

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**

**BY-LAW No. 1036-2014**

**To adopt Amendment No. 250 to the Official Plan of 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 28, 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**

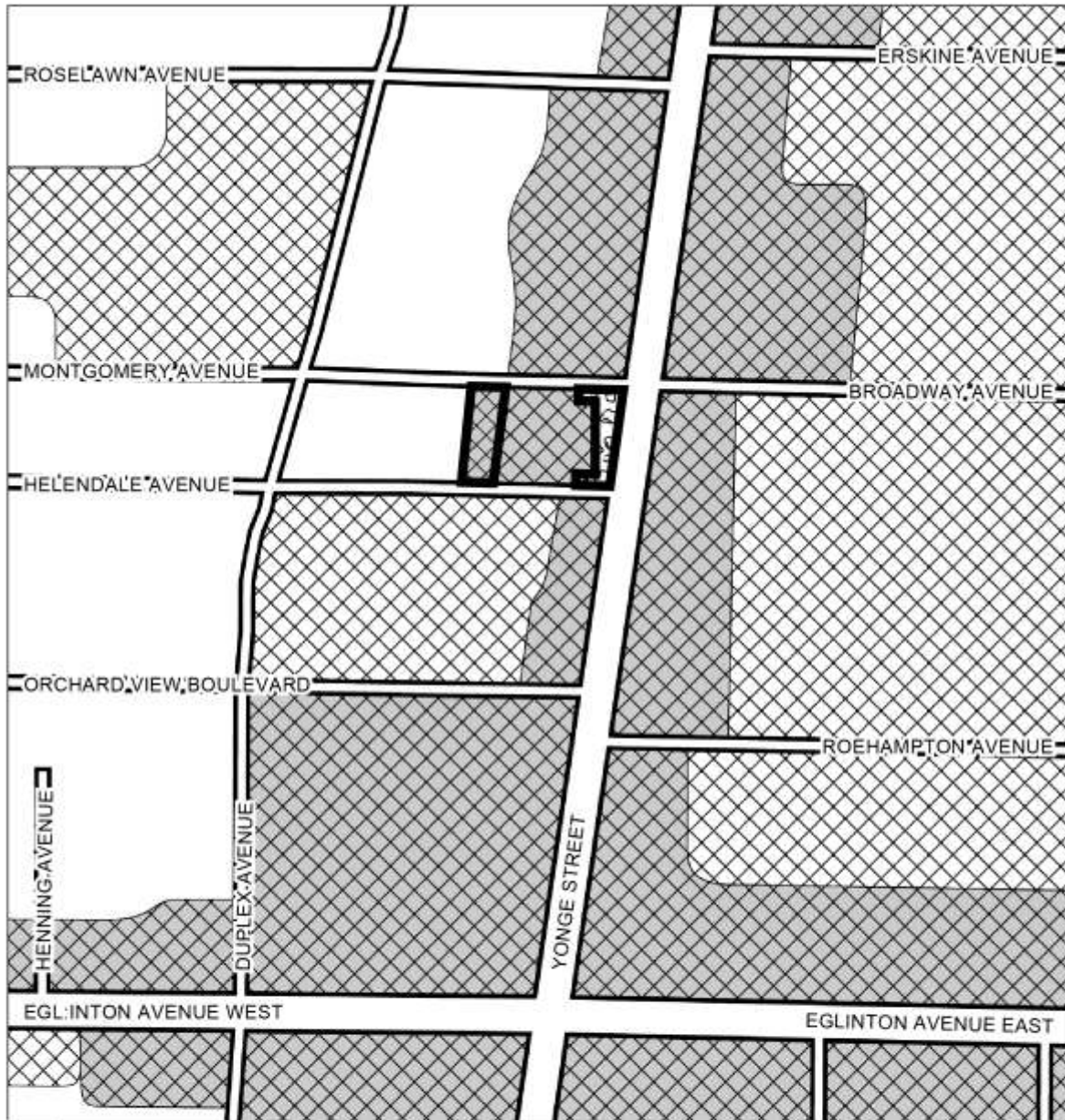
On lands shown as 8 on Map 21-1 the following additional policies will apply:

