Authority: North York Community Council Item 34.85, as adopted by City of Toronto
Council on August 25, 26, 27 and 28, 2014

CITY OF TORONTO

Bill No. 1028

BY-LAW No. -2014

To adopt Amendment No. 250 to the Official Plan or the City of Toronto respecting the
lands known municipally as 2384 and 2388 Yonge Street and 31 Montgomery Avenue.

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 No. 250 to the Official Plan is hereby adopted pursuant to the
Planning Act, as amended.

Enacted and passed on August , 2014.

Frances Nunziata, 
Speaker

Ulli S. Watkiss, 
City Clerk

(Seal of the City)
AMENDMENT NO. 250 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2014 AS 2384 and 2388 YONGE STREET AND 31 MONTGOMERY AVENUE

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

1. Map 17, Land Use Plan, is amended, as shown on the attached Schedule 1, by redesignating lands from Neighbourhoods to Mixed Use Areas at 31 Montgomery Avenue, and redesignating lands from Mixed Use Areas to Parks and Open Space Areas – Parks at 2384 to 2388 Yonge Street.

2. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, is amended, as follows:

   2.1 Section 7, Site and Area Specific Policies, is amended by adding the following Site and Area Specific Policy, together with the key map as shown on Schedule 2, as follows:

   8. 2384 and 2388 Yonge Street and 31 Montgomery Avenue

   On lands shown as 8 on Map 21-1 the following additional policies will apply:

   (a) The maximum gross floor area permitted shall not exceed 20,600 square metres, and the maximum building height permitted shall not exceed 27 storeys and 84.2 metres (inclusive of all mechanical penthouse and architectural elements);

   (b) Any new development above grade shall have a minimum building setback of 9 metres from the west boundary of the lands, and 14.6 metres from the most easterly boundary of the lands;

   (c) On the portion of the lands known municipally as 31 Montgomery Avenue above grade uses shall be limited to landscaping and access and service related uses for the proposed development on the lands; and

   (d) In addition, the following policies shall apply to the existing heritage structure that is limited to the easterly portion of the building located on the lands as defined in the Zoning By-law (the “heritage structure”):

       (i) The heritage structure located on the lands is retained in situ in any new development in accordance with an agreement, or an amending agreement registered on the lands and entered into by the owner of such lands with the City, to the City's satisfaction, pursuant to Section 37 of the Ontario Heritage Act (the "heritage easement agreement");
(ii) New buildings and additions to buildings on all or any portion of the lands will be designed to integrate with the 
heritage structure;

(iii) An agreement pursuant to Section 37 of the Planning Act, 
to the satisfaction of the City shall be entered into and 
registered on title to the lands which shall include those 
details described in the Zoning By-law;

(iv) The heritage structure shall be conserved in keeping with 
the provisions of the heritage easement agreement 
registered on title and in accordance with a Conservation 
Plan and an Interpretation Plan satisfactory to the City;

(v) A building substantially in accordance with the related site 
specific zoning by-law amendment enacted on the date of 
enactment of this official plan amendment, and permitted 
by the City pursuant to the heritage easement agreement 
may be permitted provided clauses (a), (b), (c) and (d) (i) to 
(iv) and (vi) herein are complied with and provided a 
permit is issued by the City pursuant to Section 33 of the 
Ontario Heritage Act, if required; and

(vi) Prior to the issuance of any permit including pursuant to the 
Ontario Heritage Act or the Building Code Act, 1992, but 
excluding permits for the removal of the one storey 
addition to the rear of the heritage buildings, a rental/sales 
centre, repairs, maintenance and usual and minor works and 
conservation work, for all or any portion of the lands, 
excluding the portion of the lands municipally known in 
2014 as 31 Montgomery Avenue, the owner of the lands 
shall:

i. Submit final building permit plans and drawings for 
the alterations and new construction, to the 
satisfaction of the City's Manager, Heritage 
Preservation Services, subject to and provided for in 
the Heritage Easement Agreement; and

ii. Obtain final approval for any necessary zoning by-
law amendments required such that they are in full 
force and effect.

2.2 Map 21-1, Land Use Plan, is amended, as shown on the attached Schedule 3 by 
adding Site and Area Specific Policy No. 8 to the lands municipally known as 
2384 and 2388 Yonge Street and 31 Montgomery Avenue.
SCHEDULE 1

City of Toronto By-law No. -2014

Official Plan Amendment # 250
Revisions to Land Use Map 17 to Redesignate lands from Neighbourhoods to Mixed Use Areas and to Redesignate lands from Mixed Use Areas to Parks

2384-2388 Yonge Street &
31 Montgomery Avenue
File # 13 127993 NNY 16 OZ

Not to Scale
07/02/2013
SCHEDULE 2
SCHEDULE 3

Map 21-1 Land Use Plan of Chapter 6, Section 2: Yonge-Eglinton Secondary Plan is amended by adding Site and Area Specific Policy number 8 to the lands at 2384-2388 Yonge Street & 31 Montgomery Avenue.