

CITY OF TORONTO

BY-LAW No. 755-2006(OMB)

To adopt Amendment No. 566 to the Official Plan for the former City of North York with respect to lands municipally known as 5791-5793 Yonge Street.

WHEREAS the Ontario Municipal Board, pursuant to its Order No. 2303 dated August 15, 2006, determined to amend the Official Plan of the former City of North York;

THEREFORE:

1. The text and map attached hereto as Schedule "A" are hereby approved as Amendment No. 566 to the Official Plan of the former City of North York.

PURSUANT TO THE ORDER/DECISION NO. 2303 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON AUGUST 15, 2006 IN BOARD CASE NO. PL060094.

SCHEDULE “A”**AMENDMENT NO. 566****TO THE OFFICIAL PLAN OF THE
FORMER CITY OF NORTH YORK**

The following text and map constitutes Amendment No. 566 to the Official Plan of the City of North York.

Clause 1

Part D.1 of the North York Centre Secondary Plan is amended by adding the following to Section 13:

“13.13 Notwithstanding any other provision of this Secondary Plan, residential or non-residential uses or a mix of these uses may be permitted for the Yonge Street portion of the site, known municipally in the year 2006 as 5791 and 5793 Yonge Street, as shown on Map D1.11 with a maximum gross floor area of 32,004 square metres and a height limit of 73.1 metres inclusive of any mechanical penthouse as measured from established grade.”

Clause 2

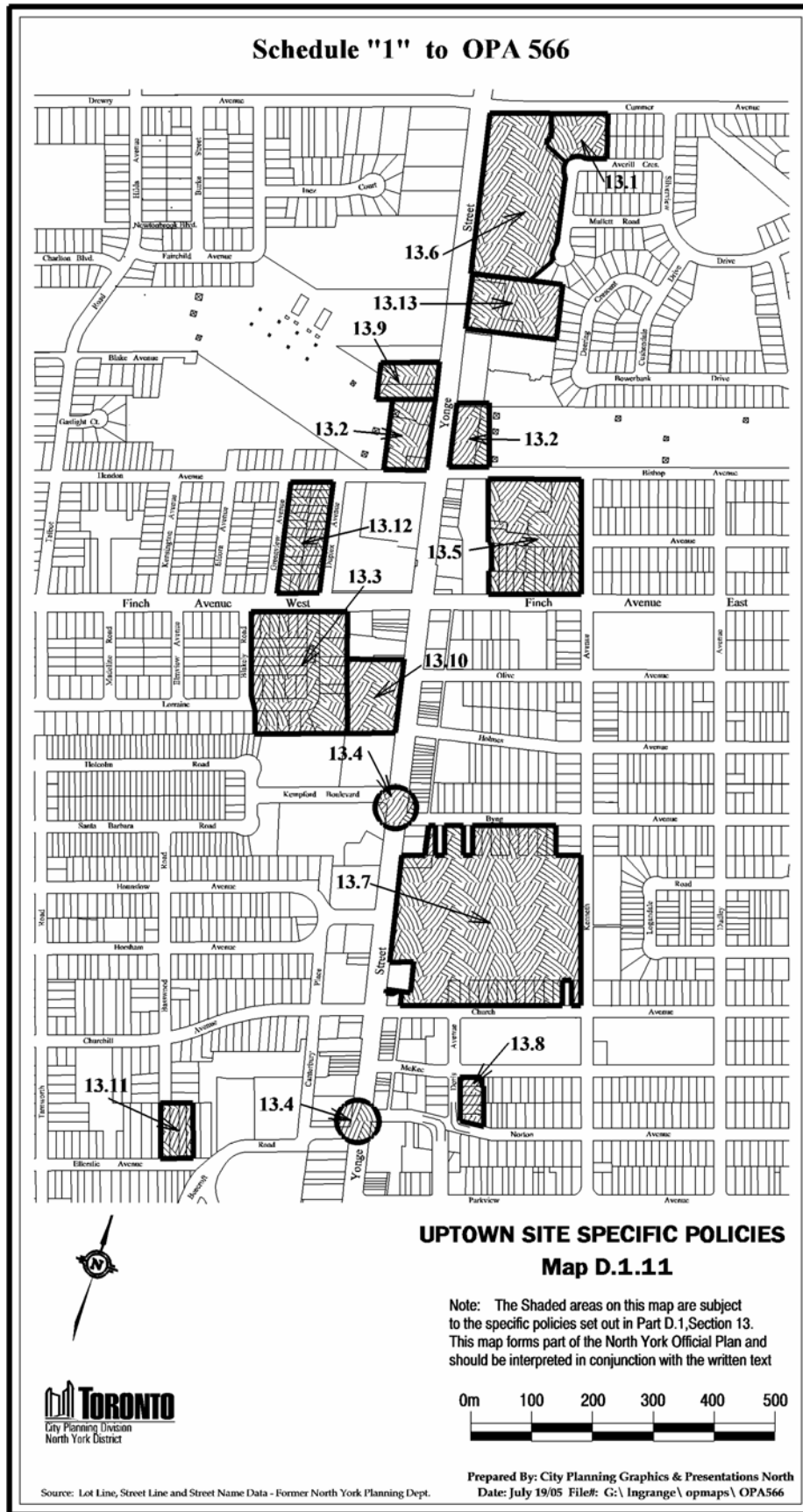
Map D.1.11 (Uptown Site Specific Policies) of the North York Secondary Plan is amended by adding site specific policy designation 13.13 as shown on Schedule “1”.

Section 37 Agreement

The owner of the lands shall enter into an agreement with the City, pursuant to Section 37 of the *Planning Act*, to secure the following services, facilities, and matters in order to permit a building with residential or non-residential uses or a mix of these uses, with a maximum gross floor area of 32,004 square metres and a height limit of 73.1 metres inclusive of any mechanical penthouse as measured from established grade:

- (i) a minimum of 1.5 m² per dwelling unit of private indoor amenity area to be provided on site;
- (ii) An amount of \$300,000.00, to be used for the public art referenced in the Section 37 Agreement; and
- (iii) secure the obligation that arrangements be made for deferred conveyance of unencumbered title to a triangular portion of land at the north-west corner of the site measuring approximately 8.7m and 24.0 m along the west and north property lines respectively for nominal consideration in the event that the City provides notice that the lands are required for public road purposes.

Schedule "1" to OPA 566



**UPTOWN SITE SPECIFIC POLICIES
Map D.1.11**

Note: The Shaded areas on this map are subject to the specific policies set out in Part D.1, Section 13. This map forms part of the North York Official Plan and should be interpreted in conjunction with the written text

