

Authority: Local Planning Appeal Tribunal Decision issued July 20, 2018 and March 4, 2020 and Local Planning Appeal Tribunal Order issued October 26, 2020 in File PL160863

**CITY OF TORONTO**

**BY-LAW 539-2023(LPAT)**

**To adopt Amendment 509 to the Official Plan of the City of Toronto respecting the lands known municipally in the year 2022 as 5840, 5868 and 5870 Yonge Street.**

The Official Plan of the City of Toronto, as amended, is further amended by the Local Planning Appeal Tribunal as follows:

1. The attached Amendment 509 to the Official Plan is hereby approved pursuant to the Planning Act, as amended.

Local Planning Appeal Tribunal Decision issued July 20, 2018 and March 4, 2020 and Local Planning Appeal Tribunal Order issued October 26, 2020 in File PL160863.

**AMENDMENT 509 TO THE OFFICIAL PLAN**  
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS**  
**5840, 5868 and 5870 Yonge Street**

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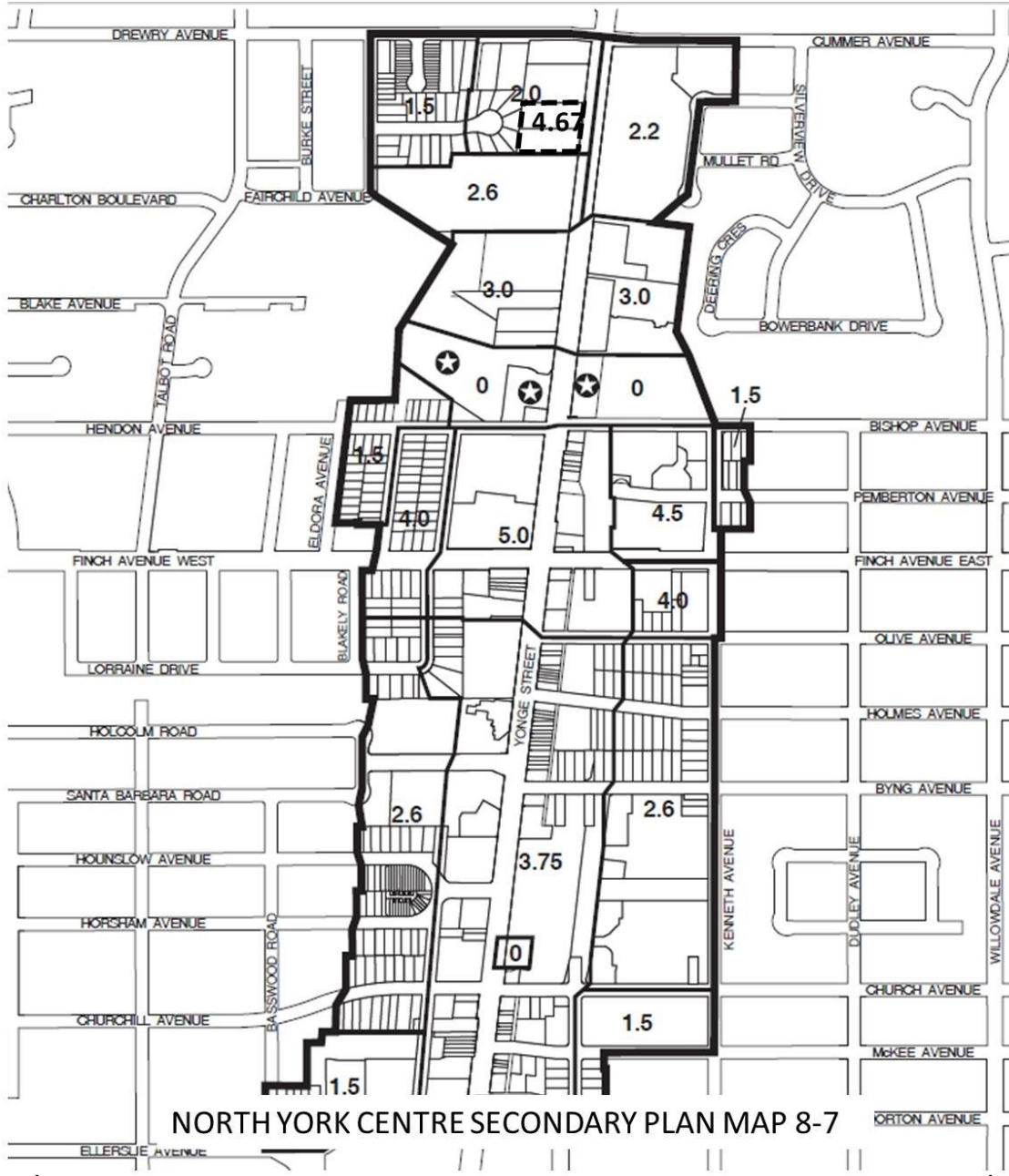
The Official Plan of the City of Toronto is amended as follows:

