

Authority: Local Planning Appeal Tribunal Decision
issued on May 13, 2019 and on June 3, 2019 and Order(s) effective on December 1, 2020 in Case
PL170562

CITY OF TORONTO

BY-LAW 1112-2020(LPAT)

To adopt an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2018, as 4800 Yonge Street.

Whereas the Local Planning Appeal Tribunal pursuant to its Decision issued on May 13, 2019 and on June 3, 2019 and Order(s) effective on December 1, 2020 in Case PL170562 upon hearing an appeal under Section 17(40) of the Planning Act, R.S.O. 1990, c. P.13, as amended, deems it advisable to amend the Official Plan for the City of Toronto;

The Official Plan for the City Toronto is amended by the Local Planning Appeal Tribunal:

1. The text and maps attached are adopted as an amendment to the Official Plan for the City of Toronto.
2. This is Official Plan Amendment 462.

Local Planning Appeal Tribunal Decision issued on May 13, 2019 and Order(s) effective on December 1, 2020 in Case PL170562.

AMENDMENT 462 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2018 AS 4800 YONGE STREET

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

1. Chapter 6, Section 8 (North York Centre Secondary Plan) is amended by adding the following subsection to Section 12, Site and Area Specific Policies:

33. Lands located West of Yonge Street, North of Bogert Avenue and including Albert Standing Park and the Beecroft Avenue Right-of- Way (33 on Map 8-12)

1. The above lands will be developed in such a manner that the overall development on all the lands shown on Map 8-12 as 33, which includes 4800 Yonge Street, 25 Sheppard Avenue West, the Beecroft Avenue right-of-way and Albert Standing Park, will not exceed a density of 5.4 times the lot area (14,639 square metres).

The density of 5.4 times the area of the lot includes available density incentives in Section 3.3.

2. 4800 Yonge Street

Pursuant to Section 37 of the Planning Act, the following facilities, services and/or matters are to be secured: street related retail and service commercial uses on Yonge Street; the transfer of density from the Albert Standing Park and Beecroft ROW; bicycle parking; bicycle shower and change facilities provided for commercial uses; indoor amenity; pedestrian connection to the subway station; 1640 square metres right of way conveyance; 579 square metres right of way conveyance; and, affordable rental housing;

Despite the *Mixed Use Area A* policies applying to the lands at 4800 Yonge Street, by-laws may be enacted to permit a mixed-use commercial and residential project consisting of:

- i. a total gross floor area not exceeding 50,700 square metres of gross floor area including incentives;
- ii. non-residential component of minimum 13,100 square metres of gross floor area, of which 12,500 square metres is office uses which may include up to 100 square metres of TTC connection floor area;
- iii. residential gross floor area not exceeding 35,000 square metres;

- iv. Except for a residential lobby and other supportive residential uses, the first six floors of the building will be restricted to non-residential uses;
- v. Despite the provisions of Policy 3.3 and Figure 3.3.1, a Zoning By-law for this site may permit the provision of Affordable Housing Units as a Density Incentive.
- vi. Despite the provisions of Policy 3.3 and specifically Figure 3.3.1, bicycle parking incentives will be permitted for bicycle parking spaces located on the P1 level and the 1st Floor Mezzanine level;
- vii. Despite the Prime Frontage Area along Sheppard Avenue and Bogert Avenue shown on Map 8-2 and the provisions of Policies 1.15, 1.16, 2.1.3, 5.3.3(c) street related retail and service commercial uses are not required to be provided along Sheppard Avenue and Bogert Avenue;
- viii. Despite the provisions of Policy 5.3.2 (h) street related retail uses may include banks and financial institutions and uses ancillary to the office component, including but not limited to meeting and conference facilities;
- ix. Pursuant to Section 1.2 of APPENDIX 1 – NORTH YORK CENTRE MOTOR VEHICLE PARKING POLICY, less parking than required by Section 2.2 thereof shall be permitted;
- x. Despite the provisions of Policies 5.3.2 (1), buildings on Yonge Street within 10 metres of the build-to line may have heights of up to 39 metres;
- xi. Despite the provisions of Policy 5.3.3 (e) buildings on Sheppard Avenue West within 3 metres of the build-to line may have heights of up to 39 metres;
- xii. Despite the provisions of Policies 5.3.2 (i) and 5.3.3 (d) (ii) individual retail/service commercial store fronts may exceed a maximum width of 14 metres;
- xiii. Despite the provisions of Policies 5.3.2 (j) and 5.3.3 (d) (iii) residential and office lobbies may exceed a maximum width of 6 metres;
- xiv. Despite the provisions of 5.3.3 (a), the base building will be set back approximately 4 metres from the property line adjacent to Sheppard Avenue West, except at the northwest corner of the site, adjacent to 25 Sheppard Avenue West, where the building

transitions to the lot line, with no setback;

