

Authority: North York Community Council Item 28.31,  
as adopted by City of Toronto Council on December 16, 17 and 18, 2013

**CITY OF TORONTO**

**BY-LAW No. 1637-2013**

**To adopt Amendment No. 234 to the Official Plan for the City of Toronto respecting the  
Yonge-Eglinton Secondary Plan.**

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. 234 to the Official Plan for the City of Toronto is hereby  
adopted.

Enacted and passed on December 17, 2013.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**AMENDMENT No. 234 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO**

**Lands within the Yonge-Eglinton Secondary Plan Area**

The following Text and Maps constitute Amendment No. 234 to the City of Toronto Official Plan:

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

1.1 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 1, as follows:

**7. Lands in the area bounded by Yonge Street, Duplex Avenue, Orchard View Boulevard and Helendale Avenue**

On the lands shown as 7 on Map 21-1 the following additional policies will apply:

(a) Yonge Street - Public Realm Improvements

To encourage improvements to the public realm and enhancements to the streetscape along Yonge Street new development on the lands within the Site and Area Specific Policy 7 will be subject to a minimum ground floor setback of 1.5 metres adjacent to Yonge Street.

(b) Northern District Library Open Spaces

The open spaces around the Northern District Library including the forecourt and setback on Orchard View Boulevard, the setback open space on Helendale Avenue and the open spaces associated with midblock pedestrian connections between Helendale Avenue and Orchard View Boulevard are significant community assets and should be enhanced to promote their safe and comfortable use. Development adjacent to these open spaces should be designed to contribute to the safe comfortable use of these open spaces with appropriate setbacks, landscape improvements and ground floor uses.

(c) Yonge Street - Built Form

The scale and character of new buildings along Yonge Street for the lands within Site and Area Specific Policy 7 will respect the existing and planned context on this *Avenue* and the scale and character of the historic Postal Station K building.

(d) Urban Design Guidelines

Urban Design Guidelines will be adopted by Council to provide detailed guidance on the design and organization of the built environment for the lands within the Site and Area Specific Policy 7. They will include specific guidelines on building location and organization including servicing and access, building massing and articulation and pedestrian amenity and the adjacent public realm. Consideration will be given to these guidelines during the review and approval of development applications and in the design of civic improvements in the study area. These guidelines will be read in conjunction with Official Plan policies.

(e) Community Benefits

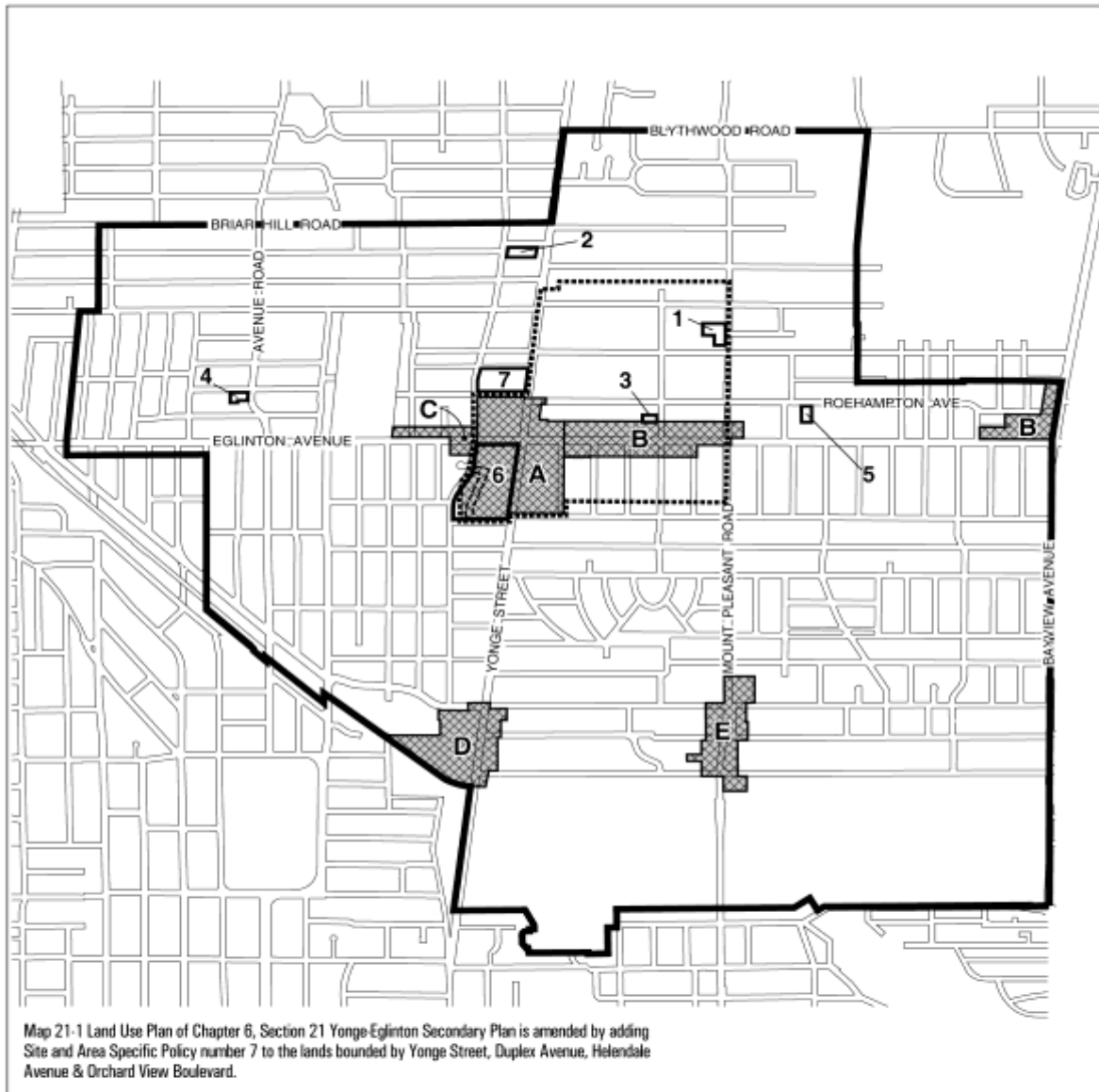
In addition to the priorities identified for Community Facilities and Benefits in Section 4 (p) of the Yonge-Eglinton Secondary Plan, the following will also be considered a priority for Community Facilities and Benefits secured under Section 37 of the *Planning Act* for the study area:

- i) Improvements and/or enhancements to the open spaces, entry forecourt, loading area, access ramp, and pedestrian connections on the Northern District Library property.

- 1.2 Map 21-1, Land Use Plan is amended, as shown on the attached Schedule 2, by adding Site and Area Specific Policy No. 7 to the lands within the area bounded by Yonge Street, Duplex Avenue, Helendale Avenue and Orchard View Boulevard.

**Schedule 1**

## Schedule 2



**TORONTO** City Planning  
**Official Plan Amendment # 234**

**Yonge-Eglinton Secondary Plan**  
 Map 21-1 Land Use Plan

File # 12 210988 NNY 16 02

- |                         |                                 |
|-------------------------|---------------------------------|
| Secondary Plan Boundary | Site and Area Specific Policies |
| Yonge-Eglinton Centre   | Proposed Road                   |
| Mixed Use Areas         |                                 |

↑  
 Not to Scale  
 10/15/2013