1. Chapter Six, Section 8 (North York Centre Secondary Plan) is amended by adding a new site specific policy to Section 13, North York Centre North Site Specific Policies for the lands known municipally in the year 2019 as 5840, 5868 and 5870 Yonge Street, as follows:

SASP 17 - 5840, 5868 and 5870 Yonge Street

- (a) Despite Section 3.3, the gross floor area of the following facilities on the lands shown as 17 on Map 8-13 may also be exempted from the calculation of density and will be considered as density incentives:
  - i. retail uses and commercial floor space accessible from the street;
  - ii. below grade accessory functions of an automobile dealership such as service bays and storage areas for new vehicles;
  - iii. bicycle parking spaces on the mezzanine level to a maximum of 174 square metres;
  - iv. a bicycle repair room to a maximum of 10 square metres;
  - v. private recreational use to a maximum of 1.5 square metres per unit; and
  - vi. a 3 metre pedestrian walkway that is publicly accessible along the south property line to a maximum of 291 square metres.
- (b) A transfer of residential density from the lands conveyed to the City for public parks purposes, to a maximum of 734 square metres. Despite Section 6.5 (b)(iii) and (iv), all density attributed to the park will be conveyed to the development site.
- (c) Pursuant to Section 5.4.2 of this Secondary Plan, a point tower with a maximum building height of 103.7 metres exclusive of mechanical penthouse is permitted on the lands as identified on Map 8-8a.
- (d) The lands are designated *Mixed Use Area G* and are assigned a maximum density of 4.67 times the area of the Lands plus available density incentives and density transfers. Any road and transit requirements associated with development on the lands in order to achieve their planned density and uses will be prescribed by the traffic certification as required in Section 4.8.

- (e) The density from any part of the lands acquired by the City will remain on the balance of the lands without transfer. Despite the *Mixed Use Area G* designation, the total commercial space will not exceed 3,476 square metres of non-residential space on the lands,
  - (f) Despite Section 6.7(b) and (d), rooftop podium recreational space may be included in the calculation of the private outdoor recreational space requirement.
2. Maps 8-7, 8-8a and 8-13 of the North York Centre Secondary Plan are amended for the lands municipally known as 5840, 5868 and 5870 Yonge Street in the year 2022 as shown on attached Schedules 1, 2 and 3.



