

Authority: Toronto and East York Community Council
Item TE11.5, as adopted by City of Toronto Council on
March 20 and 21, 2024
City Council voted in favour of this by-law on March 21,
2024
Written approval of this by-law was given by Mayoral
Decision 9-2024 dated March 22, 2024

CITY OF TORONTO

BY-LAW 280-2024

To adopt Amendment 713 to the Official plan for the City of Toronto with respect to the lands municipally known in the year 2023 as 2161 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 713 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on March 22, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 713 TO THE OFFICIAL PLAN

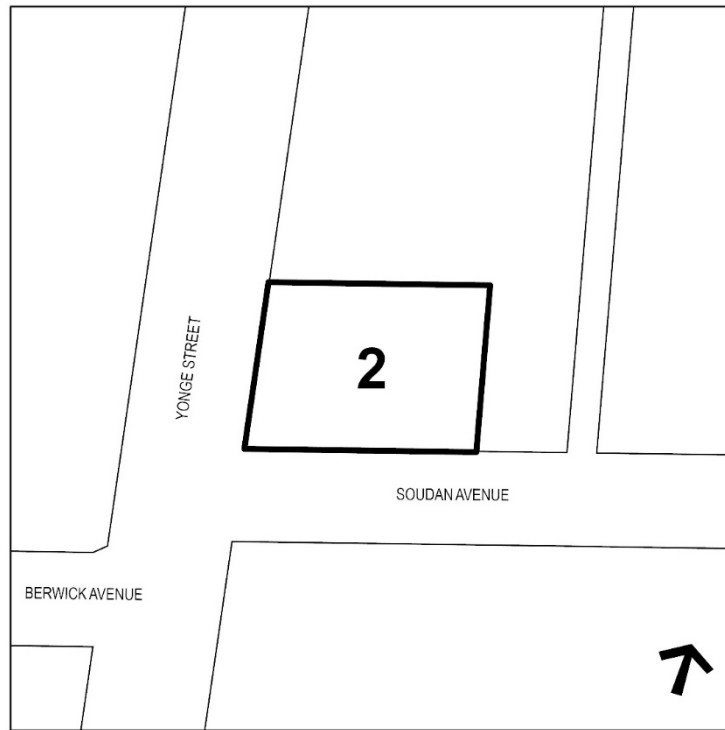
LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS 2161 YONGE STREET

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

1. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan is amended by adding a new Site and Area Specific Policy 2 for the lands municipally known in 2023 as 2161 Yonge Street as follows:

