

PUBLIC ATTACHMENT 2

Authority: Ontario Land Tribunal Order issued on ~ in Tribunal File OLT-22-002502, OLT 22-004189 and OLT 22-004696

CITY OF TORONTO

BY-LAW No. XXXX-2023(OLT)

To adopt Amendment No. XXX to the Official Plan of the City of Toronto with respect to lands municipally known in the year 2021 as 409 - 415 Yonge Street and 9 and 17 McGill Street, 399-405 Yonge Street and 20 Gerrard Street East

WHEREAS authority is given to Council by Section 17 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS the 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 hereby enacts as follows:

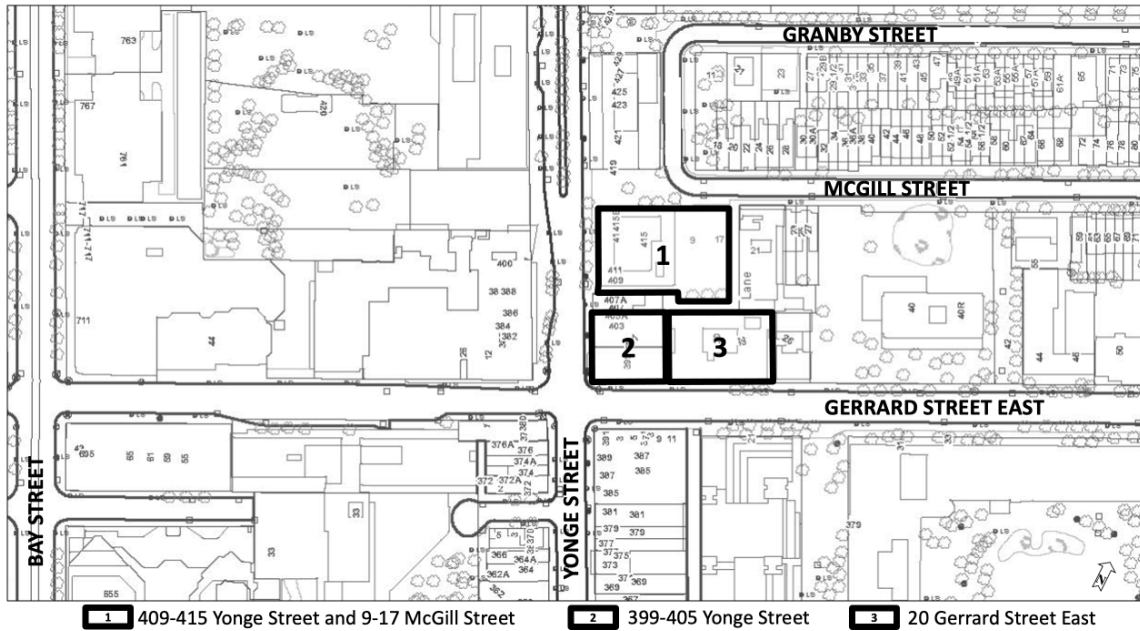
1. The attached Amendment No. XXX to the Official Plan is hereby adopted pursuant to the *Planning Act*, R.S.O. 1990, c P.13, as amended.

Pursuant to Decision/Order of the Local Planning Appeal Tribunal issued on ~ and ~ in Tribunal File OLT-22-002502, OLT 22-004189 and OLT 22-004696.

AMENDMENT NO. XXX TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS 409 - 415 YONGE STREET
AND 9 AND 17 MCGILL STREET, 399-405 YONGE STREET AND 20 GERRARD
STREET EAST**

The following text and map constitute Amendment No. XXX to the City of Toronto Official Plan.