NORTH YORK CENTRE SECONDARY PLAN MAP 8-7



Schedule 1

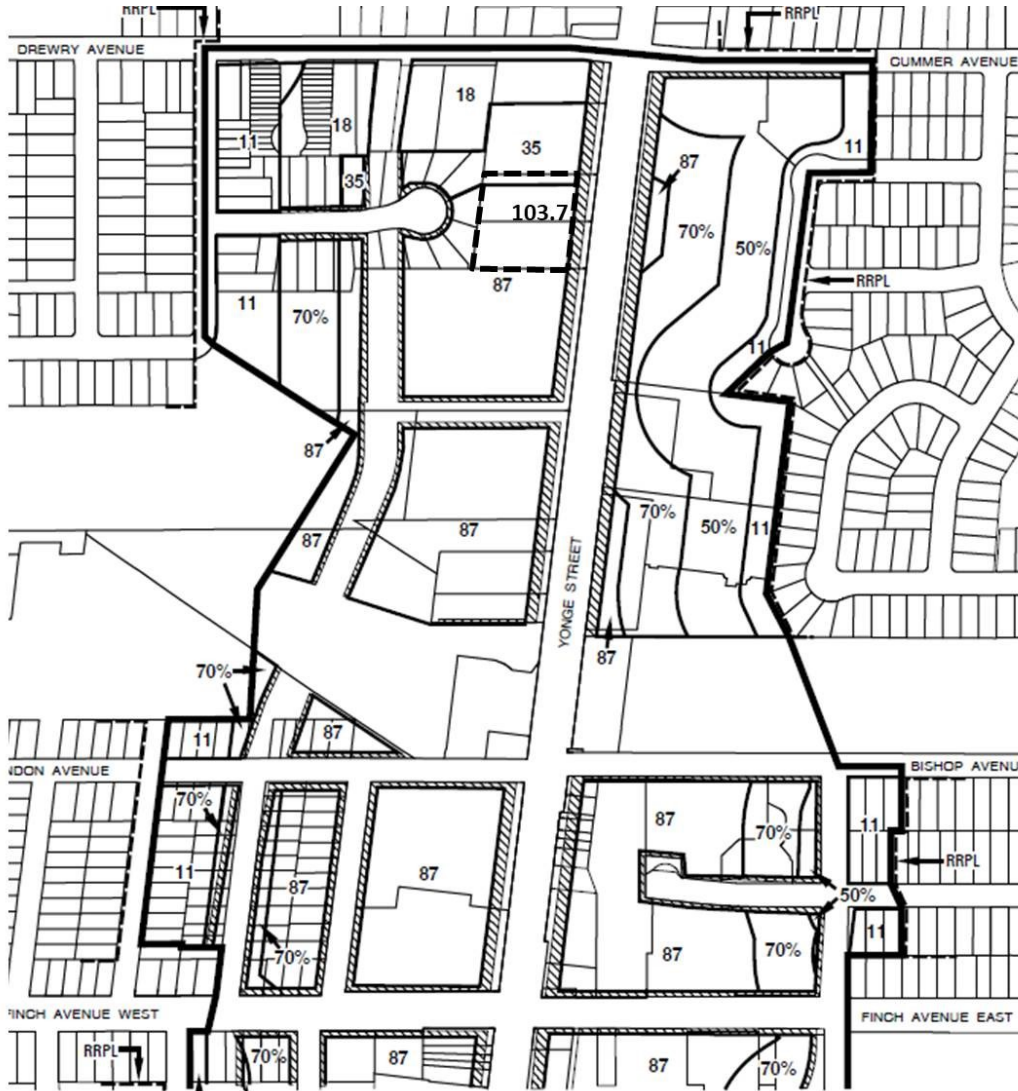
Part of Lot 22, Concession WYS, City of Toronto  
Tom Senkus, O.L.S.

Date: 1/24/2019  
Approved by:



File #16 109561 NNY 23 OZ





NORTH YORK CENTRE SECONDARY PLAN MAP 8-8a



Schedule 2

Part of Lot 22, Concession 1, WYS, City of Toronto  
Tom Senkus O.L.S.

File #16 109561 NNY 23 OZ

Date: 1/24/2019  
Approved by:





North York Centre Secondary Plan

MAP 8-13 North York Centre North 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 13.

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



Schedule 3

Part of Lot 22, Concession WYS, City of Toronto  
Tom Senkus, O.L.S.

Date: 1/24/2019  
Approved by:

SUBJECT SITE

File #16 109561 NNY 23  
OZ

Not to Scale