

Authority: Toronto and East York Community Council  
Item TE34.13, adopted as amended, by City of Toronto  
Council on July 19 and 20, 2022

**CITY OF TORONTO**

**Bill 999**

**BY-LAW -2022**

**To adopt Amendment 595 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2021 as 1481 to 1535 Yonge Street, 1 to 31 Heath Street East, 30 to 36 Alvin Avenue, and 22 St. Clair Avenue East.**

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 595 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on July , 2022.

Frances Nunziata,  
Speaker  
(Seal of the City)

John D. Elvidge,  
City Clerk

**AMENDMENT 595 TO THE OFFICIAL PLAN**

**Lands Municipally Known In The Year 2019 As 1481 to 1535 Yonge Street, 1 to 31 Heath Street East, 30 to 36 Alvin Avenue and 22 St Clair Avenue East**

The Official Plan of the City of Toronto is amended as follows:

1. Map 17, Land Use Plan, is amended by redesignating a portion of the lands on the block bounded by St. Clair Avenue East, Yonge Street, Heath Street East and Alvin Avenue from *Apartment Neighbourhoods, Neighbourhoods and Parks* to *Mixed Use Areas* as shown on Schedule A.
2. Map 6-2, Site and Area Specific Policies, Yonge-St. Clair Secondary Plan, is amended by amending the boundary of Area 1, as shown in Policy 1 of Subsection 8 as shown on Schedule B.
3. Chapter 6, Section 6, Yonge-St. Clair Secondary Plan, is amended by amending Policy 1 of Subsection 8, Site and Specific Policies, and inserting the following:

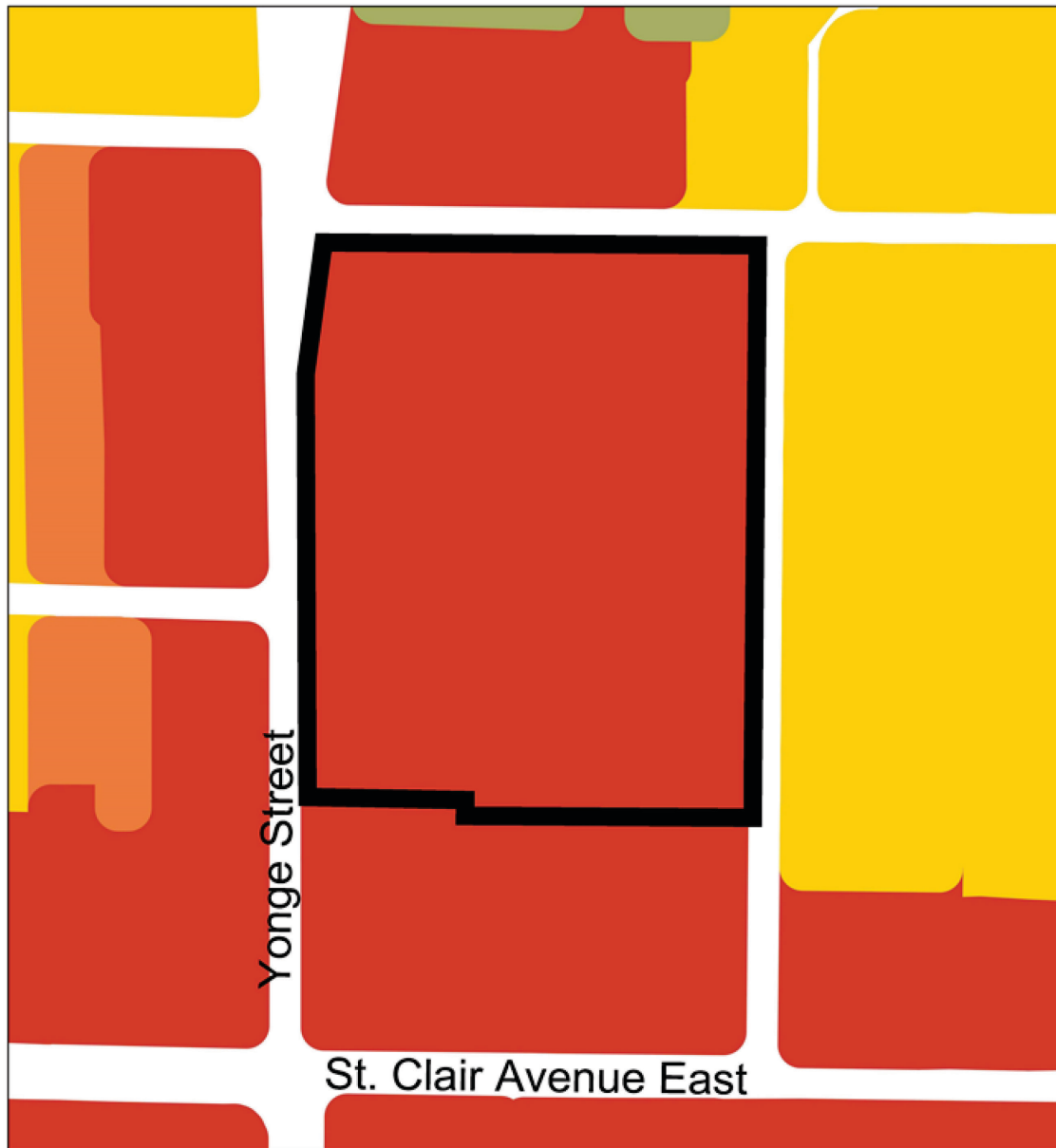
**"1. 1481 to 1535 Yonge Street, 1 to 31 Heath Street East, 30 to 36 Alvin Avenue and 22 St Clair Avenue East**

