

Authority: Ontario Land Tribunal Decision issued on July 25, 2022 in Case OLT-21-001370

CITY OF TORONTO

BY-LAW 1285-2022(OLT)

To adopt Amendment 611 to the Official Plan for the City of Toronto with respect to lands known municipally in the year 2021 as 5800 Yonge Street.

Whereas the Ontario Land Tribunal pursuant to its Decision issued on July 25, 2022, in Case OLT-21-001370 upon hearing an appeal under Section 17(40) of the Planning Act, R.S.O. 1990, c. P.13, as amended, deems it advisable to amend the Official Plan for the City of Toronto;

The Official Plan for the City of Toronto is amended by the Ontario Land Tribunal:

1. The attached Amendment 611 to the Official Plan is hereby adopted pursuant to the Planning Act, R.S.O. 1990, c. P.13, as amended.

Ontario Land Tribunal Decision issued on July 25, 2022 in Case OLT-21-001370.

AMENDMENT 611 TO THE TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS 5800 YONGE STREET

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

1. Chapter Six, Section 8 (North York Centre Secondary Plan) is amended by modifying Secondary Plan Section 13, North York Centre North Site Specific Policies, by adding the following Site Specific Policy No. 22:

22) 5800 Yonge Street

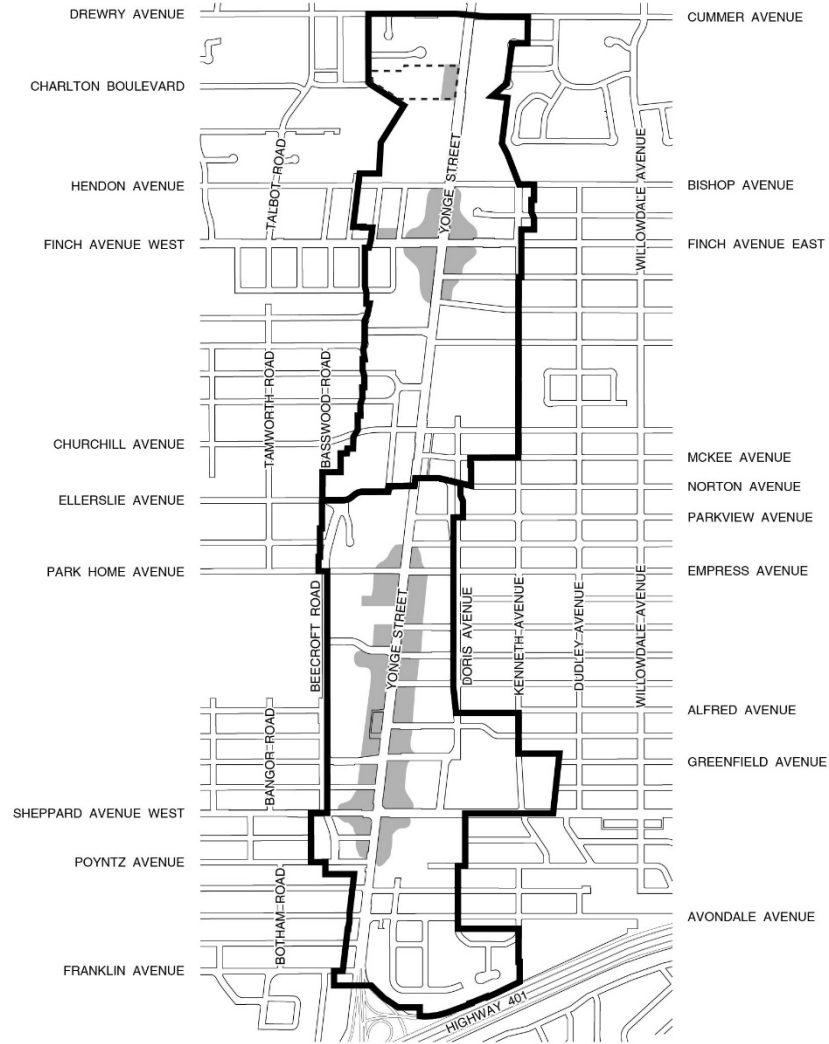
- (a) Notwithstanding the provisions of Section 3.2 and Section 3.3, the lands shown on Map 8-13 as 22, are permitted to exceed the density shown on Map 8-7 to a maximum density of 4.61 times the area of the lands if the following items are provided:
 - a. A cash payment of \$8,600,000.00 payable at the first above grade building permit indexed from the date of execution of a Section 37 Agreement;
 - b. A Parkland Over-Dedication with a minimum area of 4,291.6 square metres; and,
 - c. A childcare facility has been constructed to the City's standards on lands to be conveyed to the City with a maximum area of 3,000.1 square metres and a \$500,000.00 contribution towards the fitting out and startup costs of the childcare centre.

