

Authority: North Community Council Report No. 4, Clause No. 18, as adopted by City of Toronto Council on May 30, 31 and June 1, 2001; and Notice of Motion J(19), moved by Councillor Feldman, seconded by Councillor Li Preti, as adopted by City of Toronto Council on June 26, 27 and 28, 2001
Enacted by: June 28, 2001

CITY OF TORONTO

BY-LAW No. 600-2001

To adopt an amendment to the Official Plan for the former City of North York in respect of lands municipally known as 5000 Yonge Street.

WHEREAS authority is given to Council by 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 HEREBY ENACTS as follows:

1. Amendment No. 506 to the Official Plan of the former City of North York, consisting of the attached text is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED this 28th day of June, A.D. 2001.

CASE OOTES,
Deputy Mayor

JEFFREY A. ABRAMS,
Acting City Clerk

(Corporate Seal)

**PREFACE AND EXPLANATORY NOTES
TO AMENDMENT NO. 506
TO THE OFFICIAL PLAN OF THE
FORMER CITY OF NORTH YORK**

PART ONE – PREAMBLE

LOCATION AND DESCRIPTION

This amendment concerns 2.8 ha (7acre) site on the south side of North York Boulevard and west of Yonge Street, municipally known as 5000 Yonge Street.

LAND USE

The effect of this amendment is to permit an increase in the amount of residential uses allowed on the site, but also retaining the existing permission for commercial uses. This amendment requires that the office building at the corner of Yonge Street and North York Boulevard be built prior to or at the same time as the residential uses on the Yonge Street portion of the site. It also amends the Long Range Development Levels to increase the residential permissions.

PUBLIC HEARINGS

A public meeting to consider the application was held by North Community Council after written notice of such meeting had been sent to all persons assessed in respect of land and to all tenant within 120 metres of the subject lands. This application was considered by North Community Council on May 16, 2001.

On June 28, 2001 Council enacted By-law No. 600-2001 which approved this amendment.

**AMENDMENT NO. 506
TO THE OFFICIAL PLAN OF THE
FORMER CITY OF NORTH YORK**

PART TWO – THE AMENDMENT

The following text constitutes Amendment No. 506 to the Official Plan of the former City of North York.

ITEM 1

Clause 1 Part D.1, The North York Centre Plan is hereby amended by amending Section 12.2 to read as following:

“12.2 Lands located west of Yonge Street and south of North York Boulevard municipally known as 5000 Yonge Street.

The above lands will be developed in such a manner that the overall development on all the lands shown on Map D1.10 shall not exceed Floor Space Index = 4.5.

Despite the Downtown Mixed Use-1, Downtown Mixed Use-2, and the Downtown Residential-1 designations of the lands at 5000 Yonge Street, Council may pass by-laws to permit a mixed-use commercial and residential project consisting of:

- (i) a total gross floor area not exceeding 169,945 m² of gross floor area plus incentives;
- (ii) residential gross floor area not exceeding 138,059 m² and the non-residential gross floor area not exceeding 120,770 m²; and
- (iii) the number of dwellings not exceeding 1850;

provided that a minimum of 37,160 m² of non-residential gross floor area and a non-residential podium with a minimum height of 8-metres must be constructed at the same time or prior to any residential uses along the Yonge Street portion of the site.

Council may enter into an agreement, under Section 37 of the Planning Act, R.S.O. 1990, with the landowner to secure the construction of the 37,160 m² of office use, prior to the construction of any residential uses on the Yonge Street portion of the site.

The use of Section 37 in this amendment is to implement the goals and objectives of the Plan. The provision of a mixed use project with retail uses at grade supports the policies of the Plan which seeks to provide a diverse range of commercial, residential and service commercial uses at appropriate locations and active streetscapes.

The development of these lands will be based on:

- (i) a clear publicly accessible east-west vehicular link between Beecroft Road and Yonge Street, which protects for signalization at Beecroft Road; and
- (ii) underground pedestrian connections linking the site to the properties to the north (5100 Yonge Street) and to the south (4950 Yonge Street).

Clause 2 Figure 4.3.1 Long Range Development Levels be amended to change the “Downtown” Residential Gross Floor Area from 1,461,319 m² to 1,491,430 m² and the Downtown Non-Residential Gross Floor Area from 1,570,729 m² to 1,540,618 m².