

Authority: Toronto and East York Community Council
Item TE12.8, as adopted by City of Toronto Council on
April 17 and 18, 2024

CITY OF TORONTO

Bill 1336

BY-LAW -2024

To adopt Amendment 710 to the Official plan for the City of Toronto with respect to the lands municipally known in the year 2023 as 646–664 Yonge Street and 2–4 Irwin 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 710 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 710 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS 646-664 YONGE STREET AND 2-4 IRWIN AVENUE

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

1. Chapter 7, Site and Area Specific Policy 382 is amended by adding new Policy 5.3.12 in Section 5.3 Yonge Street Character Area as follows:

"646-664 Yonge Street and 2-4 Irwin Avenue

5.3.12 On the lands known municipally in the year 2023 as 646-664 Yonge Street and 2-4 Irwin Avenue, a mixed-use building with a maximum building height of 254 metres (inclusive of mechanical penthouse) is permitted, provided:

- a) a minimum setback of 10 metres is provided from the Yonge Street frontage property line to the tower portion of the building up to an elevation of 53 metres above the ground level;
- b) a minimum setback of 8 metres is provided from the Yonge Street frontage property line to the tower portion of the building above an elevation of 53 metres above ground level; and
- c) a minimum tower setback of 0 metres to the west lot line is permitted.

