

Authority: Toronto and East York Community Council
Item TE8.5, as adopted by City of Toronto Council on
November 8 and 9, 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 1327-2023

To adopt Amendment 684 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2022 as 475 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 684 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 684 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS 475 YONGE STREET

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

1. Map 18, Land Use Plan, is amended by re-designating a portion of the lands municipally known as 475 Yonge Street from *Mixed Use Areas* to *Parks*, as shown on Schedule A.
2. Chapter 7, Site and Area Specific Policies, is amended by amending Site and Area Specific Policy 382 as follows:
 - a. Adding new Policy 5.3.11 to Section 5.3 Yonge Street Character Area:

'5.3.11 On the lands known municipally in 2022 as 475 Yonge Street, two mixed-use buildings with maximum building heights of 247.5 metres and 256.3 metres (inclusive of the mechanical penthouse) and with maximum street wall heights of 27.7 metres and 24.3 metres respectively, are permitted, provided a minimum setback of 10 metres is provided from the Yonge Street frontage property line to the tower portions of both buildings.

Despite Policy 6.2.9, development at 475 Yonge Street shall not cast new net shadow on Dr. Lillian McGregor Park between the hours of 11:30 a.m. to 4:00 p.m. on March 21st and September 21st.'

Schedule A



Official Plan Amendment #684

Proposed revisions to Land Use Map18 to redesignate lands from Mixed Use Area to Parks

475 Yonge Street

File #21 214165 STE 13 0Z

-  Subject Site
-  Mixed Use Areas
-  Parks



09/20/2023