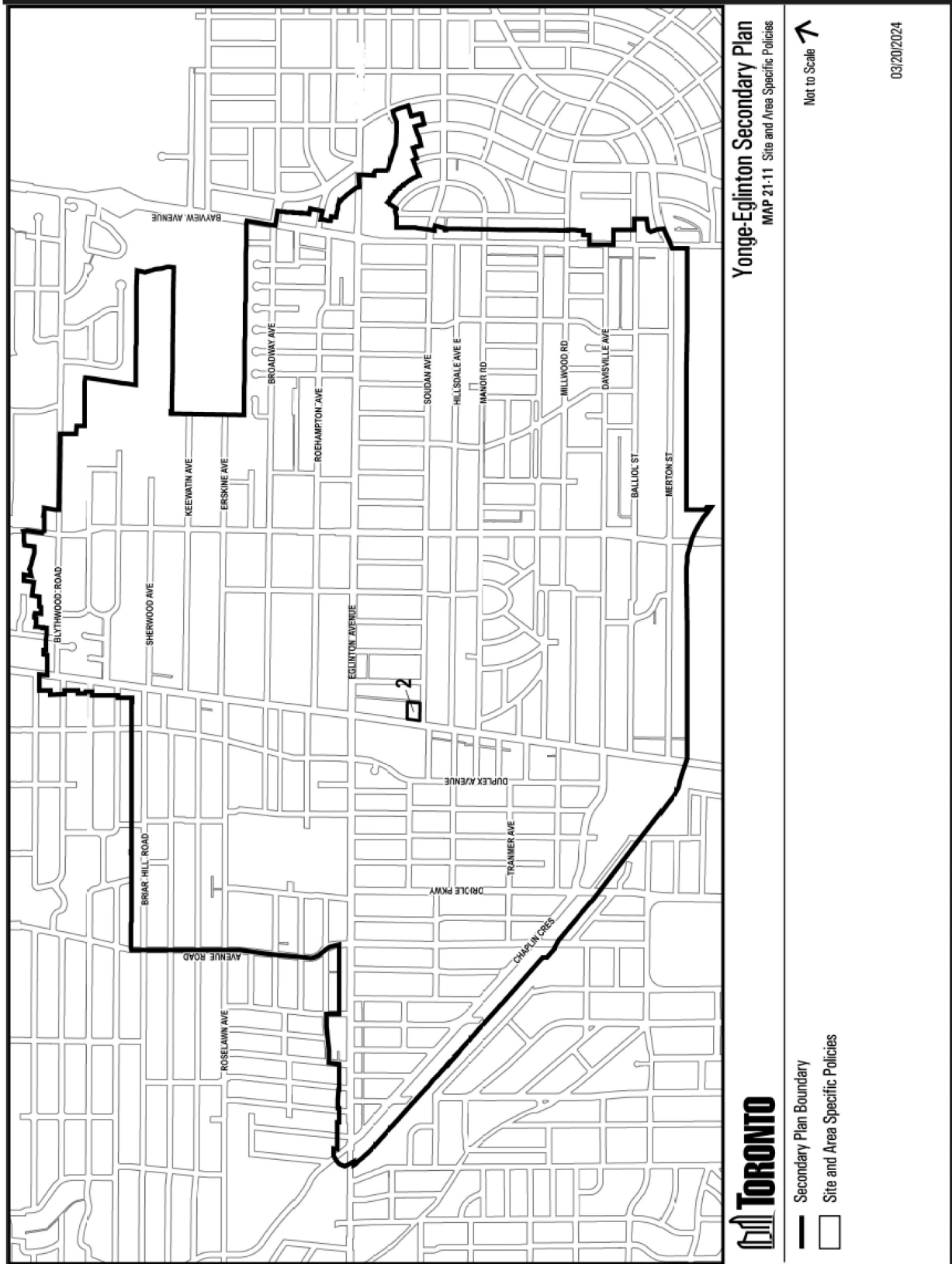
"2. 2161 Yonge Street

- a. Notwithstanding Policy 2.5.4 of this Secondary Plan, any tall building development on the site will include a minimum of 4,000 square metres of office replacement (which may include, but is not limited to, medical office / hospital uses).
- b. The City of Toronto may include provisions in any implementing instrument for such tall building that facilitate the home occupation use of dwelling units located on floors 2 to 6 of the building as set out in 2.c. of this Site and Area Specific Policy.
- c. Where such dwelling units are provided:
 - i. the home occupation permissions may include expanded permissions and a range of commercial uses that are not an obnoxious use as defined by By-law 569-2013, as amended;
 - ii. the relevant floor plans shall illustrate the location of an area for non-residential use within each dwelling unit; and
- d. The building shall provide a minimum of 100 square metres cumulatively of shared non-residential space, on floors 2 - 6, that:
 - i. is for the use of both the dwelling units and office uses located on floors 2 to 6;
 - ii. is accessible to each dwelling unit on floors 2 to 6;
 - iii. may include, among other things, a meeting room or lounge area; and
- e. The building shall provide, to the dwelling units located on floors 2 to 6, access to both residential and office elevators, stair, lobbies and corridors.



2. Chapter 6, Section 21, Yonge and Eglinton Secondary Plan, Map 21-11: Site and Area Specific Policies, is amended to show for the lands municipally known in 2023 as 2161 Yonge Street as Site and Area Specific Policy 2, as shown on Schedule 1.

Schedule 1



Yonge-Eglinton Secondary Plan
 MAP 21-11 Site and Area Specific Policies



- Secondary Plan Boundary
- Site and Area Specific Policies

North to Scale

03/20/2024