

Authority: North York Community Council Item NY25.10,
adopted as amended by City of Toronto Council on July 23
and 24, 2025
City Council voted in favour of this by-law on July 24,
2025
Written approval of this by-law was given by Mayoral
Decision 11-2025 dated July 24, 2025

CITY OF TORONTO

BY-LAW 856-2025

To adopt Amendment 837 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2024 as 5799 to 5915 Yonge Street, and 45 and 53 Cummer Avenue.

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 837 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on July 24, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**AMENDMENT 837 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 5799 TO 5915 YONGE
STREET AND 45 AND 53 CUMMER AVENUE**

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

1. Chapter 6, Section 8, North York Centre Secondary Plan, Section 13.6, North York Centre North Site Specific Policies, is amended by deleting and replacing Policy (h)(ix) so that it reads as follows:
 - (ix) a minimum of 10,000 square metres of gross floor area to be used for non-residential and ancillary uses;
2. Chapter 6, Section 8, North York Centre Secondary Plan, Section 13.6, North York Centre North Site Specific Policies, is amended by deleting and replacing Policy (j) so that it reads as follows
 - (j) Despite any other provision of the Plan and this Secondary Plan, provided that at least 10,000 square metres of gross floor area for non-residential and ancillary uses is provided on the lands, all such gross floor area will be exempted from the calculation of any increase in density that may apply to the third and most northerly phase of development in, future pursuant to subsection (h).