

Authority: North York Community Council Item NY8.36, adopted as amended, by City of Toronto Council on July 12, 13 and 14, 2011 and MM21.43, moved by Councillor Christin Carmichael Greb, seconded by Councillor James Pasternak, as adopted by City of Toronto Council on October 5, 6 and 7, 2016

CITY OF TORONTO

BY-LAW No. 1092-2016

To adopt Amendment No. 158 to the Official Plan for the City of Toronto with respect to the lands municipally known as 4050 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 attached Amendment No. 158 to the Official Plan is adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on November 9, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

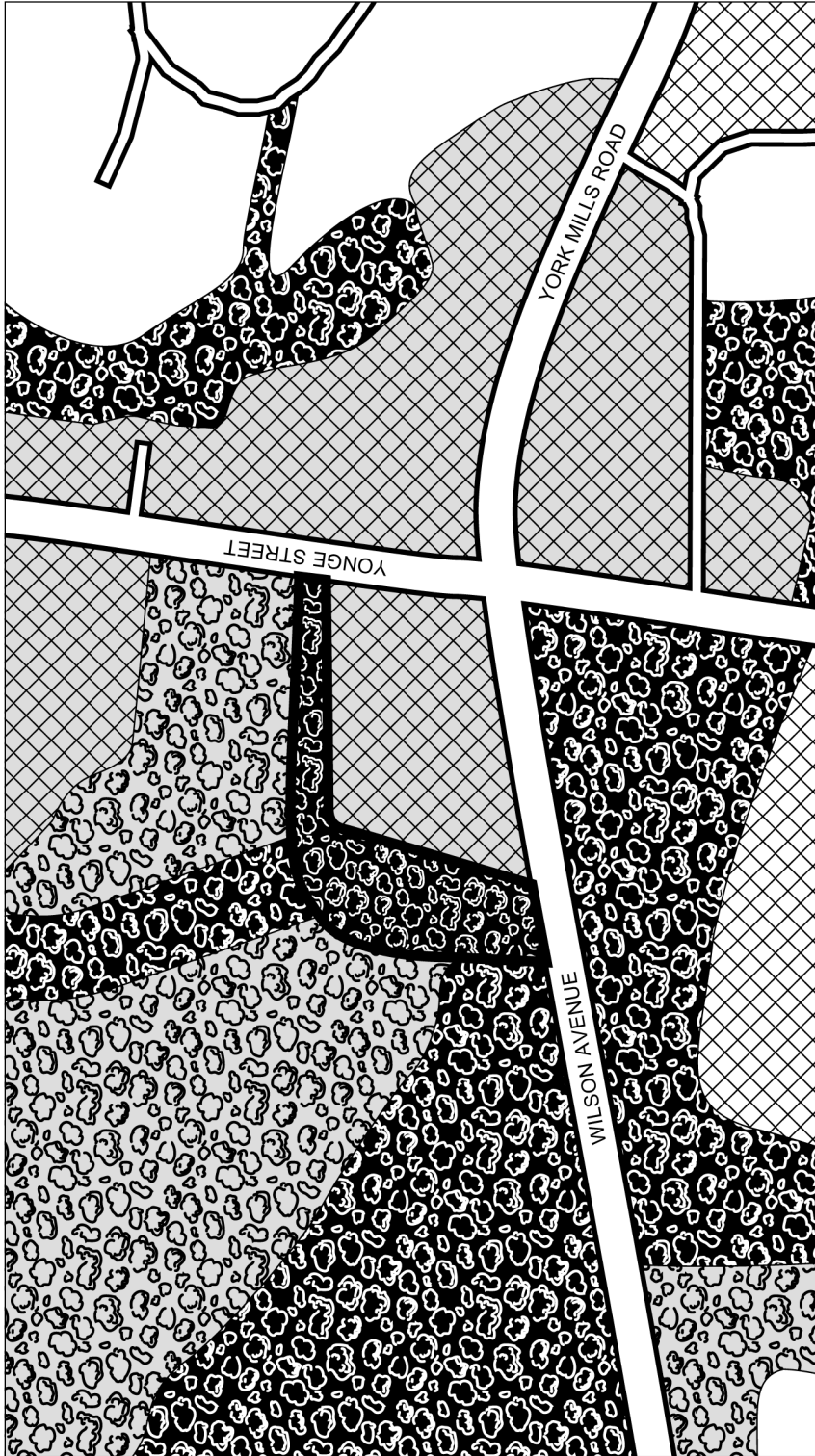
(Seal of the City)

AMENDMENT NO. 158 TO THE OFFICIAL PLAN**LANDS MUNICIPALLY KNOWN IN THE YEAR 2016 AS 4050 YONGE STREET**

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

1. Map 16, Land Use Plan, is amended by re-designating the northerly and westerly portions of the lands known municipally as 4050 Yonge Street from Mixed Use Areas to Parks and Open Space Areas – Natural Areas, as shown on the attached Schedule A.
2. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy No. 90 is amended for the lands known municipally in 2016 as 4050 Yonge Street by deleting the text and replacing it with the following text:
 - "90. Northwest of Wilson Avenue and Yonge Street, and Southeast of York Mills Road and Yonge Street:
 - a) For the lands located at the north-west corner of Wilson Avenue and Yonge Street, shown as Parcel 'A', a maximum density of 5.4 times the lot area is permitted and a maximum building height of 163.6 metres above sea level is permitted. Superstructures such as a mechanical enclosure are permitted above the maximum building height of 163.6 metres to a maximum height of 172.6 metres above sea level.
 - b) For Parcel 'A', areas within the floodplain may be used for bank stabilization works that alter the existing topography, provided that such works: protect, restore or improve existing natural features and functions; do not result in unacceptable risk to life or property; and minimize the need to mitigate and remediate floods, erosion and damage to the natural ecosystem.
 - c) For Parcel 'B', a maximum building height, inclusive of superstructures, pipes and chimneys, of 163 metres above sea level is permitted, provided the building height does not obstruct sight lines across the valley, from top-of-bank to top-of-bank."

Schedule A



Official Plan Amendment #158

Revisions to Land Use Plan, Map 16 to redesignate lands from Mixed Use Areas to Parks & Open Space Areas - Natural Areas

- | | | | |
|---|--------------------------|---|--------------------------|
|  | Site Location |  | Parks & Open Space Areas |
|  | Neighbourhoods |  | Natural Areas |
|  | Apartment Neighbourhoods |  | Other Open Space Areas |
|  | Mixed Use Areas | | |

4050 Yonge Street

File# 10 167159 MNY 16 0Z



Not to Scale
05/25/2011