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.
Schedule "1"
Schedule "2"
Schedule "3"