

Authority: Ontario Land Tribunal Decision and Interim
Order issued on August 5, 2022 and Ontario Land Tribunal
Order issued on August 15, 2022 in Tribunal Case
OLT-22-002021 (formerly PL210319)

CITY OF TORONTO
BY-LAW 1159-2022(OLT)

To adopt Amendment 632 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2021 as 5203, 5205, 5211, 5213 and 5215 Yonge Street and 11 Parkview Avenue.

Whereas the Ontario Land Tribunal Decision and Interim Order issued on August 5, 2022 and Ontario Land Tribunal Order issued on August 15, 2022, in Tribunal Case OLT-22-002021 has approved an amendment to the City of Toronto Official Plan with respect to lands municipally known as 5203, 5205, 5211, 5213 and 5215 Yonge Street and 11 Parkview Avenue;

The Ontario Land Tribunal orders:

1. The attached Amendment 632 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.

Pursuant to the Ontario Land Tribunal Decision and Interim Order issued on August 5, 2022 and Ontario Land Tribunal Order issued on August 15, 2022 in Tribunal Case OLT-22-002021 (formerly PL210319).

AMENDMENT 632 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS 5203, 5205, 5211, 5213 and
5215 YONGE STREET AND 11 PARKVIEW AVENUE**

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:

24. 5203, 5205, 5211, 5213 and 5215 Yonge Street and 11 Parkview Avenue

- (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 105.1 metres, exclusive of the mechanical penthouse and permitted rooftop projections in the implementing zoning by-law, is permitted on the Lands.
- (c) Notwithstanding the Density Limits prescribed in Section 3.2, a maximum of 18,700 square metres of gross floor area is allowed on the Lands, provided a minimum of 1,150 square metres of non-residential gross floor area is provided.
- (d) 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. Community benefits that include:
 - A. A minimum of 1.5 square metres of indoor recreational amenity space per dwelling unit;
 - B. Mezzanine level bicycle parking that has a minimum area of 240 square metres;
 - C. A minimum of 250 square metres of grade-related retail and commercial gross floor area;
 - D. A minimum of 900 square metres of additional non-residential gross floor area;
 - E. An over-contribution of parkland in the amount of 374.01 square metres provided on the lands known in the year 2021 as 11 Parkview Avenue; and

- F. A monetary contribution payable prior to the issuance of the first above grade building permit for the proposed development [for clarity, this does not include any building permit for a construction office/sales office], toward the cost of acquiring or improving parkland servicing the North York Centre area, or constructing and furnishing a public recreational centre or social or community facility serving the North York Centre area, in an amount equal to \$4,000,000.00, indexed upwardly in accordance with Statistics Canada's Construction Price Index (being the Non-Residential Construction Price Index for the Toronto Census Metropolitan Area, reported quarterly by Statistics Canada in Building Construction Price Indexes Table: 18-10-0135-01 or its successor) calculated from the date of final approval of the zoning by-law amendment to the date of payment.

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.

