

CITY OF TORONTO

BY-LAW No. 1001-2011(OMB)

To adopt Amendment No. 59 to the Official Plan for the City of Toronto with respect to the lands municipally known as 5170 Yonge Street and a portion of the lands municipally known as 5172 Yonge Street.

WHEREAS the Ontario Municipal Board, pursuant to its Order, issued on July 8, 2010, having held a hearing deems it advisable to amend the Official Plan for the City of Toronto;

THEREFORE the Official Plan for the City of Toronto is amended by the Ontario Municipal Board as follows:

1. The text and map annexed hereto as Schedule "A" are hereby adopted as an amendment to the Official Plan for the City of Toronto.
2. This is Official Plan Amendment No. 59.

PURSUANT TO THE DECISION/ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JULY 8, 2010 IN BOARD FILE NO. PL070651.

SCHEDULE "A"

AMENDMENT NO. 59

TO THE OFFICIAL PLAN FOR THE CITY OF TORONTO

Lands municipally known in 2010 as 5170 Yonge Street and 5172 Yonge Street.

The following text and maps constitute Amendment No. 59 to the City of Toronto Official Plan (being an amendment to the provisions of the North York Centre Secondary Plan).

Clause 1

Map 8-3 of Chapter Six, Section 8 (North York Centre Secondary Plan), titled "North York Centre South Land Use Areas", is amended in accordance with Map Schedule '1' attached.

Clause 2

Map 8-8c of Chapter Six, Section 8 (North York Centre Secondary Plan), titled "Maximum Height Limits", is amended in accordance with Map Schedule '2' attached.

Clause 3

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 '3' attached.

Clause 4

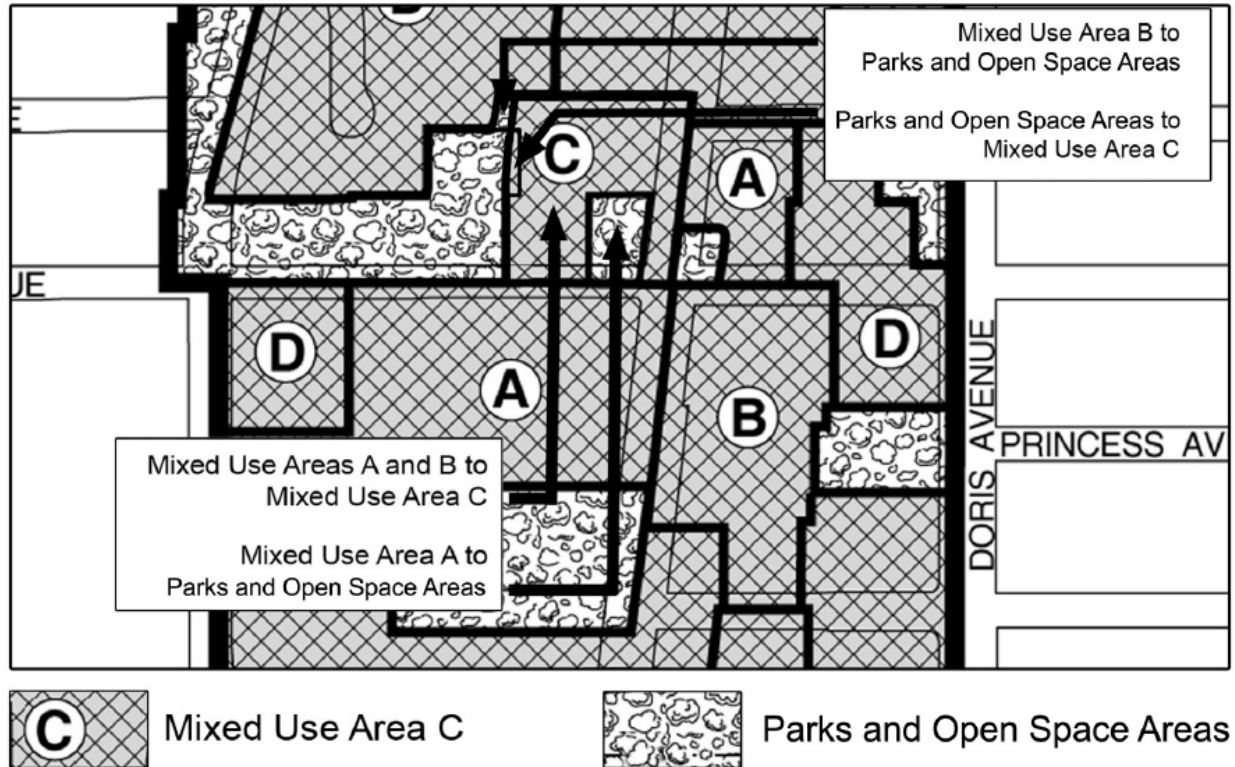
Figure 4.3.1 (Long Range Development Levels) of Chapter Six, Section 8 (North York Centre Secondary Plan), is amended to decrease the North York Centre South Non-Residential Gross Floor Area (and relevant totals) by 113,695 m² and to increase the North York Centre South Residential Gross Floor Area (and relevant totals) by 93,567 m².

Clause 5

Chapter Six, Section 8 (North York Centre Secondary Plan), is amended by deleting Section 12.8 and replacing it with the following:

8. NORTH SIDE OF PARK HOME AVENUE BETWEEN YONGE STREET AND BEECROFT ROAD (8 on Map 8-12)
 - (a) The lands shown as 8 on Map 8-12 are designated *Mixed Use Area C*, and *Parks and Open Space Areas* and are assigned a maximum density of 4.5 times the lot area in the Official Plan. To facilitate the establishment of the park, all of the density assigned to the *Parks and Open Space* lands will be transferred to the *Mixed Use Area* lands.

- (b) The *Parks and Open Space Areas* lands at the western end of the site, east of the Downtown Service Road, having a minimum area of 6,000 square metres, will be developed as a City park. Those lands beneath the surface of the City park more than 74 metres and less than 172 metres east of the western property line may be used for an underground parking structure associated with development on the *Mixed Use Area C* lands. However, use of the lands at grade will be limited to those uses permitted within a *Parks and Open Space Areas* designation together with vehicular and pedestrian access to the below grade parking structure.
- (c) The *Parks and Open Space Areas* lands at the eastern end of the site, at the corner of Yonge Street and Park Home Avenue, of minimum area 1,350 square metres, will be developed as a City park. Those lands beneath the surface of the City park more than 25 metres west of the eastern property line may be used for an underground pedestrian connection linking the development on the *Mixed Use Area C* lands to the North York Centre transit terminal, through the development located on the south side of Park Home Avenue.
- (d) The lands are exempted from the private outdoor recreational space requirement of Section 6.7.
- (e) Despite the provisions of Section 5.3.5, a podium fronting onto Park Home Avenue that is equal in height to a like podium fronting onto Yonge Street may be allowed.

Map Schedule '1' to Schedule 'A'**North York Centre South Land Use Areas**

Map Schedule '2' to Schedule 'A'**Maximum Height Limits**

Map Schedule '3' to Schedule 'A'**North York Centre South Site Specific Policies**