

Authority: Ontario Municipal Board Decision/Order issued on January 5, 2015,  
June 22, 2015 and February 26, 2016 in Board File No. PL130924

**CITY OF TORONTO**

**BY-LAW No. 890-2016(OMB)**

**To adopt Amendment No. 285 to the Official Plan for the City of Toronto with respect to  
lands municipally known as 2131 Yonge Street and 32 Hillside Avenue East.**

Whereas authority is given to the Ontario Municipal Board under the *Planning Act*, R.S.O. 1990,  
c. P.13, as amended, to pass this By-law;

The Official Plan of the City of Toronto, as amended, is further amended by the Ontario  
Municipal Board as follows:

1. The attached Amendment No. 285 to the Official Plan is hereby adopted pursuant to the  
*Planning Act*, R.S.O. 1990, c. P.13, as amended.

Pursuant to Decision/Order of the Ontario Municipal Board issued on January 5, 2015,  
June 22, 2015 and February 26, 2016 in Board File No. PL130924

**OFFICIAL PLAN AMENDMENT NO. 285**  
**TO THE CITY OF TORONTO OFFICIAL PLAN**

The following text and schedule constitute Amendment No. 285 to the Official Plan for the City of Toronto:

1. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, is amended as follows:
  - 1.1 Section 6, Site and Area Specific Policies is amended by adding Site and Area Specific Policy for the lands known municipally as 2131 Yonge Street and 32 Hillside Avenue, as follows:
    9. **2131 Yonge Street and 32 Hillside Avenue**

On the lands shown as 9 on Map 21-1 a mixed use development containing a single tall building on the northern portion of the lands is permitted, provided that:

      - (a) the height to the top of the main roof of the tall building does not exceed 92.9 metres and 28 storeys;
      - (b) any new development located above-grade and up to a height of 14.5 metres shall have a minimum building setback of 1.19 metres from the Yonge Street property line;
      - (c) any new development above a height of 45.0 metres shall be setback a minimum of 20.0 metres from the Yonge Street property line; and
      - (d) the owner enters into an agreement, pursuant to Section 37 of the *Planning Act*, to secure the conveyance of:
        - (i) the lands known municipally in the year 2014 as 29 and 31 Soudan Avenue, and a portion of 32 Hillside Avenue to the City for public park purposes; and
        - (ii) a portion of the lands known municipally in the year 2014 as 2131 Yonge Street, adjacent to Soudan Avenue for road widening purposes.
2. Map 21-1, Land Use Plan, is amended as shown on the attached Schedule 1 by designating the lands municipally known as 2131 Yonge Street and 32 Hillside Avenue as Site and Area Specific Policy No. 9.

**SCHEDULE 1**

Map 21-1  
Land Use Plan