Development within the lands shown on Schedule B will be undertaken comprehensively in accordance with the following

- (a) Redevelopment of the lands will include a variety of residential and non-residential uses, as well as a new public park, and privately-owned publicly-accessible open spaces.
- (b) Redevelopment of the lands will include three Privately Owned Publicly-Accessible Spaces ("POPS"), located between Blocks 1 and 3, Blocks 2 and 4 and central to the lands, as identified on Schedule C, and will serve as publicly-accessible pedestrian connections from adjacent public streets. The POPS are to be provided in the general location as identified on Schedule C.
- (c) New buildings will be organized to frame adjacent public streets at an appropriate scale.
- (d) New buildings will be organized to provide and frame views of the Yorkminster Park Baptist Church, as appropriate.
- (e) Development will transition in scale to the north and east, with tall building locations generally identified on Schedule C."


- (f) The Existing rental housing on the lands will be replaced with eight (8) studio units, ten (10) one-bedroom units, twenty-one (21) two-bedroom units, and one (1) three-bedroom unit with a total gross floor area of at least 3,055 square metres.

Schedule A  
SCHEDULE A







Official Plan Amendment 595



1481, 1485-1535 Yonge Street and  
1-29 Heath Street East and  
30-36 Alvin Avenue and  
22 St. Clair Avenue East

 Site Location : Lands to be redesignated from Neighbourhoods and Apartment Neighbourhoods to Mixed Use Areas

