

Authority: Toronto and East York Community Council
Item TE4.11, as adopted by City of Toronto Council on
May 10, 11, and 12, 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 1295-2023

To adopt Amendment 651 to the Official Plan for the City of Toronto with respect to the lands municipally known in the year 2022 as 40-50 Tullis Drive.

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 651 to the Official Plan 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 651 TO THE OFFICIAL PLAN**40-50 Tullis Drive**

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

1. Map 17, Land Use Plan, is amended by redesignating lands known municipally in the year 2022 as 40-50 Tullis Drive from Neighbourhoods to Mixed Use Areas, in accordance with Schedule A.
2. Map 21-2, Midtown Character Areas, Yonge-Eglinton Secondary Plan is amended by adding lands known municipally in the year 2022 as 40-50 Tullis Drive to the Yonge Street South Character Area, in accordance with Schedule B.
3. Map 21-4 Land Use Plan, Yonge-Eglinton Secondary Plan is amended by redesignating lands known municipally in the year 2022 as 40-50 Tullis Drive from Neighbourhoods to Mixed Use Areas 'C', in accordance with Schedule C.

Schedule A



Official Plan Amendment #651

Proposed revisions to Land Use Map 17 to redesignate lands from Neighbourhoods to Mixed Use Areas

**2039-2049 Yonge St &
40-50 Tullis Drive**

File # 21 242724 STE 12 0Z

-  Subject Site
-  Mixed Use Areas
-  Parks
-  Neighbourhoods



Not to Scale
12/07/2023

Schedule B



Yonge-Eglinton Secondary Plan

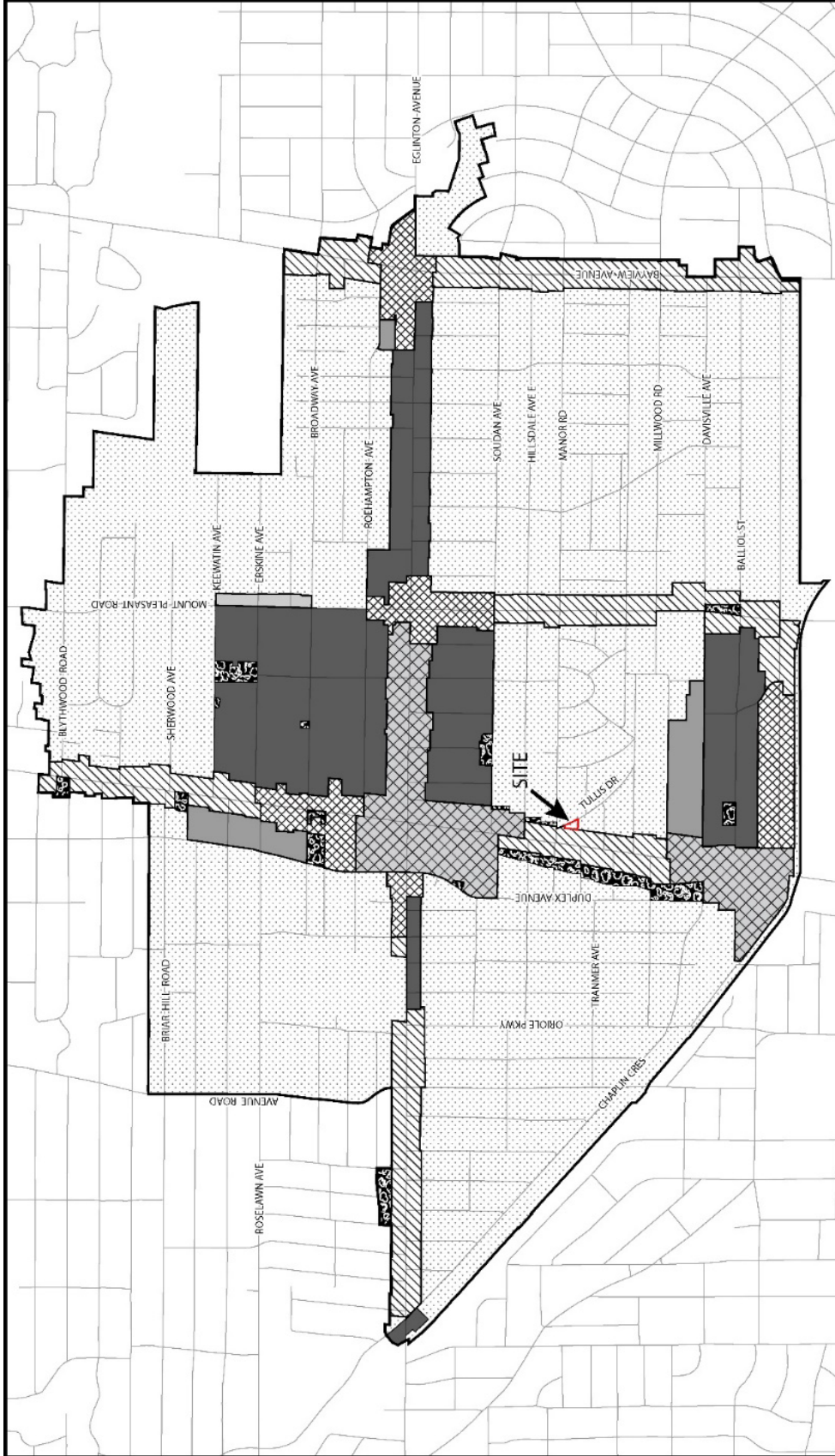
MAP 21-2 Midtown Character Areas



- Secondary Plan Boundary**
- Apartment High Streets
- Apartment Neighbourhoods
 - B1 Erskine and Keewatin
 - B2 Redpath Park Street Loop
 - B3 Soudan
 - B4 Davisville
- Villages
 - C1 Eglinton Way
 - C2 Yonge Street North
 - C3 Yonge Street South
 - C4 Mount Pleasant South
 - C5 Bayview-Leaside
- Land added to Yonge Street South
- Cores**
 - D1 Yonge-Eglinton Crossroads
 - D2 Davisville Station
 - D3 Mount Pleasant Station
 - D4 Bayview Focus Area
- Special Places**
 - E1 Eglinton Greenline
 - E2 Montgomery Square
 - E3 Henning
 - E4 Davisville Community Street
 - E5 Merton Street
- Not to Scale

Extracted December 7, 2023

Schedule C



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

- 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
 - Lands to be redesignated from Neighbourhoods to Mixed Use Areas "C"
- Not to Scale
- Extracted December 7, 2023