

Authority: North York Community Council Item 25.42,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2013

CITY OF TORONTO

BY-LAW No. 1046-2014

**To adopt Amendment No. 213 to the Official Plan of the City of Toronto respecting the
lands known as 5182-5192, 5200 and 5218 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 text and maps attached hereto as Schedule "A" are hereby adopted as Amendment
No. 213 to the Official Plan of the City of Toronto.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

Enacted and passed on August 28, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"

AMENDMENT NO. 213 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2014 AS
5182-5192, 5200 and 5218 YONGE STREET**

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

Clause 1

Chapter Six, Section 8 (North York Centre Secondary Plan) is amended by modifying Section 12, North York Centre South Site Specific Policies, by adding the following Site Specific Policy 12.31:

31. 5182-5192, 5200 and 5218 Yonge Street

- (a) This Site Specific Policy 12.31 applies to the lands identified in heavy outline on Schedule "1" attached to this By-law (the "Lands").
- (b) Pursuant to Section 5.4.2 of this Secondary Plan, a maximum building height of 118 metres is permitted on the Lands.
- (c) Notwithstanding its *Mixed Use Area B* designation, a maximum of 32,822.43 square metres of residential and non-residential gross floor area is allowed on the Lands, provided a minimum of 5,575 square metres of such gross floor area is non-residential gross floor area.
- (d) Notwithstanding Section 6.7 of this Secondary Plan, the Private Outdoor Recreational Space Requirements for Residential Development on the Lands shall be as follows:
 - (i) Residential development of 100 dwelling units or greater will be required to provide a minimum of 1.2 square metres per dwelling unit of private outdoor recreation space.
 - (ii) The private outdoor recreational space may be located above-grade including on a rooftop.
 - (iii) The private outdoor recreational space will not be counted towards parkland dedication.
 - (iv) Rooftop outdoor recreational space will be counted as part of the private outdoor recreational space requirement.
- (e) For the purposes of this exception, a Social Facility under Section 3.3 of this Secondary Plan will be deemed to include facilities within the development, including among other uses retail, community office and social facilities, that are

conveyed to the City or otherwise required to be managed by the City or required to be provided for community uses pursuant to an agreement with the City.

Clause 2

Maps 8-8b and 8-8c of Chapter Six, Section 8 (North York Centre Secondary Plan) entitled "Maximum Height Limits", are amended with respect to the lands shown in heavy outline on Schedule "1" attached.

Clause 3

Map 8-2 of Chapter Six, Section 8 (North York Centre Secondary Plan) entitled "Prime Frontage Area", is amended with respect to the lands shown in heavy outline on Schedule "2" attached.

Clause 4

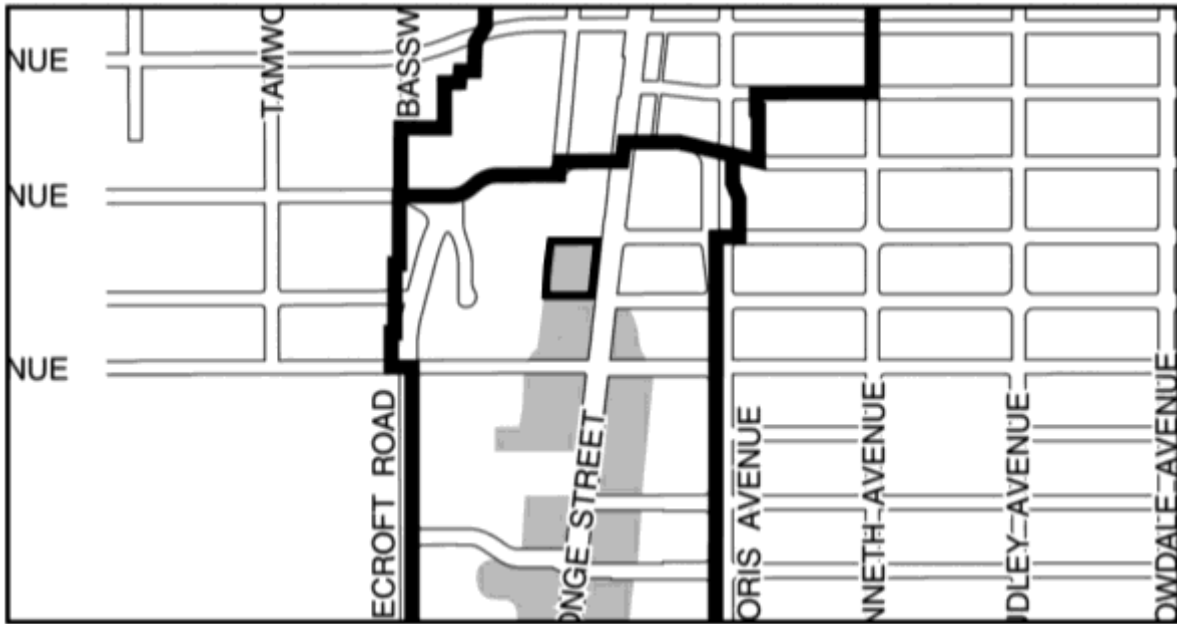
Map 8-12 of Chapter Six, Section 8 (North York Centre Secondary Plan) entitled "North York Centre South Site Specific Policies", is amended in accordance with Schedule "3" attached.

Clause 5

Figure 4.3.1 of Chapter Six, Section 8 (North York Centre Secondary Plan) entitled "Long Range Development Levels" is amended to decrease the North York Centre South Non-Residential Gross Floor Area (and relevant totals) by 6,727 square metres and to increase the North York Centre South Residential Gross Floor Area (and relevant totals) by 14,510 square metres.

The map shows a large central lot with dimensions 11, 65, 100, 100 to 118, 100, 125, 65, and 50%. To the right, there are several smaller lots with dimensions 100, 65, 50%, 11, 100, 65, 11, 100, 65, 11, and 100, 65, 11. The map also shows a street labeled 'PARK HOME AVENUE' and a 'RR' (Railroad) line. A north arrow is located in the top left corner.

Schedule "2"



 Secondary Plan Boundary

 Prime Frontage Areas

Schedule "3"



— Secondary Plan Boundary

■ Site Specific Policy Areas*