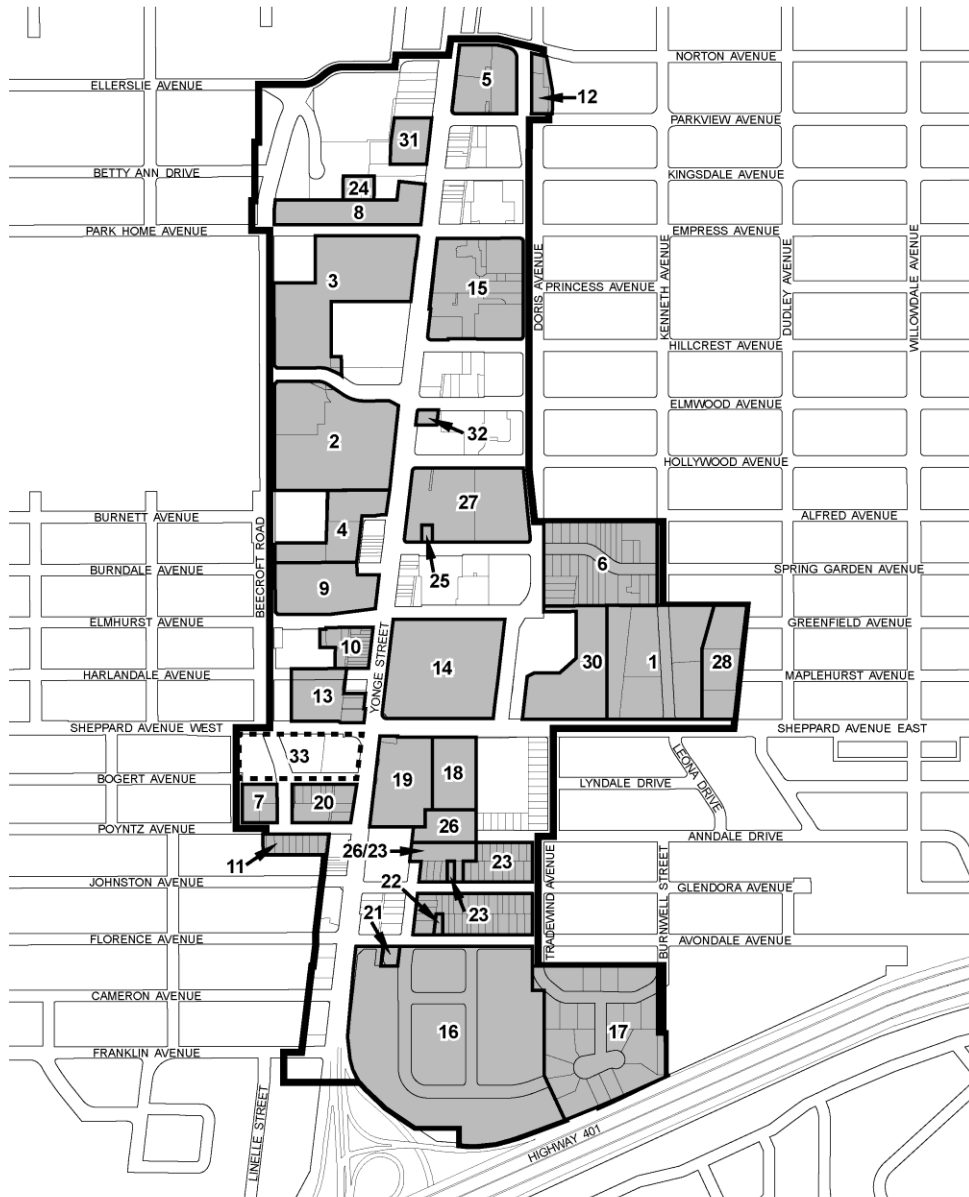
- xv. Despite the provisions of Section 5.3.3.(a), the build to line for floors 2-7 will be approximately 9 metres from the roadway. However, in the event that only 12,500 square metres of office uses are developed on site, the build to line set out herein shall only apply to floors 2-6.;
 - xvi. Despite the provisions of Policy 5.3.5 (b) buildings on Bogert Avenue may have heights of up to 39 metres at the street frontage;
 - xvii. Despite Policy 6.6, common outdoor space will mean unenclosed, exterior, publicly accessible areas of the net site;
 - xviii. Despite the provisions of Policy 6.7(b), required private outdoor recreational space is not required to be provided at grade, but may be located on the podium rooftop; and
 - xix. Despite the provisions of Policy 6.7 (d), podium rooftop recreational area may be included in the calculation of the private outdoor recreational space requirement.
- 2. Map 8-12, North York Centre Secondary Plan, North York Centre South Site Specific Policies, is amended in accordance with Schedule '1'.
 - 3. Map 8-8d, North York Centre Secondary Plan, Maximum Height, is amended in accordance with Schedule '2'.
 - 4. Appendix 5 – Monitoring of Transferred Density in North York Centre South, is amended by deleting the following text:

Road Widening	4800 Yonge St. Marathon Realty	4800 Yonge St./ Marathon Realty	1,640	Implemented by By law 30687
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And replacing it with:

Road Widenings, Road and Park Transfers	4800 Yonge St. Marathon Realty	4800 Yonge St./ Marathon Realty	1,640, 579, 4,249.8	Implemented by By law [TO BE ASSIGNED]
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Schedule 1



