

Authority: North York Community Council Item NY16.2,
adopted as amended by City of Toronto Council on
September 5, 2024

CITY OF TORONTO

Bill 1307

BY-LAW -2024

To adopt Amendment 759 to the Official Plan for the City of Toronto respecting the lands municipally known in the year 2023 as 6355 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 attached Amendment 759 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on December , 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**AMENDMENT 759 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO
Lands known municipally in the year 2023 as 6355 Yonge Street**

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

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 893 for the lands known municipally in 2023 as 6355 Yonge Street, as follows:

893 6355 Yonge Street

- (a) A base building element of a tall building may have a height of up to 27.8 metres.
 - (b) A base building element of a tall building may be set back a minimum 2.0 metres from the property line adjacent to Abitibi Avenue.
 - (c) Street-related retail must be a minimum of 65 percent of a building's street frontage along Yonge Street.
 - (d) The tower portion of a building fronting on Abitibi Avenue which is taller than the base building may step back by a minimum 2.0 metres from the base building façade.
 - (e) For developments that contain more than 80 new dwelling units, a minimum of 40 percent of the total number of new units will be a combination of two- and three-bedroom units, including:
 - (i) a minimum of 25 percent of the total number of units as two-bedroom units;
 - (ii) a minimum of 8 percent of the total number of units as three-bedroom units; and
 - (iii) an additional 7 per cent of the total number of units will be a combination of two-bedroom and three-bedroom units, or units that can be converted to two-bedroom and three-bedroom units through the use of adaptable design measures.
2. Map 27, Site and Area Specific Policies, is amended to add the new Site and Area Specific Policy 893.

Map 27

