

Authority: Local Planning Appeal Tribunal Decision  
issued on February 26, 2020 and Ontario Land Tribunal  
Order issued on August 8, 2022 in Tribunal Case  
PL171520

## **CITY OF TORONTO**

### **BY-LAW 1117-2022(OLT)**

**To adopt Amendment 592 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2021 as 5294 to 5306 Yonge Street.**

Whereas the Local Planning Appeal Tribunal Decision issued on February 26, 2020 and Ontario Land Tribunal Order issued on August 8, 2022, in Tribunal Case PL171520 has approved an amendment to the City of Toronto Official Plan with respect to lands municipally known as 5294 to 5306 Yonge Street;

The Ontario Land Tribunal orders:

1. The attached Amendment 592 to the Official Plan is adopted pursuant to the *Planning Act*, as amended.
2. This By-law shall come into force and take effect from the date of the Ontario Land Tribunal Order.

Local Planning Appeal Tribunal Decision issued on February 26, 2020 and Ontario Land Tribunal Order issued on August 8, 2022 in Tribunal Case PL171520.

**AMENDMENT 592 TO THE OFFICIAL PLAN**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS 5294 to 5306 YONGE STREET**

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

**Clause 1**

Chapter Six, Section 8 (North York Centre Secondary Plan) is amended by modifying Section 13, North York Centre North Site Specific Policies, by adding the following Site Specific Policy:

**19. 5294 to 5306 Yonge Street**

- (a) The Site Specific Policy 13.19 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 103.0 metres, exclusive of the mechanical penthouse, is permitted on the Lands.
- (c) Notwithstanding the Density Limits prescribed in Section 3.2, if a place of worship is provided, a maximum of 23,050 square metres of gross floor area is allowed on the Lands provided that the place of worship shall have a minimum gross floor area of 750 square metres, and provided that a minimum of 430 square metres of retail gross floor area is provided.
- (d) Notwithstanding the Density Limits prescribed in Section 3.2, if a place of worship is not provided, a maximum of 22,800 square metres of gross floor area is allowed on the Lands, provided a minimum of 470 square metres of retail gross floor area is provided.
- (e) 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) The private outdoor recreational space may be located above-grade including on a rooftop.
  - ii) The private outdoor recreational space will not be counted towards parkland dedication; and
  - iii) Rooftop outdoor recreational space will be counted as part of the private outdoor recreational space requirement.
- (f) Notwithstanding the provisions of Section 3.3, Figure 3.3.1 and/or Section 3.4, pursuant to Section 37 of the *Planning Act*, the following facilities, services and/or matters are to be secured:

- i) The provision of a 397 square metre on-site park at the northerly portion of the Site;
- ii) A public art contribution in the amount of \$250,000 with such amount to be indexed upwardly from the date of execution of the 37 Agreement in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto;
- iii) A cash payment in Canadian funds, in a form satisfactory to the City, equal to the market value of the gross floor area of the first 33 percent of additional density unaccounted for by the density incentives set out in a site-specific Zoning By-law indexed upwardly from the date of execution of the 37 Agreement in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto; and
- iv) A cash payment of one million nine hundred and fifty thousand Canadian dollars (\$1,950,000.00) for the additional density permitted above and beyond the first 33 percent density incentive as set out in a site-specific Zoning By-law indexed upwardly from the date of execution of the 37 Agreement in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto.

## **Clause 2**

Map 8-8b 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.

