

Authority: Ontario Land Tribunal Order issued on June 30,  
2022 in Tribunal Case PL200441

**CITY OF TORONTO**

**BY-LAW 787-2022(OLT)**

**To adopt Amendment 578 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2021 as 4050 Yonge Street.**

Whereas the Ontario Land Tribunal pursuant to its Order issued on June 30, 2022, in respect of Tribunal File PL200441, deems it advisable to amend the Official Plan for the City of Toronto, with respect to lands municipally known in the year 2021 as 4050 Yonge Street;

The Ontario Land Tribunal Orders as follows:

1. The attached Amendment 578 to the Official Plan is hereby approved.

Pursuant to Ontario Land Tribunal Order issued on June 30, 2022 in Tribunal Case PL200441.

**AMENDMENT 578 TO THE OFFICIAL PLAN****LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS 4050 YONGE STREET**

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

1. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy 90 is amended for the lands known municipally in 2021 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 8.29 times the lot area is permitted and a maximum building height of 232.85 metres (not including mechanical penthouse) above sea level is permitted.
    - b) For Parcel 'A', the lands below the Long Term Stable Top of Slope (LTSTS) and/or the 10 metre buffer lands inland of the Long Term Stable Top of Slope may be used for a Below-grade Hydro Switch Room and/or a Dewatering Outlet Discharge Spillway.
    - 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".