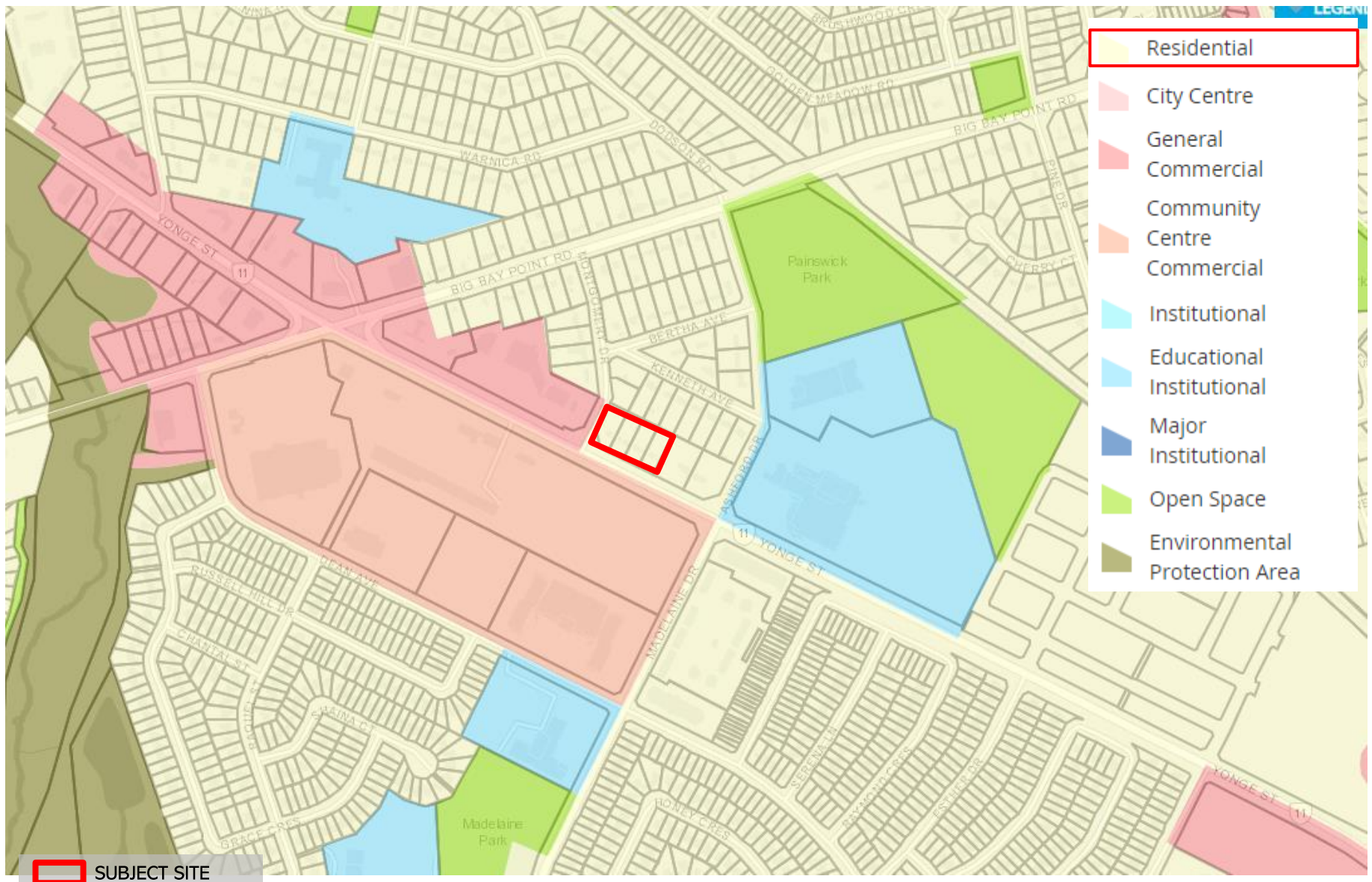


VIEW LOOKING SOUTH FROM YONGE ST/MONTGOMERY DRIVE INTERSECTION

GREATER SURROUNDING CONTEXT



OFFICIAL PLAN DESIGNATION



 SUBJECT SITE

PROPOSED AMENDMENTS