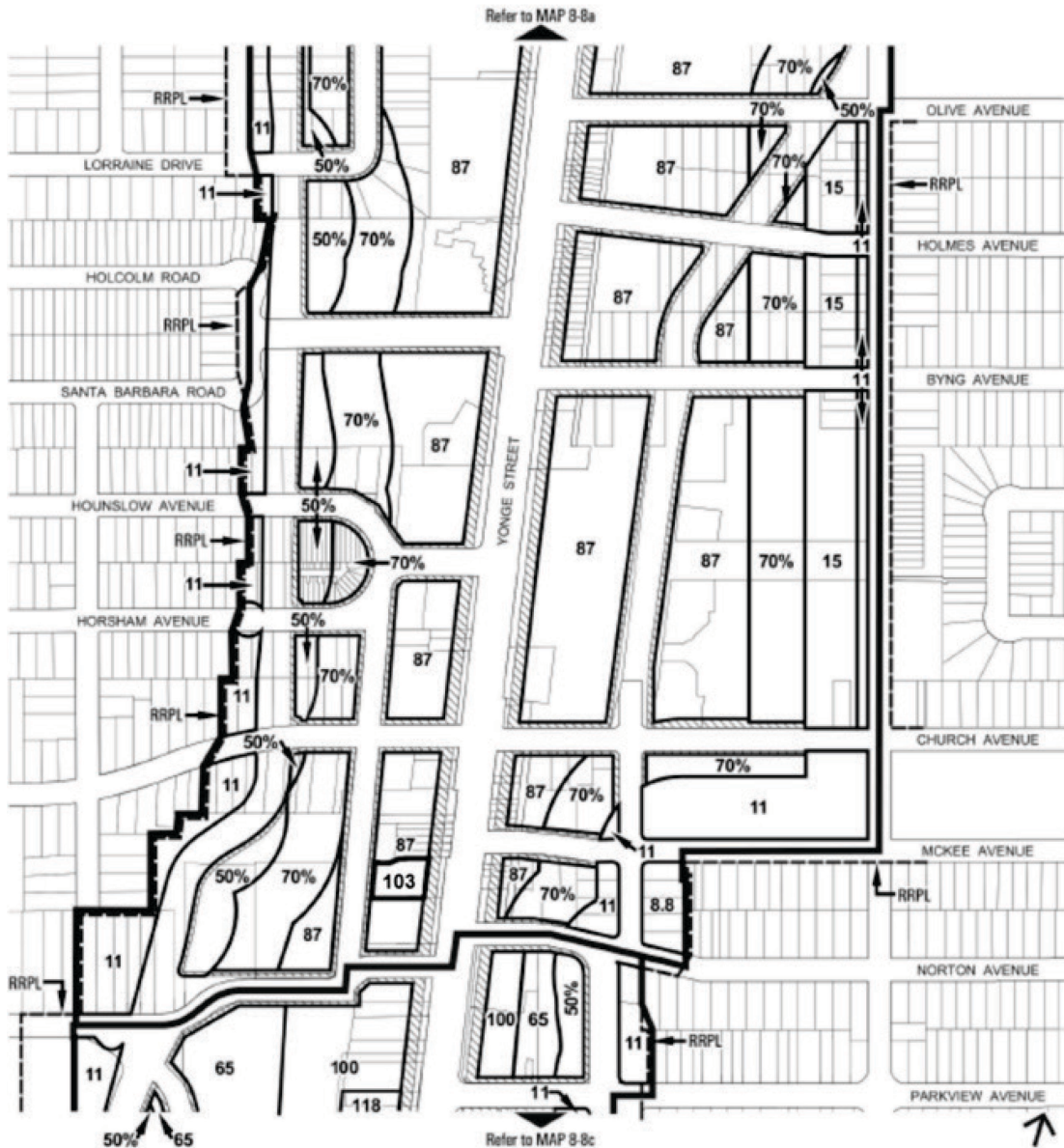
## **Clause 3**

Map 8-13 of Chapter Six, Section 8 (North York Centre Secondary Plan) entitled "North York Centre North Site Specific Policies", is amended in accordance with Schedule 2 attached.

## **Clause 4**

Figure 4.3.1 of Chapter 6, Section 8 (North York Centre Secondary Plan) entitled "Long Range Development Levels" is amended to decrease the North York Centre North Non-Residential Gross Floor Area (and relevant totals) by 542 square metres and to increase the North York Centre North Residential Gross Floor Area (and relevant totals) by 12,117 square metres.

Schedule 1



North York Centre Secondary Plan

MAP 8-8b Maximum Height Limits

- Secondary Plan Boundary**
- 8.8** The Lesser of 8.8m or 2 Storeys
- 11** The Lesser of 11m or 3 Storeys
- 15** The Lesser of 15m or 4 Storeys
- 65** Maximum 65m Above Grade
- 103** Maximum 103m Above Grade

