

Authority: MM27.47, by Councillor David Shiner, seconded by Councillor Christin Carmichael Greb, adopted as amended, by City of Toronto Council on March 28 and 29, 2017 and North York Community Council Item NY17.45, as adopted by City of Toronto Council on July 11, 12 and 13, 2012

CITY OF TORONTO

BY-LAW 322-2017

To adopt Amendment 191 to the Official Plan of the City of Toronto in respect of the lands municipally known as 5220 to 5254 Yonge Street.

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 map and text attached as Schedule A are adopted as Amendment 191 to the Official Plan of the City of Toronto.

Enacted and passed on March 29, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule A

AMENDMENT 191 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN 2015 AS 5220 TO 5254 YONGE STREET

The following text and maps constitute Amendment 191 to the City of Toronto Official Plan (being an amendment to the provisions of the North York Centre Secondary Plan):

Clause 1

Chapter Six, Section 8 (North York Centre Secondary Plan) is amended by modifying Section 12, North York Centre South Site Specific Policies, by adding the following Site Specific Policy 12.29:

29. "Lands at the southwest corner of Ellerslie Avenue and Yonge Street (29 on Map 8-12):
- (i) for purposes of this exception, the Prime Frontage Area identified on Map 8-2 is intended to apply to the subject lands along the Yonge Street and the Ellerslie Avenue frontages, and is to include street related retail and service commercial uses located at grade within 30 metres of the property lines, provided that:
 - a) the retail and service commercial uses are directly accessible from Yonge Street or Ellerslie Avenue, when the retail and service commercial space is adjacent to the building frontage along those streets; and
 - b) the retail and service commercial space not adjacent to the building frontages, may be from a publicly accessible internal lobby with direct access from Yonge Street;
 - (ii) for purposes of this exception, residential density transfers provided for in Policy 3.4.1(d) may include service road and associated road network and buffer area transfers from 32 Churchill Avenue, 78 Ellerslie Avenue and 55 Horsham Avenue;
 - (iii) despite Section 6.7, private outdoor recreational space is permitted on the roof of the podium and will be counted as part of the private outdoor recreational space requirement for residential development;
 - (iv) for the purposes of this exception, the City Space, which includes, among other uses, retail and social facilities managed by the City, will be deemed to be Social Facility under Section 3.3; and
 - (v) all other provisions of this Secondary Plan will apply."

Clause 2

Map 8-12 of Chapter Six, Section 8 (North York Centre Secondary Plan), titled "North York Centre South Site Specific Policies" is amended in accordance with Map Schedule 1.

Map Schedule 1