Toronto
Schedule 1

North York Centre Secondary Plan

MAP 8-12 North York Centre South Site Specific Policies

File # 15 250774 NNY 23 0Z

- Secondary Plan Boundary
- Site Specific Policy Areas*
- Location of Application

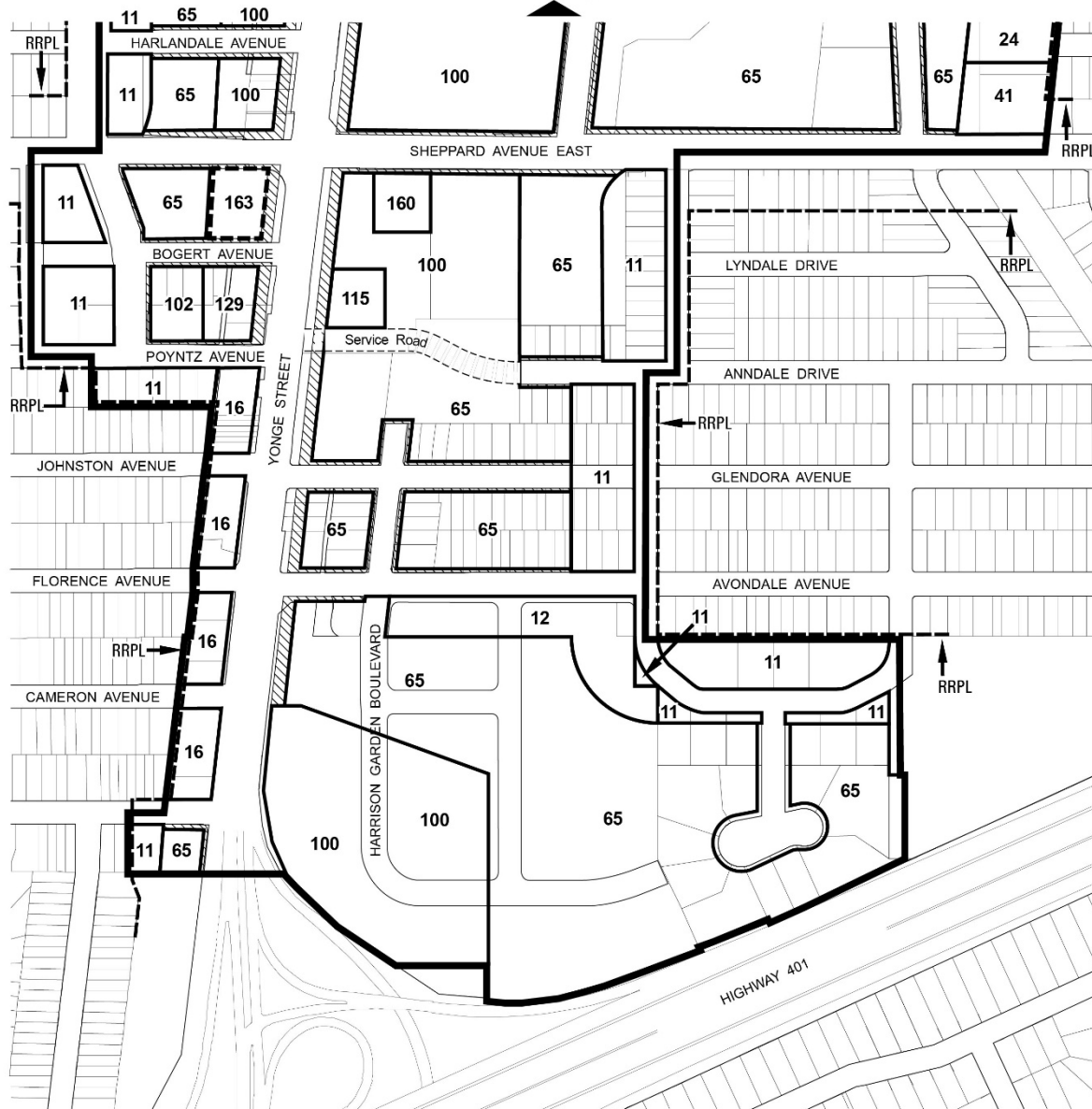
* The shaded areas on this map are subject to the specific policies set out in the North York Centre Secondary Plan, Section 12.

This map forms part of the Official Plan and should be interpreted in conjunction with the written text.

↑
Not to Scale
7/23/2019

Schedule 2

Refer to MAP 8-8c



Schedule 2

North York Centre Secondary Plan

MAP 8-8d Maximum Height Limits

File # 15 250774 NNY 23 0Z

Secondary Plan Boundary

11 The Lesser of 11m or 3 Storeys

12 The Lesser of 12m or 4 Storeys

16 The Lesser of 16m or 4 Storeys

24 The Lesser of 24m or 7 Storeys

41 The Lesser of 41m or 13 Storeys

65 Maximum 65m Above Grade

100 Maximum 100m Above Grade

169 Maximum 160m Above Grade

Street Facade Limit as per Section 5.3 of this Secondary Plan

Relevant Residential Property Line (RRPL)

Location of Application

Not to Scale
7/23/2019