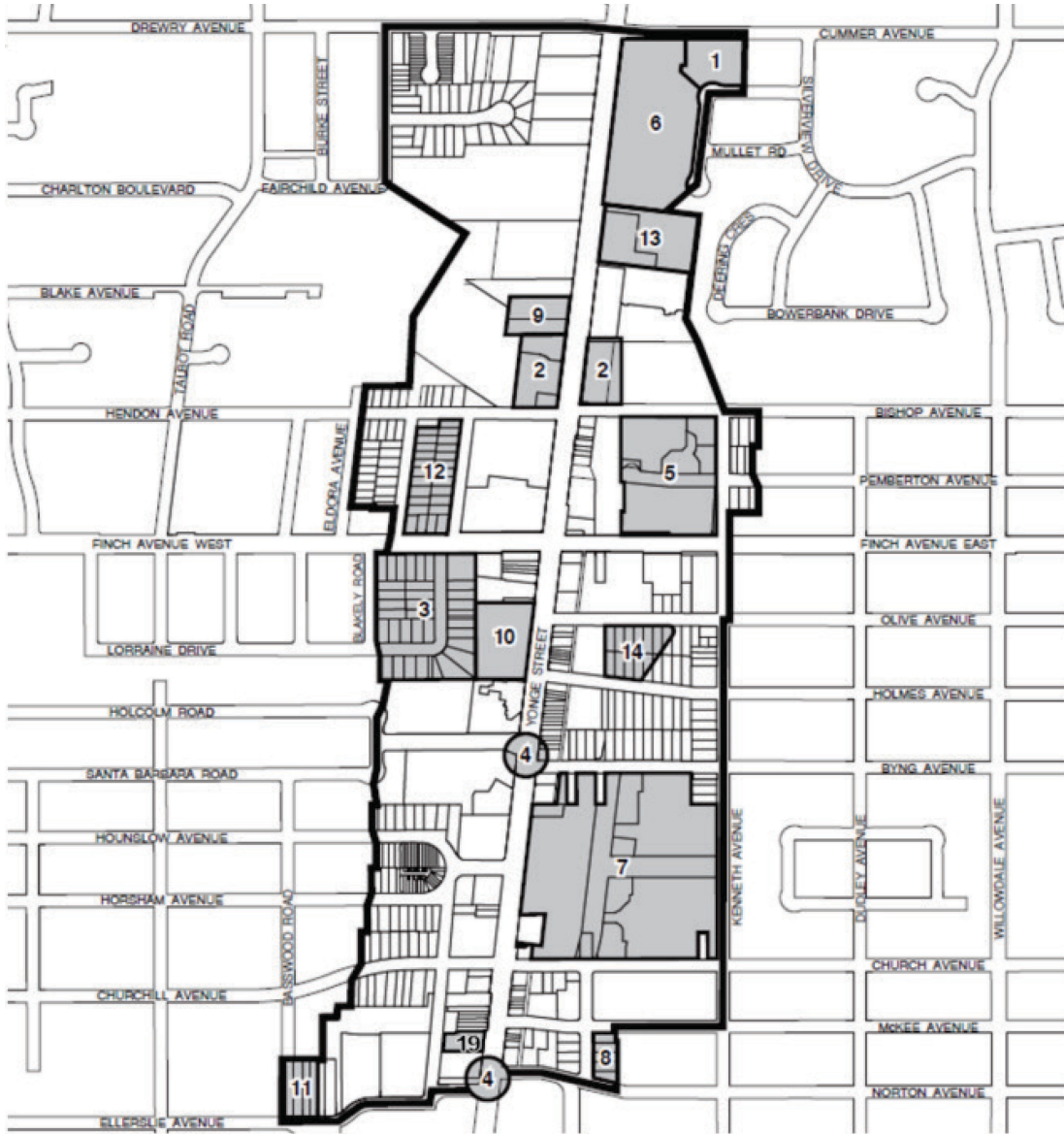
- 87** Maximum 87m Above Grade
- 100** Maximum 100m Above Grade
- 50%** Maximum 50% Horizontal Distance from RRPL
- 70%** Maximum 70% Horizontal Distance from RRPL
- Street Facade Limit** as per Section 5.3 of this Secondary Plan

Relevant Residential Property Line (RRPL)






November 2015

Schedule 2



### North York Centre Secondary Plan

MAP 8-13 North York Centre North Site Specific Policies

-  Secondary Plan Boundary
-  Site Specific Policy Areas\*
-  Subject Site

\* The shaded areas on this map are subject to the specific policies set out in the North York Centre Secondary Plan, Section 13.

This map forms part of the Official Plan and should be interpreted in conjunction with the written text.