- (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



**Toronto** City Planning  
**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**

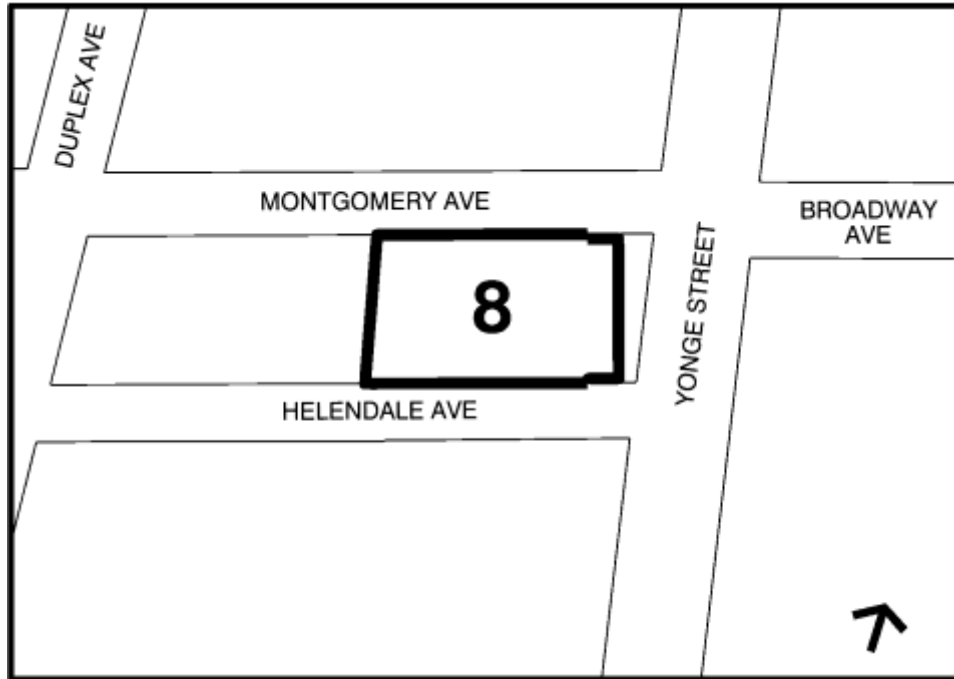
File # 13 127993 NNY 16 02

-  Areas of Amendment
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Neighbourhoods to Mixed Use Areas
-  Mixed Use Areas to Parks

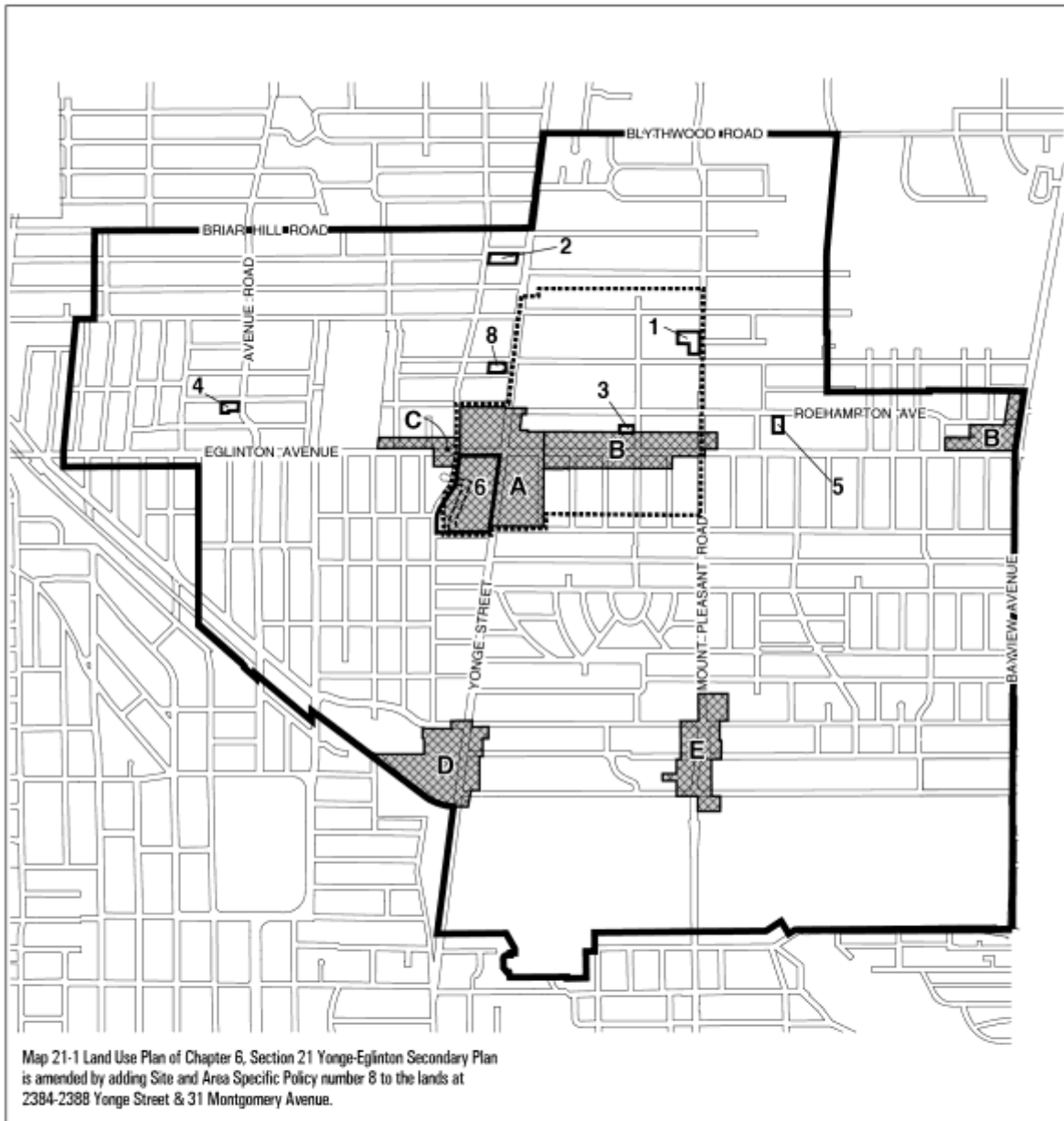


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**SCHEDULE 2**








SCHEDULE 3



**Toronto** City Planning  
**Official Plan Amendment # 250**

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

File # 13 127993 NNY 16 02

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

  
 Not to Scale  
 07/09/2014