

Authority: Toronto and East York Community Council
Item TE8.2, adopted as amended, by City of Toronto
Council on November 8 and 9, 2023
City Council voted in favour of this by-law on
November 9, 2023
Written approval of this by-law was given by Mayoral
Decision 23-2023 dated November 9, 2023

CITY OF TORONTO

BY-LAW 1163-2023

To adopt Amendment 694 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2022 as 214–224 Merton Street.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 694 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on November 9, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 694 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS 214-224 MERTON STREET

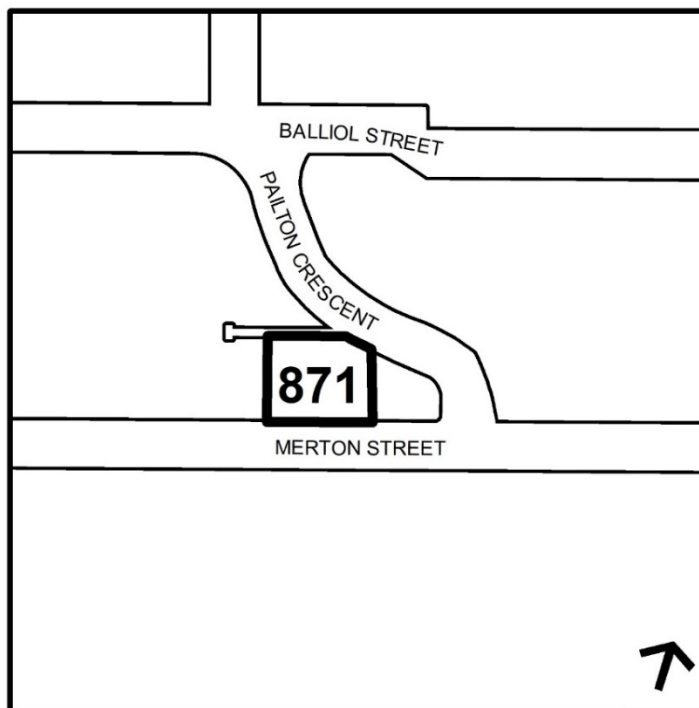
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Map 21-4, Land Use Plan, is amended by redesignating the lands known municipally in the year 2022 as 214-224 Merton Street from Mixed Use Areas 'B' to Mixed Use Areas 'C'. as shown in Schedule A.
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 871 for the lands municipally known in 2022 as 214-224 Merton Street, as follows:

871. 214-224 Merton Street

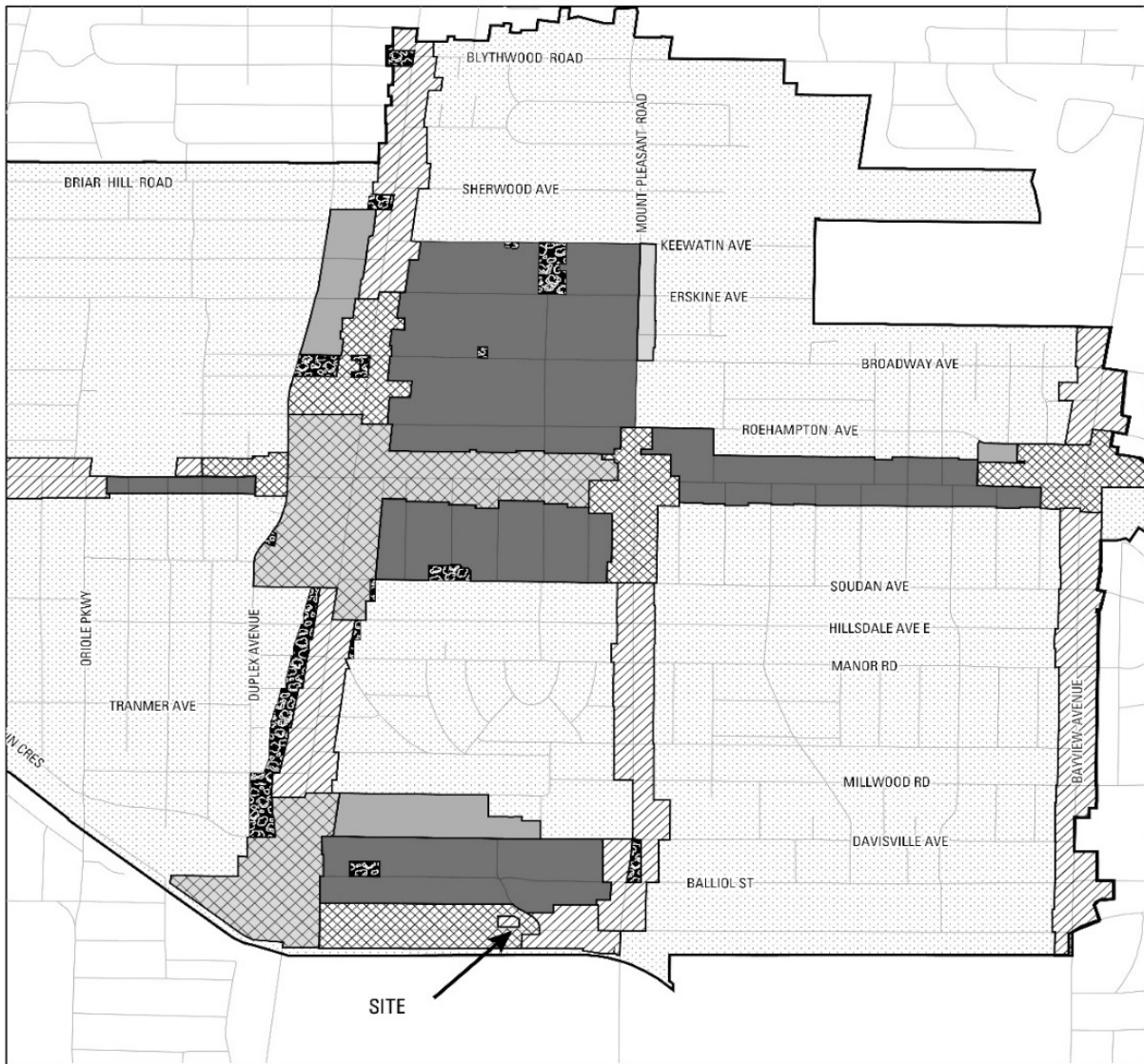
New development is required to provide:

- (i) non-residential uses at ground level;
- (ii) on or off-site parkland dedication; and
- (iii) mid-block connections in the form of pedestrian pathways



3. Chapter 7, Map 28, Site and Area Specific Policies, is revised to add the lands known municipally in 2022 as 214-224 Merton Street shown on the map above as Site and Area Specific Policy 871.

Schedule A



Yonge - Eglinton Secondary Plan
MAP 21-4 Land Use Plan

214-224 Merton Street

File # 22 139701 STE 12 0Z

Location of Application

Secondary Plan Boundary

Mixed Use Areas "A"

Mixed Use Areas "B"

Mixed Use Areas "C"

Apartment Neighbourhoods

Neighbourhoods "A"

Neighbourhoods "B"

Parks and Open Space Areas - Parks

Land Use Designations per the Official Plan



09/29/2023