ZONING BY-LAW AMENDMENT

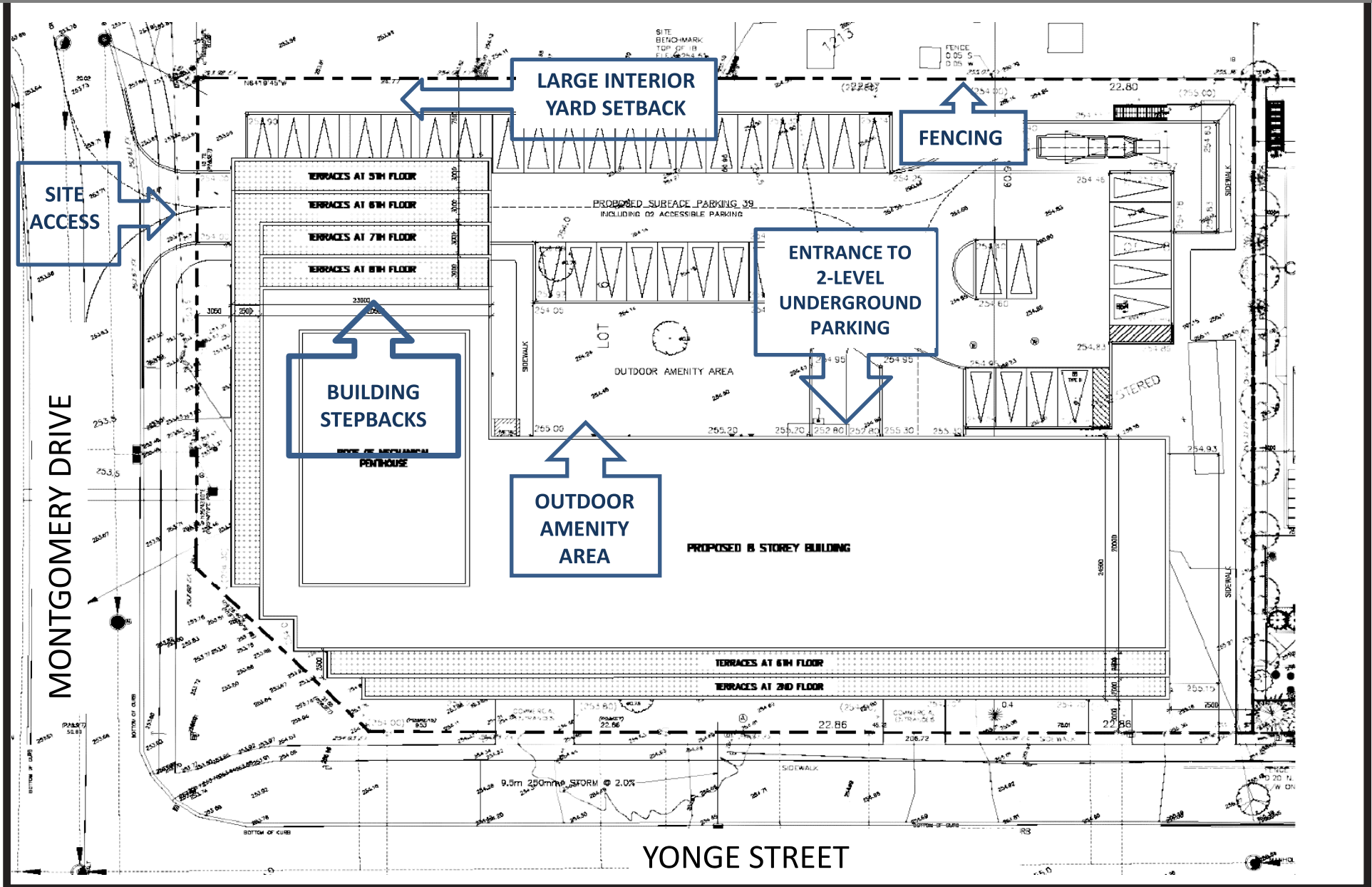
From – Residential Single Detached Dwelling
First Density (R1)

To – Mixed Use Corridor with Special Provisions
(MU2(SP-XX))

