

Authority: North York Community Council
Item NY20.2, as adopted by City of Toronto
Council on December 16, 17 and 18, 2020

CITY OF TORONTO

BY-LAW 74-2021

To adopt Amendment 519 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2020 as 5799-5915 Yonge Street (Newtonbrook Plaza), and 46 and 47 Averill Crescent.

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 519 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on February 18, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

(Seal of the City)

AMENDMENT 519 TO THE OFFICIAL PLAN

LANDS LOCATED AT THE SOUTHEAST CORNER OF YONGE STREET AND CUMMER AVENUE, MUNICIPALLY KNOWN AS 45 AND 53 CUMMER AVENUE AND 5799 TO 5915 YONGE STREET

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

Section 13.6 is amended as follows:

Clause 1

Subsections 13.6 (h) and 13.6 (h) (i) are deleted and replaced with the following:

- (h) A maximum gross floor area 166,955 square metres is permitted on the lands. Such increase over the amount set out in the applicable zoning by-law existing immediately prior to the approval of this Site Specific Policy is to be permitted in exchange for community benefits and the securing of other development standards which will include each of the following, as implemented in the zoning bylaw, section 37 agreement and subdivision approval process:
 - (i) a finished community/social facility of a minimum of 5,190 square metres of space, including but not limited to a daycare facility, plus a minimum of 300 square metres of adjacent outdoor play space for use with the daycare facility;

Clause 2

- (a) Notwithstanding the provisions of Section 4.6.1 (c) and the Residential Uses parking standards set out in Section 2.2 of Appendix 1 of this Secondary Plan, the required parking rate for Residential Uses shall be as follows:
 - i) A minimum of 0.65 parking spaces per dwelling unit.

Clause 3

Map 8-8a of Chapter Six, Section 8 (North York Centre Secondary Plan) titled "North York Centre North Maximum Height Limits", is amended with respect to the lands shown in heavy outline on Schedule 6 attached.



**North York Centre North
 Site Specific Policy 13.6**

Secondary Plan Boundary	Maximum 50% Horizontal Distance from RRPL	Maximum Tower Height in Metres
The Lesser of 11m or 3 Storeys	Maximum 70% Horizontal Distance from RRPL	
The Lesser of 18m or 6 Storeys	Street Facade Limit as per Section 5.3 of this Secondary Plan	
The Lesser of 35m or 12 Storeys	Relevant Residential Property Line (RRPL)	
Maximum 87m Above Grade	Area Subject to Amendment	



Not to Scale