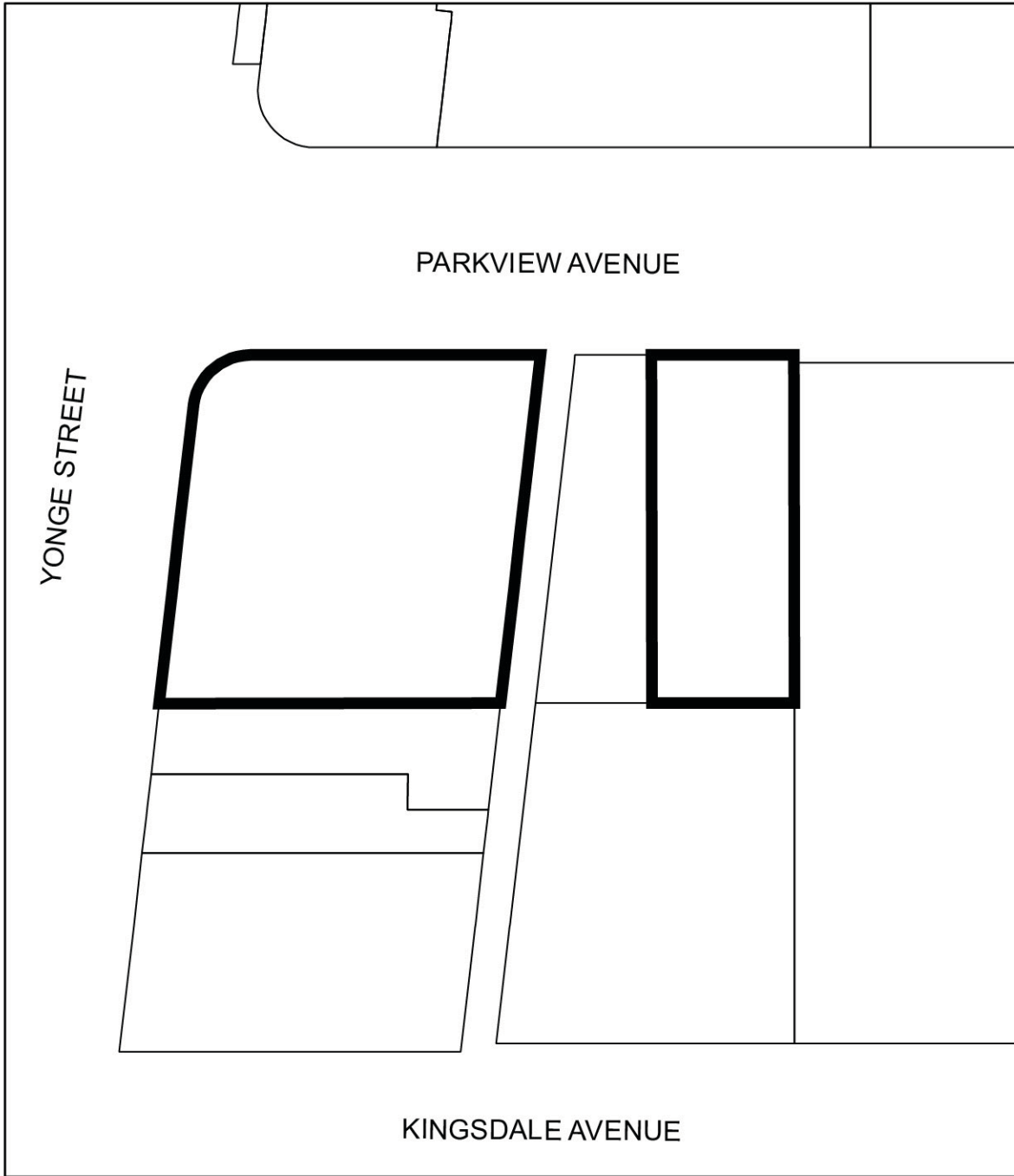
Clause 3

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 1,150 square metres and to increase the North York Centre North Residential Gross Floor Area (and relevant totals) by 17,550 square metres.

Schedule 1



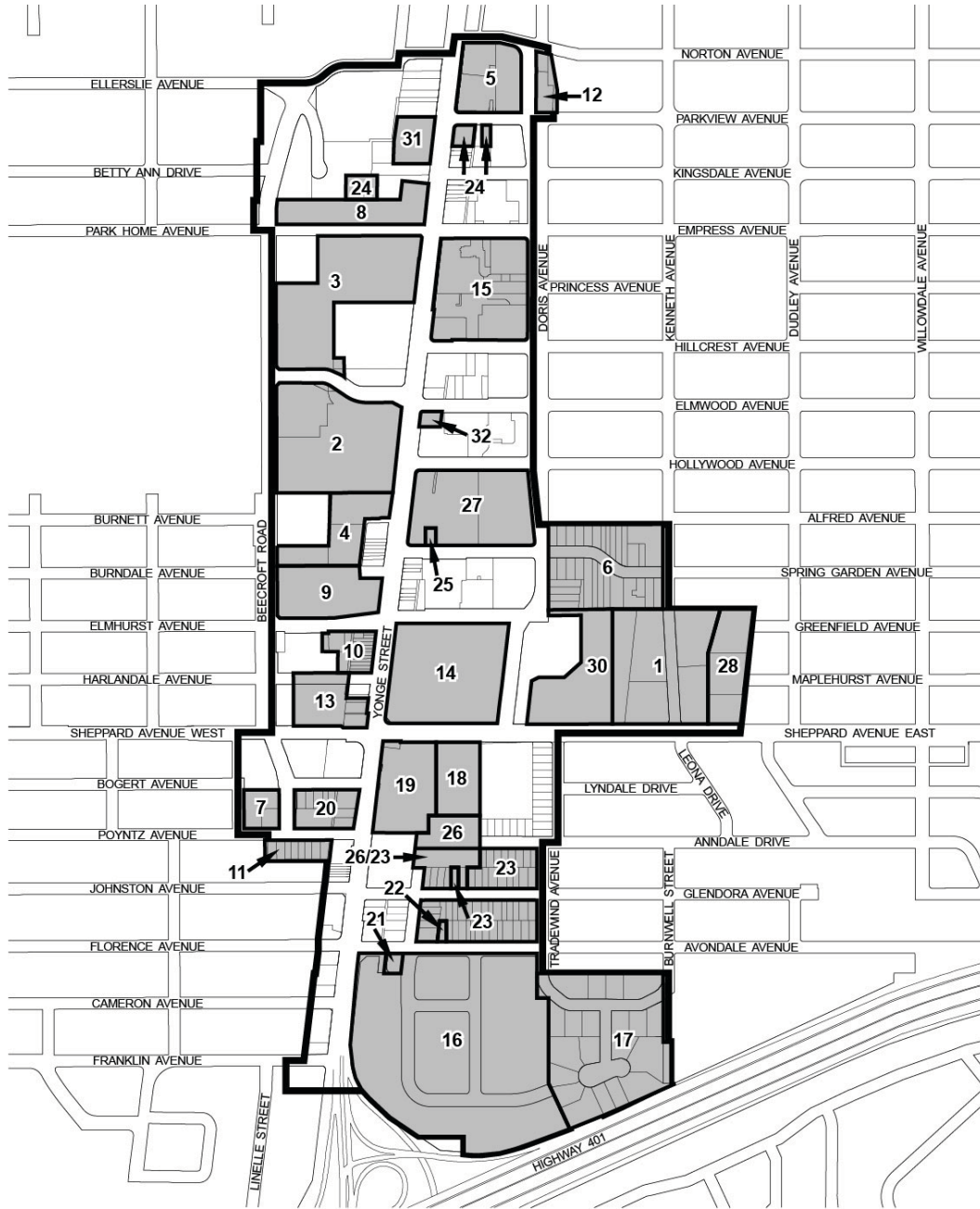
Toronto
Schedule 1

**5203, 5205, 5211, 5213 & 5215 Yonge Street
& 11 Parkview Avenue**

File # 20 227227 NNY 18 0Z



Schedule 2




TORONTO
Schedule 2

North York Centre Secondary Plan

MAP 8-12 North York Centre South Site Specific Policies

-  Secondary Plan Boundary
-  Site Specific Policy Areas*

* The shaded areas on this map are subject to the specific policies set out in the North York Centre Secondary Plan, Section 12.

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

