

Authority: Toronto and East York Community Council  
Item TE34.13, adopted as amended, by City of Toronto  
Council on July 19, 20, 21 and 22, 2022

**CITY OF TORONTO**

**BY-LAW 1031-2022**

**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 22, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**AMENDMENT 595 TO THE OFFICIAL PLAN****Lands Municipally Known 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**

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

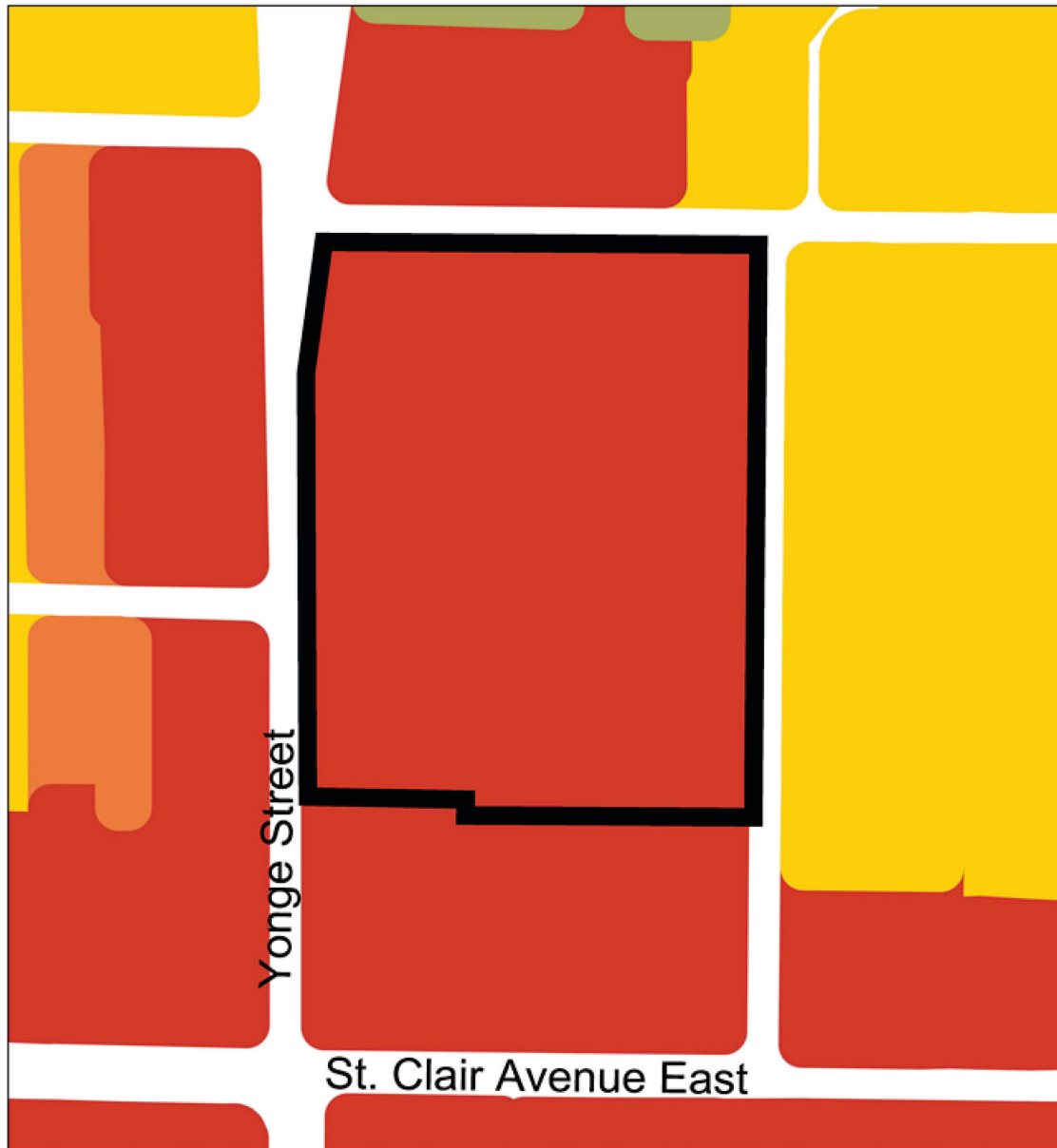
1. Map 17, Land Use Plan, is amended by redesignating a portion of the lands on the block bounded by St. Clair Avenue East, Yonge Street, Heath Street East and Alvin Avenue from *Apartment Neighbourhoods, Neighbourhoods and Parks* to *Mixed Use Areas* as shown on Schedule A.
2. Map 6-2, Site and Area 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