For the purposes of calculating the maximum floor area, the site area is 32,766.2 square metres.

- (b) Notwithstanding the provisions of Section 4.6.1(b), and/or Appendix 1, the following shall apply:
 - (i) vehicular parking shall be provided as follows:
 1. a minimum rate of 0.7 spaces for each residential dwelling unit;
 2. a minimum rate of 0.1spaces of visitor parking spaces for each dwelling unit;
 3. a minimum rate of 0.9 spaces per 100 square metres of retail space; and
 4. 5 parking spaces for daycare uses.
 - (c) Notwithstanding the provisions of Section 4.6.1(f) and/or Appendix 1(a), the required bicycle parking spaces may be provided below grade.

- (d) Notwithstanding Section 6.7 of this Secondary Plan, the Private Outdoor Recreational Space Requirements for Residential Development may be located above-grade.
2. Map 8-2 of Chapter Six, Section 8 (North York Centre Secondary Plan) titled "Prime Frontage Area", is amended with respect to the lands shown in heavy outline on Schedule "1" attached.
 3. Map 8-8a of Chapter Six, Section 8 (North York Centre Secondary Plan) titled "Maximum Height Limits", is amended with respect to the lands shown in heavy outline on Schedule "2" attached.
 4. Map 8-13 of Chapter Six, Section 8 (North York Centre Secondary Plan) titled "North York Centre North Site Specific Policies", is amended in accordance with Schedule "3" attached.