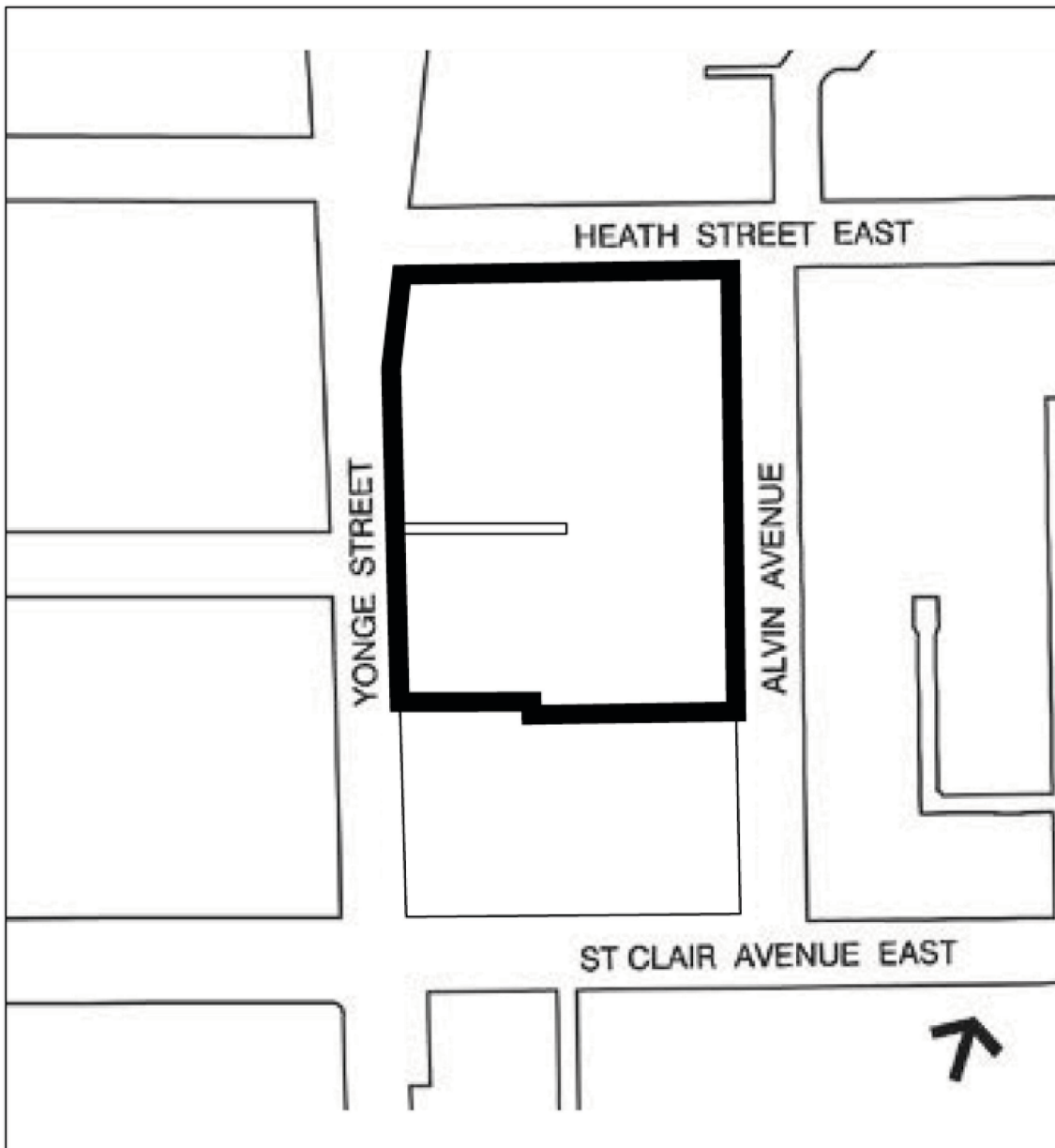


 Neighbourhoods  
 Mixed Use Areas

 Apartment Neighbourhoods  
 Parks

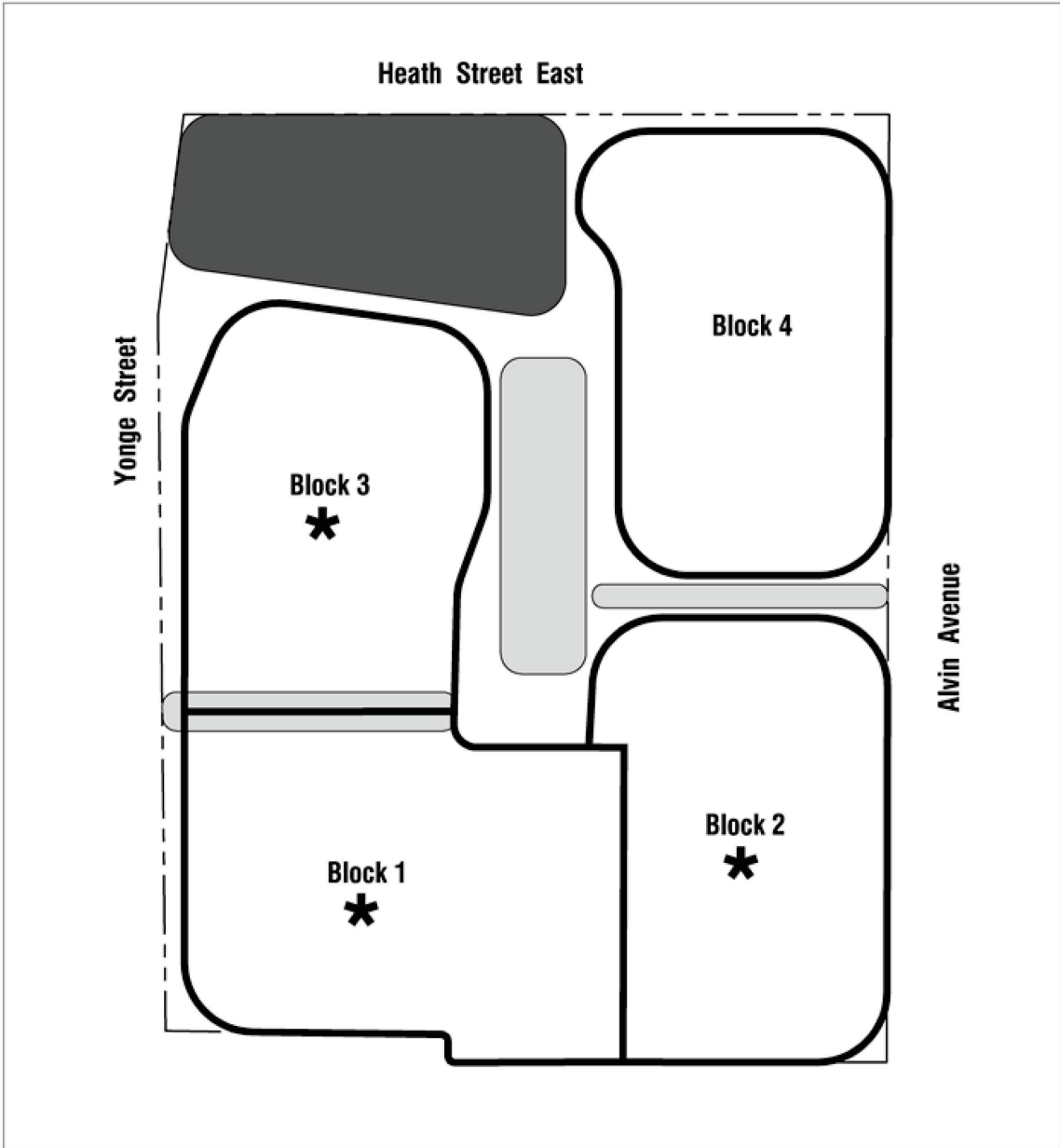
 Natural Areas  
 Other Open Space Areas

**Schedule B**  
**SCHEDULE B**



1481, 1485-1535 Yonge Street and  
1-29 Heath Street East and  
30-36 Alvin Avenue and  
22 St. Clair Avenue East

Schedule C  
SCHEDULE C



Official Plan Amendment 595

1481, 1485-1535 Yonge Street and  
1-29 Heath Street East and  
30-36 Alvin Avenue and  
22 St. Clair Avenue East

- - - Boundary of Lands
- Blocks
- \* Tower Locations
- Park
- Privately Owned Publicly-Accessible Space



Not to Scale