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

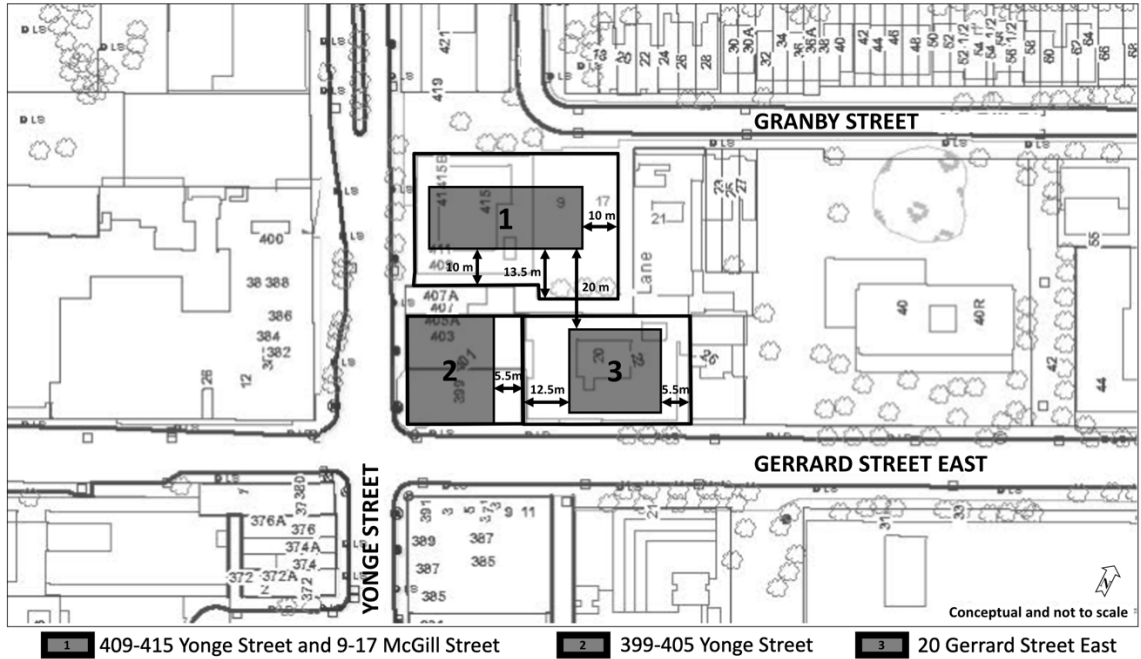
1. Map 18, Land Use Plan is hereby amended by redesignating the lands known municipally in the year 2021 as 409 - 415 Yonge Street and 9 and 17 McGill Street from *Parks* to *Mixed Use Areas*, as shown on the attached Schedule 1.
2. Chapter 6, Section 41, Downtown Plan, Maps 41-3 and 41-3-C is amended by designating the lands known municipally in the year 2021 as 409 - 415 Yonge Street and 9 and 17 McGill Street as *Mixed Use Areas 2 – Intermediate*, as shown on the attached Schedule 2 and Schedule 3.
3. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. XXX for the lands known municipally in the year 2021 as 409-415 Yonge Street and 9 and 17 McGill Street, 399-405 Yonge Street and 20 Gerrard Street East, as follows:

XXX. 409-415 Yonge Street and 9 and 17 McGill Street, 399-405 Yonge Street and 20 Gerrard Street East

On the lands known municipally as 399-405 Yonge Street, a mixed-use tower is permitted having an easterly minimum tower setback at 5.5 metres and on the lands known municipally as 20 Gerrard Street East, a future tower may be permitted having an easterly

minimum tower setback of 5.5 metres and a westerly tower setback of 12.5 metres, subject to any future tower proposal on the 20 Gerrard Street East lands requiring a zoning by-law amendment application that will be subject to all applicable municipal and provincial policies (including, without limitation, policies pertaining to heritage conservation). The minimum tower separation between the tower permitted on 409-415 Yonge Street and 9 and 17 McGill Street and the future tower which may be permitted on the 20 Gerrard Street East lands is 20 metres.

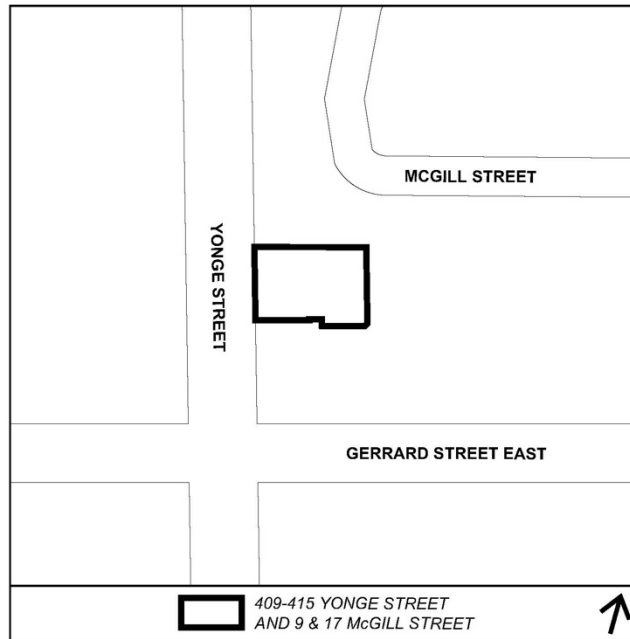
The minimum required tower setbacks are shown on the diagram below:



