

Authority: North York Community Council, Item NY9.10,
adopted as amended, by City of Toronto Council on
December 13, 14 and 15, 2023
City Council voted in favour of this by-law on February 7,
2024
Written approval of this by-law was given by Mayoral
Decision 2-2024 dated February 7, 2024

CITY OF TORONTO

BY-LAW 146-2024

To adopt Official Plan Amendment 691, being an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2022 as 5294 to 5304 and 5306 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 691 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on February 7, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 691 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS 5294 TO 5304 AND 5306
YONGE STREET**

Chapter 6, Section 8 (North York Centre Secondary Plan) is amended by modifying Section 12, North York Centre South Site Specific Policies, by amending it as follows:

Clause 1:

Section 13.19(b) is deleted and replaced with the following:

Pursuant to Section 5.4.2 of this Secondary Plan, a maximum building height of 135 metres, exclusive of the mechanical penthouse, is permitted on the Lands.

Clause 2:

Section 13.19(c) is deleted and replaced with the following:

Notwithstanding the definition of Gross Floor Area in Section 3.1, the gross floor area of the building also excludes exit stairwells.

Clause 3:

Section 13.19(d) is deleted and replaced with the following:

Notwithstanding the Density Limits prescribed in Section 3.2, a maximum of 28,950 square metres of gross floor area is allowed on the Lands, provided a minimum of 430 square metres of retail gross floor area is provided.

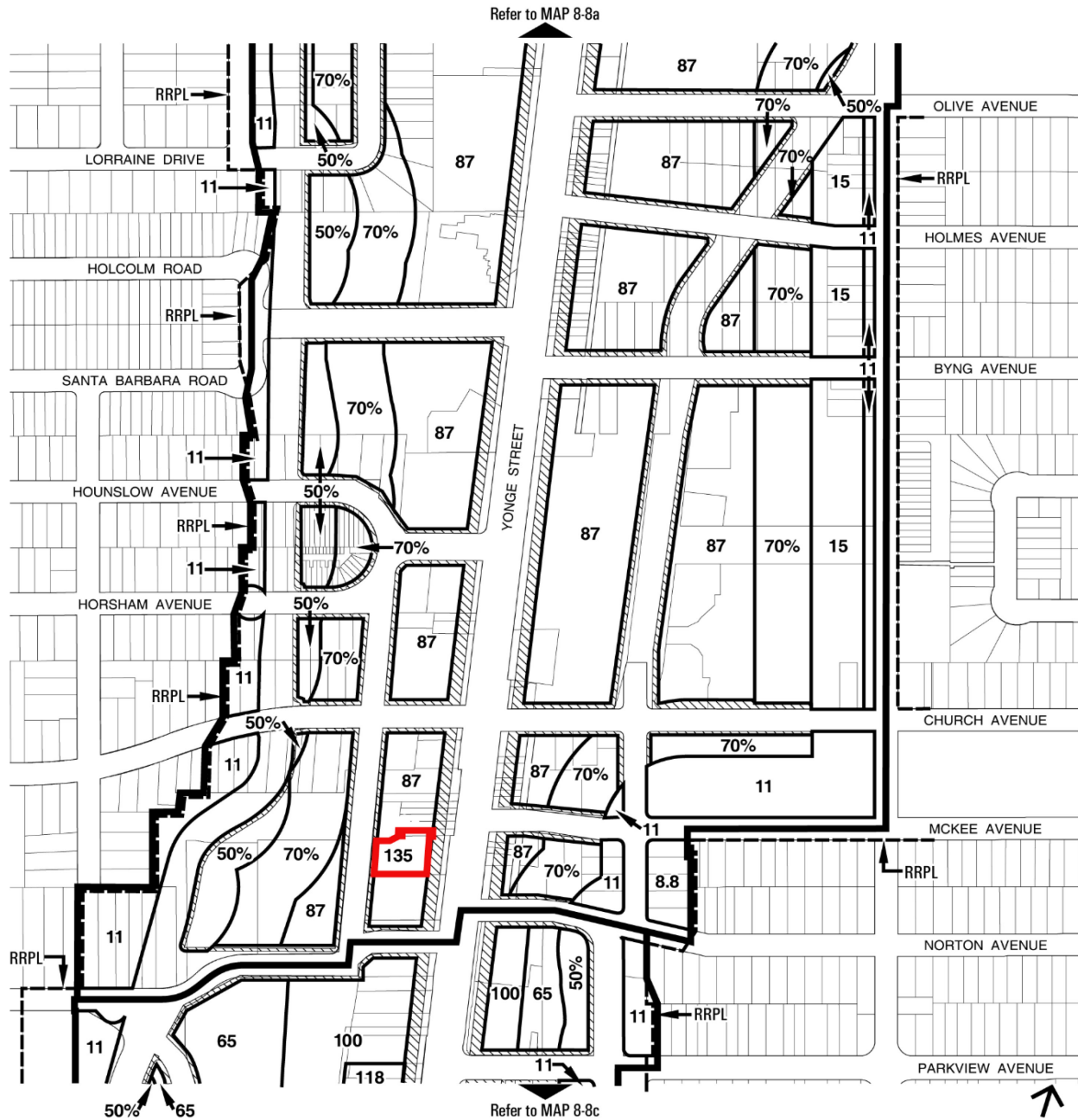
Clause 4:

Map 8-8b entitled "Maximum Height Limits" is amended with respect to the lands shown in heavy outline on Schedule "1" attached.

Clause 5:

Figure 4.3.1 entitled "Long Range Development Levels" is amended to increase the North York Centre North Residential Gross Floor Area (and relevant totals) by 18,029 square metres.

Schedule 1



North York Centre Secondary Plan

MAP 8-8b Maximum Height Limits

- Secondary Plan Boundary
- 8.8 The Lesser of 8.8m or 2 Storeys
- 11 The Lesser of 11m or 3 Storeys
- 15 The Lesser of 15m or 4 Storeys
- 65 Maximum 65m Above Grade
- 87 Maximum 87m Above Grade
- 100 Maximum 100m Above Grade
- 50% Maximum 50% Horizontal Distance from RRPL
- 70% Maximum 70% Horizontal Distance from RRPL
- Street Facade Limit as per Section 5.3 of this Secondary Plan

- Relevant Residential Property Line (RRPL)
- Subject Site



November 2015