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

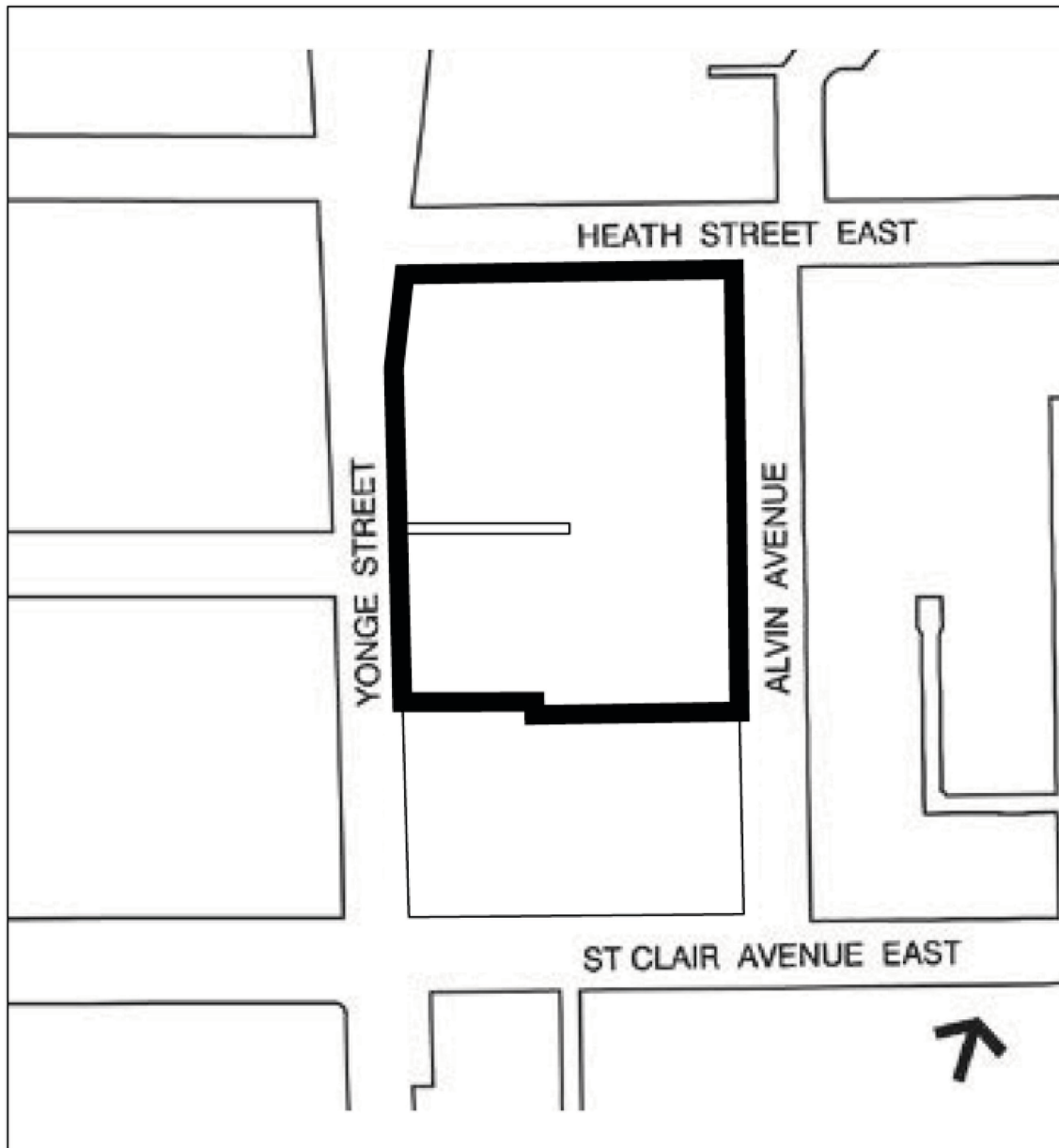


Apartment Neighbourhoods  
Parks

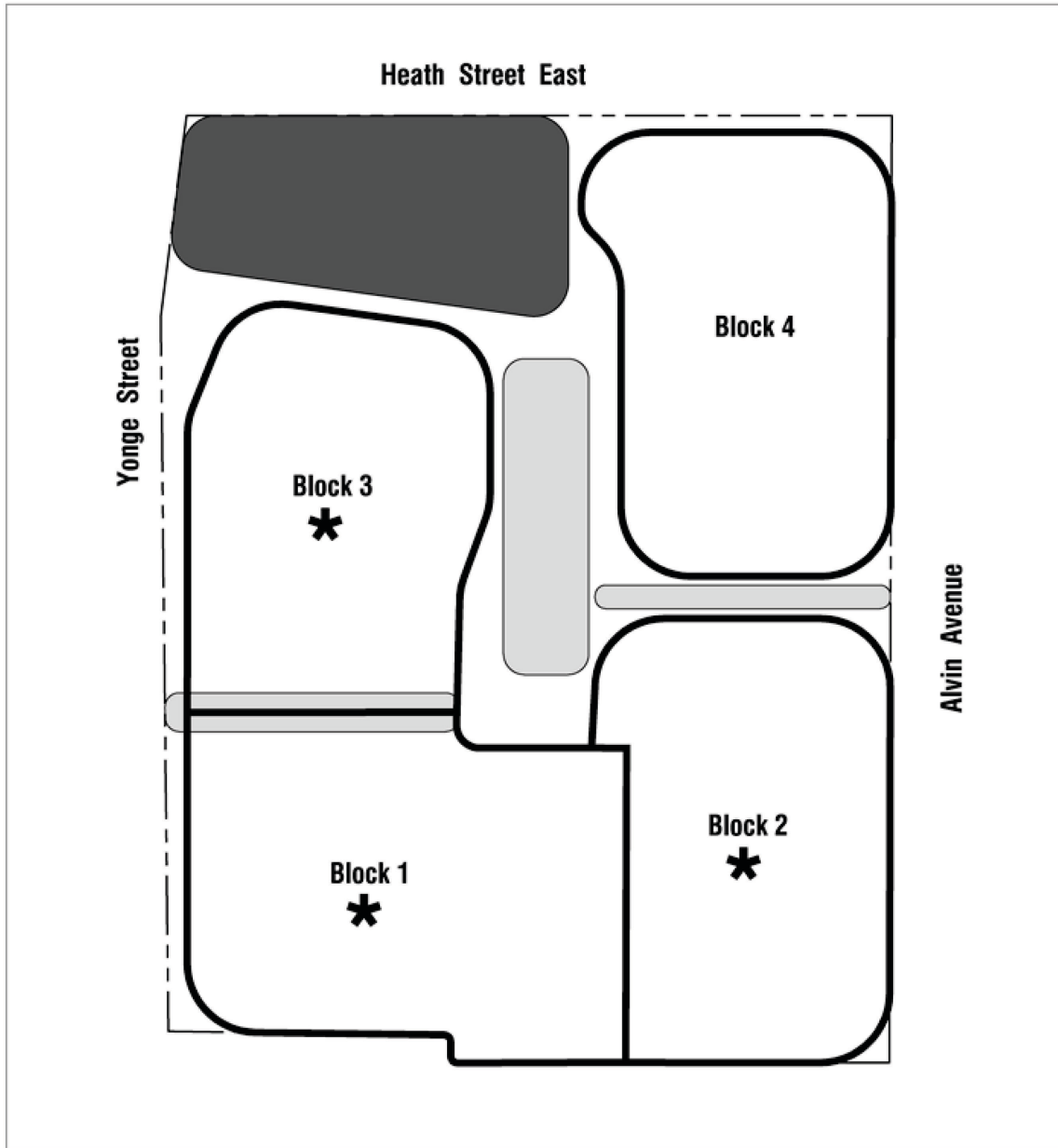


Natural Areas  
Other Open Space Areas

### SCHEDULE B



### SCHEDULE C



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



Official Plan Amendment 595

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



Not to Scale