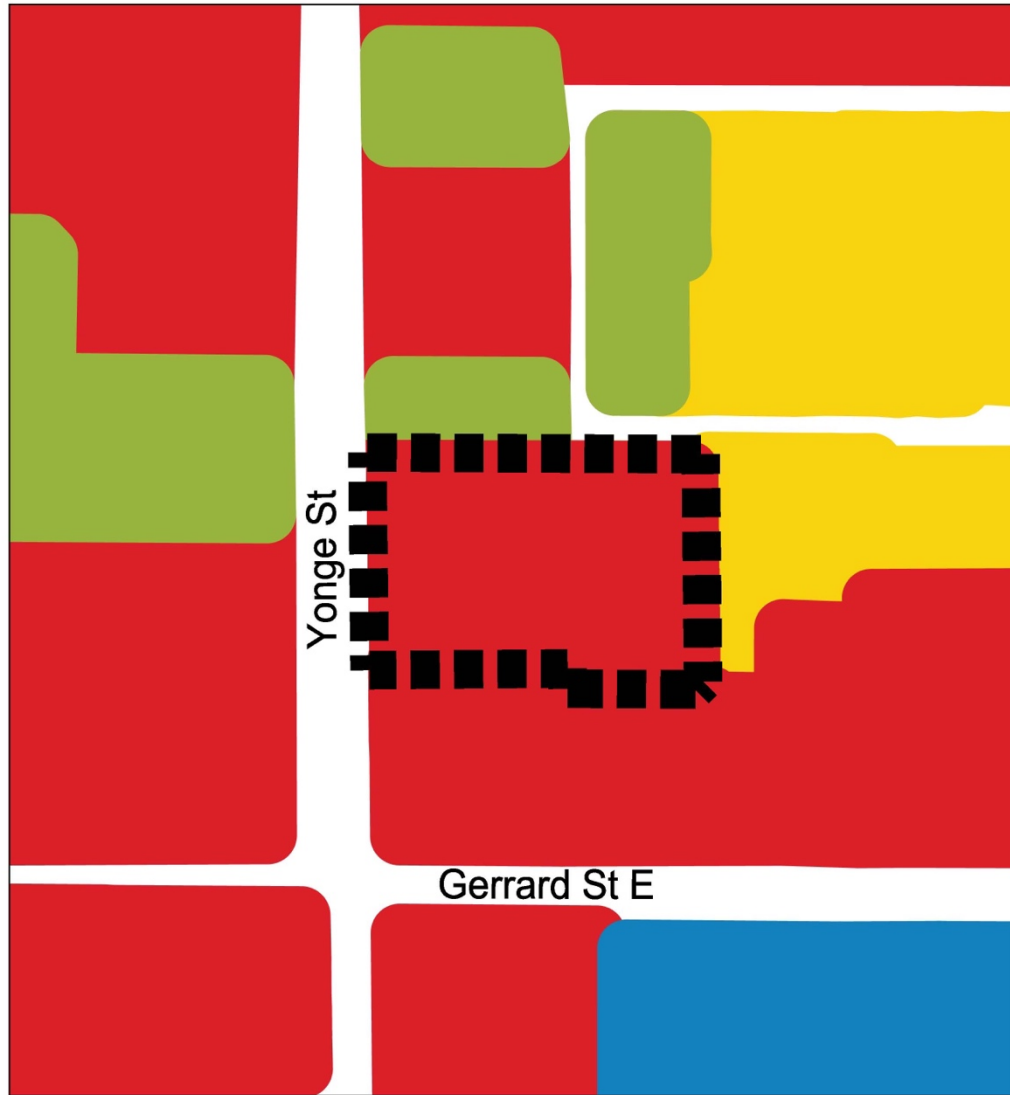
4. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. XXX for the lands known municipally in the year 2021 as 409 - 415 Yonge Street and 9 and 17 McGill Street, as follows:

XXX. 409 - 415 Yonge Street and 9 and 17 McGill Street

A 69-storey mixed use building is permitted.