SCHEDULE 1



North York Centre Secondary Plan

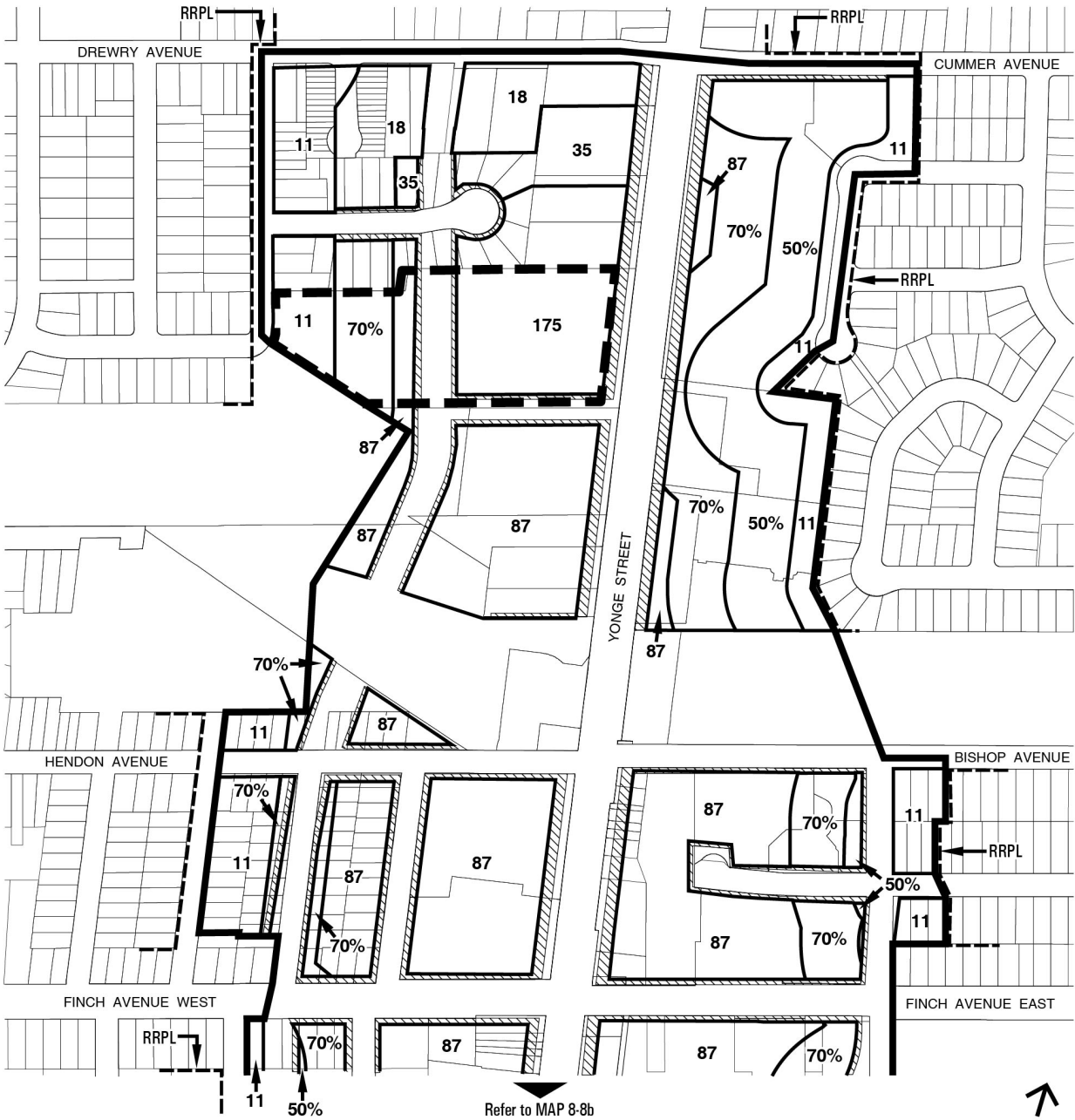
MAP 8-2 Prime Frontage Area

- Secondary Plan Boundary
- Prime Frontage Areas
- Location of Application



June 2006

SCHEDULE 2



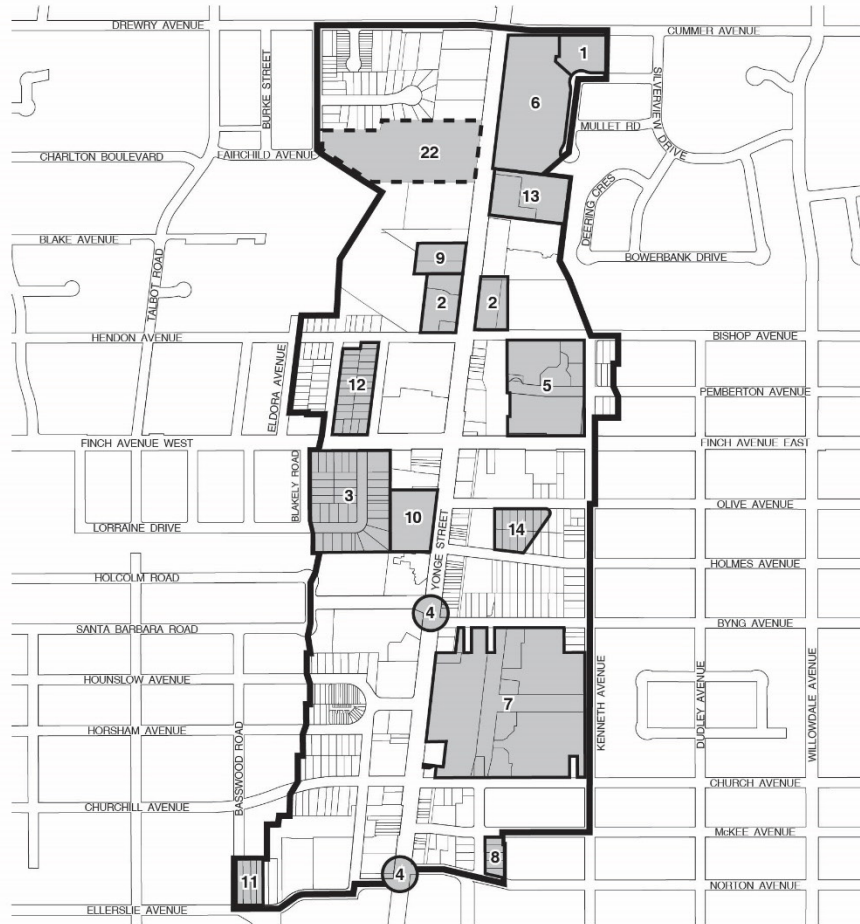
North York Centre Secondary Plan

MAP 8-8a Maximum Height Limits

- Secondary Plan Boundary
- The Lesser of 11m or 3 Storeys
- The Lesser of 18m or 6 Storeys
- The Lesser of 35m or 12 Storeys
- Maximum 87m Above Grade
- Maximum 50% Horizontal Distance from RRPL
- Maximum 70% Horizontal Distance from RRPL
- Street Facade Limit as per Section 5.3 of this Secondary Plan
- Relevant Residential Property Line (RRPL)
- Location of Application






SCHEDULE 3



North York Centre Secondary Plan

MAP 8-13 North York Centre North Site Specific Policies

-  Secondary Plan Boundary
-  Site Specific Policy Areas*
-  Location of Application

* 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.



October 2009