

Authority: Toronto and East York Community Council
Item TE9.13, as adopted by City of Toronto Council on
December 13, 14 and 15, 2023
City Council voted in favour of this by-law on
December 15, 2023
Written approval of this by-law was given by Mayoral
Decision 30-2023 dated December 15, 2023

CITY OF TORONTO

BY-LAW 1251-2023

To adopt Amendment 408 to the Official Plan for the former City of Toronto respecting the lands municipally known in the year 2022 as 1-7 Yonge 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 408 to Official Plan Amendment is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on December 15, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**AMENDMENT 408 TO THE OFFICIAL PLAN FOR THE FORMER CITY OF
TORONTO**

LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS 1-7 YONGE STREET

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

1. Schedule 1, Paragraph P55 1-7 YONGE STREET – SITE AND AREA SPECIFIC POLICY, is amended by deleting Policy 6.5.2 and replacing it with the following:

The maximum height of base buildings will be generally in accordance with Map J7. The minimum base building height is 11 metres.

2. Schedule 1, Paragraph P55 1-7 YONGE STREET – SITE AND AREA SPECIFIC POLICY, is amended by deleting Policy 6.5.11 and replacing it with the following:

The maximum net density (after road and other required conveyances) for 1-7 Yonge Street is 18 times the net property area, subject to confirmation from the Lower Yonge Municipal Class Environmental Assessment, which will complete an assessment of the transportation network's capability to accommodate this density.

Should the Lower Yonge Municipal Class Environmental Assessment result in a net site area which is reduced in such a manner that the density set out herein is exceeded by the density set out in By-law 249-2020, as amended, then for the purposes of this policy, the density set out in By-law 249-2020 shall prevail and shall be deemed to conform with this policy.

3. Schedule 1, Paragraph P55 1-7 YONGE STREET – SITE AND AREA SPECIFIC POLICY, is amended by deleting Policy 6.5.13 and replacing it with the following:

- a) Block 1 on Map J2: 262,400 square metres
- b) Block 2 on Map J2: 147,600 square metres

Provided the maximum net density for the entirety of the lands remains at 18 times the net property area, as detailed in section 6.5.11; and, the maximum building heights permitted in section 6.5.14 are not exceeded without any deviation, then the maximum gross floor area for Block 1, as noted above, may be increased by a maximum of 4,000 m² for below-grade non-residential gross floor area only. Any increase to Block 1 for non-residential gross floor area, up to a maximum of 4,000 m², will result in the equal decrease to permitted gross floor area on Block 2. This permission is deemed to meet the intent of this plan, only if sections 6.5.11 and 6.5.14 of this plan are fully adhered to.

4. Schedule 1, Paragraph P55 1-7 YONGE STREET – SITE AND AREA SPECIFIC POLICY, is amended by deleting Policy 6.5.14 a) and b) and replacing it with the following:
- a) mixed-use Building 1 (west side of Block 1 abutting Yonge Street): 105 storeys (327.0 metres; 340.0 metres including mechanical penthouse);
 - b) mixed-use Building 2 (northeast corner of Block 1): 92 storeys (289 metres; 302 metres including mechanical penthouse);