Schedule 1





 **TORONTO**
Official Plan Amendment





Site Location : Lands to be redesignated from Mixed Use Areas and Parks to Mixed Use Areas

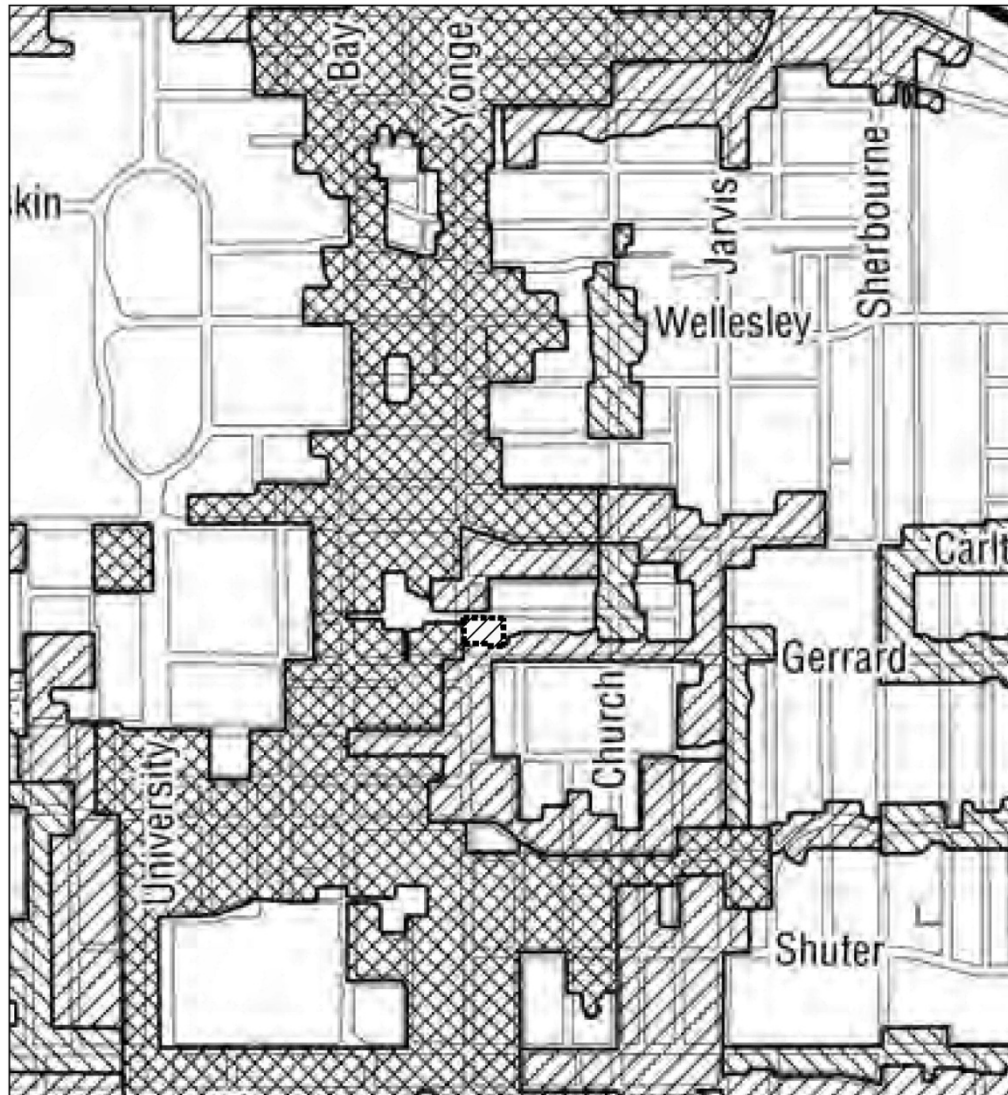


Not to Scale

-  Neighbourhoods
-  Mixed Use Areas

-  Parks
-  Institutional Areas

Schedule 2



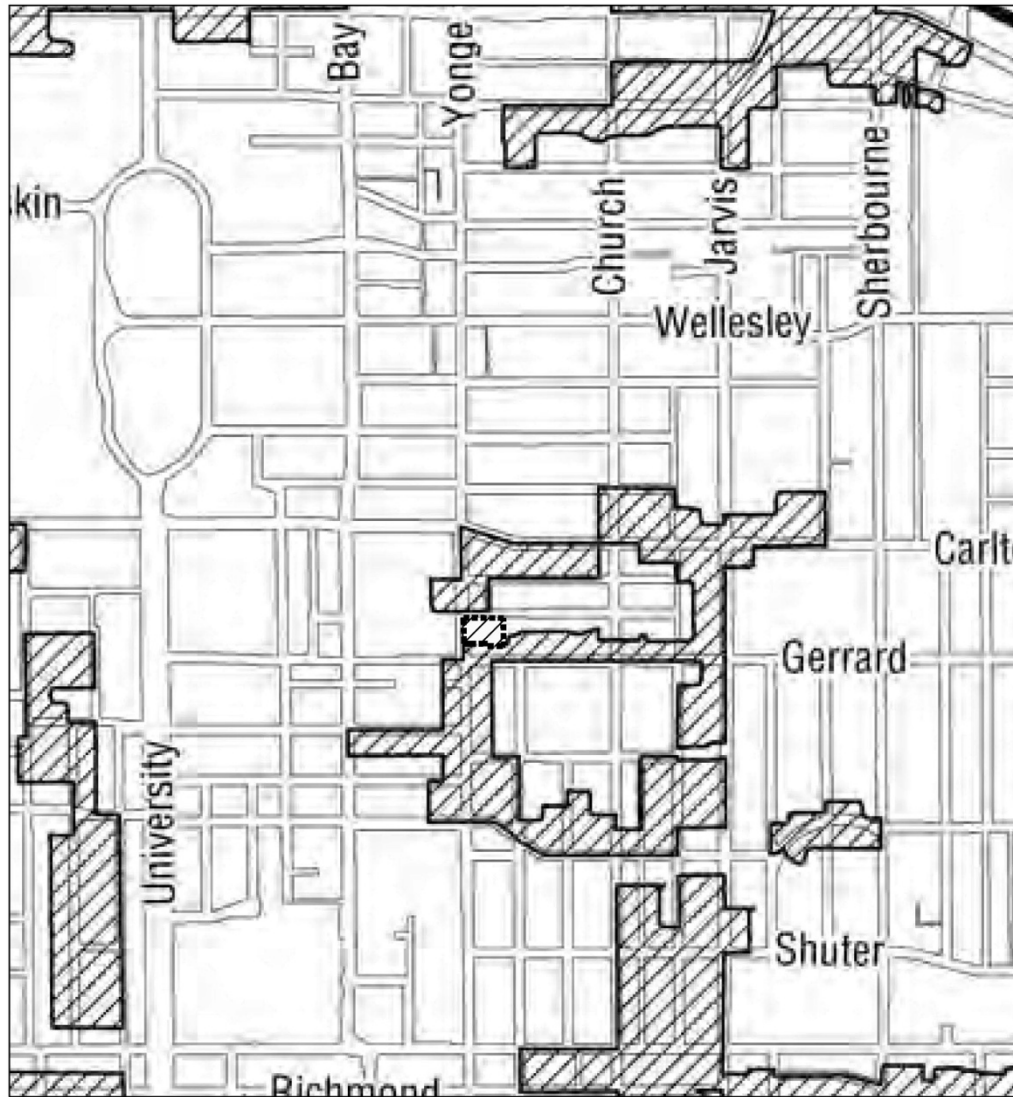
 **TORONTO**
Official Plan Amendment

 Site Location : Lands to be redesignated to Mixed Use Areas 2 - Intermediate

-  Mixed Use Areas 1 - Growth
-  Mixed Use Areas 2 - Intermediate
-  Mixed Use Areas 3 - Main Street
-  Mixed Use Areas 4 - Local


Not to Scale

Schedule 3



Official Plan Amendment



Site Location : Lands to be redesignated to Mixed Use Areas 2 - Intermediate



Mixed Use Areas 2 - Intermediate



Not to Scale