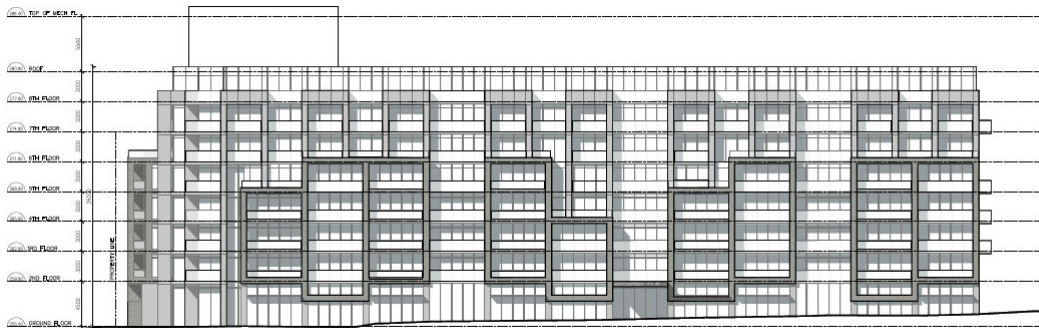
SPECIAL PROVISIONS

Increased Maximum Side Yard Setback
Reduced Minimum Side Yard to Daylight Triangle
Rear Façade Step-back Not Applied
Reduced Minimum Coverage for Commercial Uses
Reduced Minimum Setback to an Underground Parking Garage

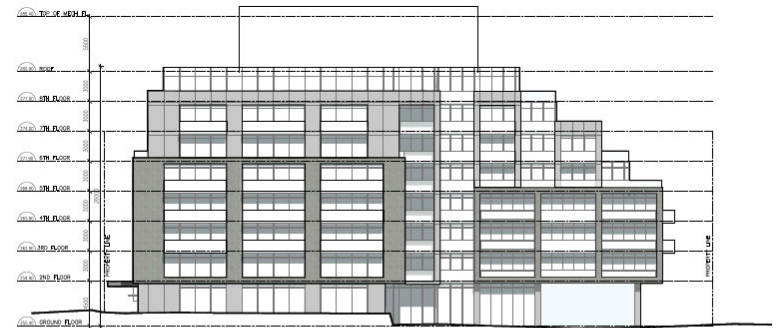
THE PROPOSAL — SITE PLAN



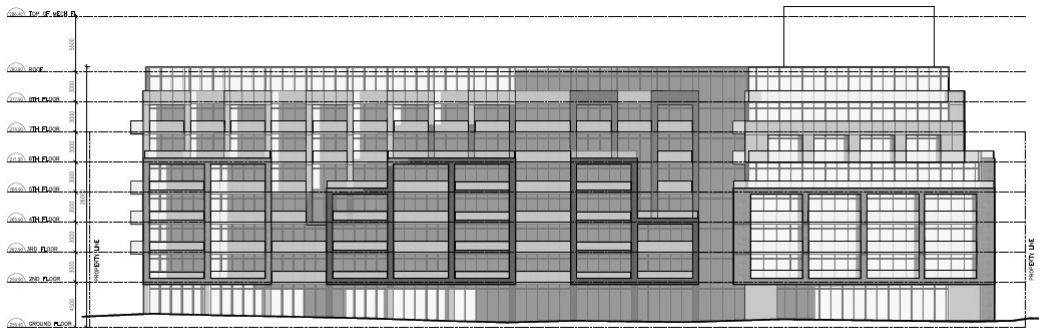
THE PROPOSAL - ELEVATIONS



YONGE ST ELEVATION



EAST ELEVATION



NORTH ELEVATION



MONTGOMERY DRIVE ELEVATION

THE PROPOSAL — RENDERING



- The proposal will appropriately facilitate high-density residential development with ground floor commercial that supports the creation of a complete community and supports the efficient use of the surrounding facilities.
- The proposed development will contribute to the planning objectives for the Yonge Street Intensification Corridor.
- The proposed application for a Zoning By-law Amendment is consistent with and conforms to Provincial and City planning goals and objectives.

THANK YOU

Questions and Comments Welcome

Email: info@ipsconsultinginc.com