

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~,  
2025

Enacted by Council: ~, 2025

**CITY OF TORONTO**

**Bill XXX**

**BY-LAW ###**

**To adopt Official Plan Amendment #831  
for the City of Toronto  
respecting the lands known municipally in the year 2024, as  
2704, 2678, 2676 and 2674 Yonge Street and 19 Alexandra Boulevard.**

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 No. 831 to the Official Plan is hereby adopted pursuant to the  
*Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**AMENDMENT NO. 831 TO THE OFFICIAL PLAN**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS  
2704, 2678, 2676 and 2674 YONGE STREET and 19 ALEXANDRA BOULEVARD**

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

1. Map 17, Land Use Plan, is amended by re-designating the lands known municipally as 2704, 2678, 2676 and 2674 Yonge Street and 19 Alexandra Boulevard from *Mixed Use Areas* and *Neighbourhoods*, to *Institutional Areas* and *Parks* and *Open Space Areas - Parks*, as shown on the attached Appendix A.
2. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Site and Area Specific Policies is amended by adding Site and Area Specific Policy #15 for the lands municipally known as 2704, 2678, 2676 and 2674 Yonge Street and 19 Alexandra Boulevard:  
  
**15. 2704, 2678, 2676 and 2674 Yonge Street and 19 Alexandra Boulevard**
  - a. A 13-storey building containing a Retirement Home for independent living, assisted living, memory care and a minimum of 31 dwelling units is permitted to a maximum building height of 51 metres excluding mechanical penthouse and any permitted projections, as identified in the implementing Zoning By-law.
3. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan Map 21-4, Land Use Plan, is amended by re-designating the lands municipally known in 2024 as 2704, 2678, 2676 and 2674 Yonge Street and 19 Alexandra Boulevard from *Mixed Use Area* and *Neighbourhoods*, to Land Use Designations per the Official Plan and for a portion of 2674-2678 Yonge Street, *Parks and Open Space Areas - Parks*, as shown on the attached Appendix B.
4. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Map 21-8, Parks and Open Space Network Plan, is amended to show a portion of the lands municipally known in 2024 as 2704, 2678, 2676 and 2674 Yonge Street and 19 Alexandra Boulevard as Existing/Approved Public Parks, as shown on the attached Appendix C.
5. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Map 21-11, Site and Area Specific Policies, is amended to show the lands municipally known in 2024 as 2704, 2678, 2676 and 2674 Yonge Street and 19 Alexandra Boulevard as Site and Area Specific Policy Area Number #15, as shown on the attached Appendix D.

Appendix A



**Official Plan Amendment #831**

Revisions to Map 17: Land Use Plan to redesignate lands from *Mixed Use Areas, Parks and Neighbourhoods* to *Institutional Areas and Parks*

**2674-2704 Yonge Street and  
19 Alexandra Boulevard**

File # 25 120999 NNY 08 02



06/05/2025

## Appendix B



### Yonge-Eglinton Secondary Plan

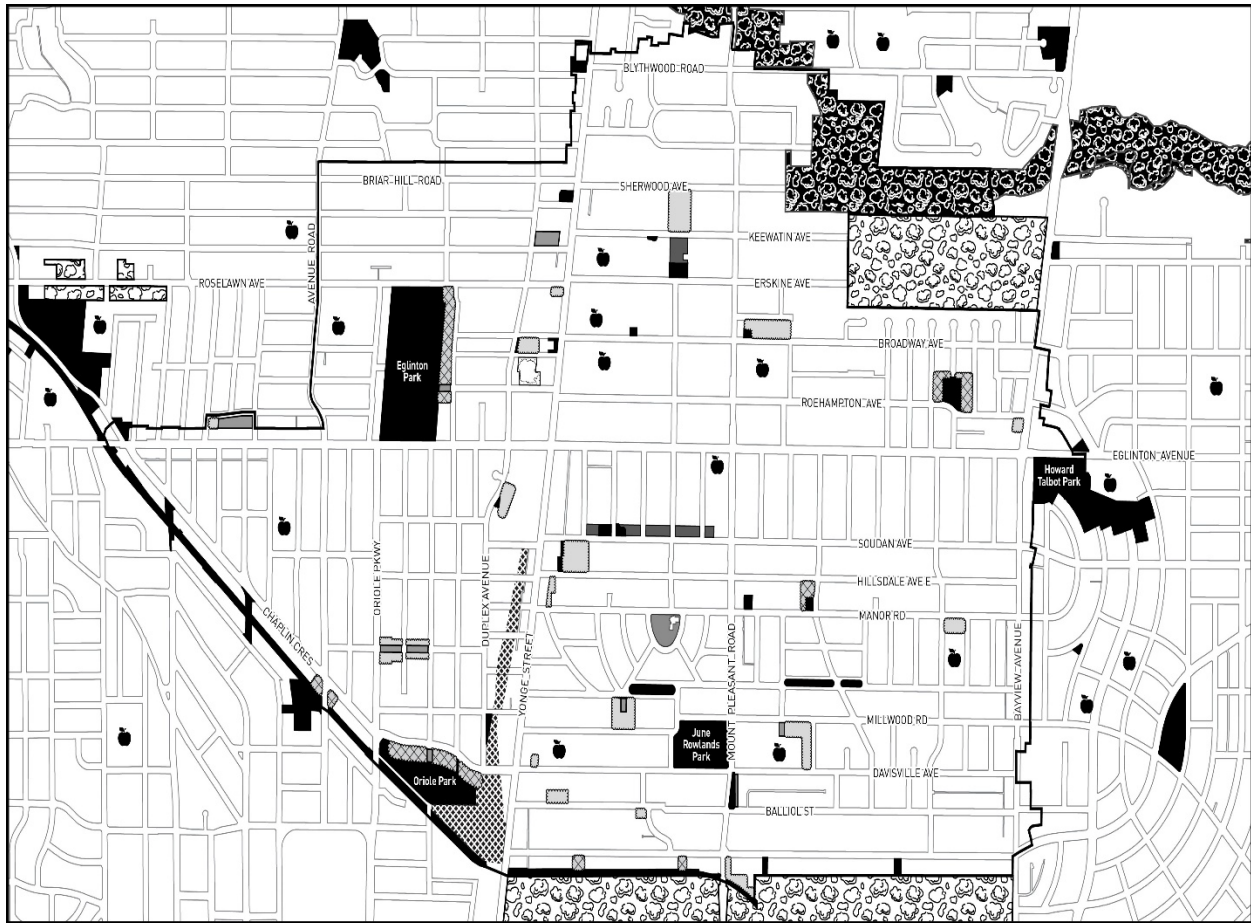
MAP 21-4 Land Use Plan

- |                           |                                      |                                               |
|---------------------------|--------------------------------------|-----------------------------------------------|
| — Secondary Plan Boundary | ■ Apartment Neighbourhoods           | ▨ Land Use Designations per the Official Plan |
| ▨ Mixed Use Areas "A"     | ■ Neighbourhoods "A"                 |                                               |
| ▨ Mixed Use Areas "B"     | ■ Neighbourhoods "B"                 |                                               |
| ▨ Mixed Use Areas "C"     | ■ Parks and Open Space Areas - Parks |                                               |



Not to Scale  
06/13/2025

## Appendix C

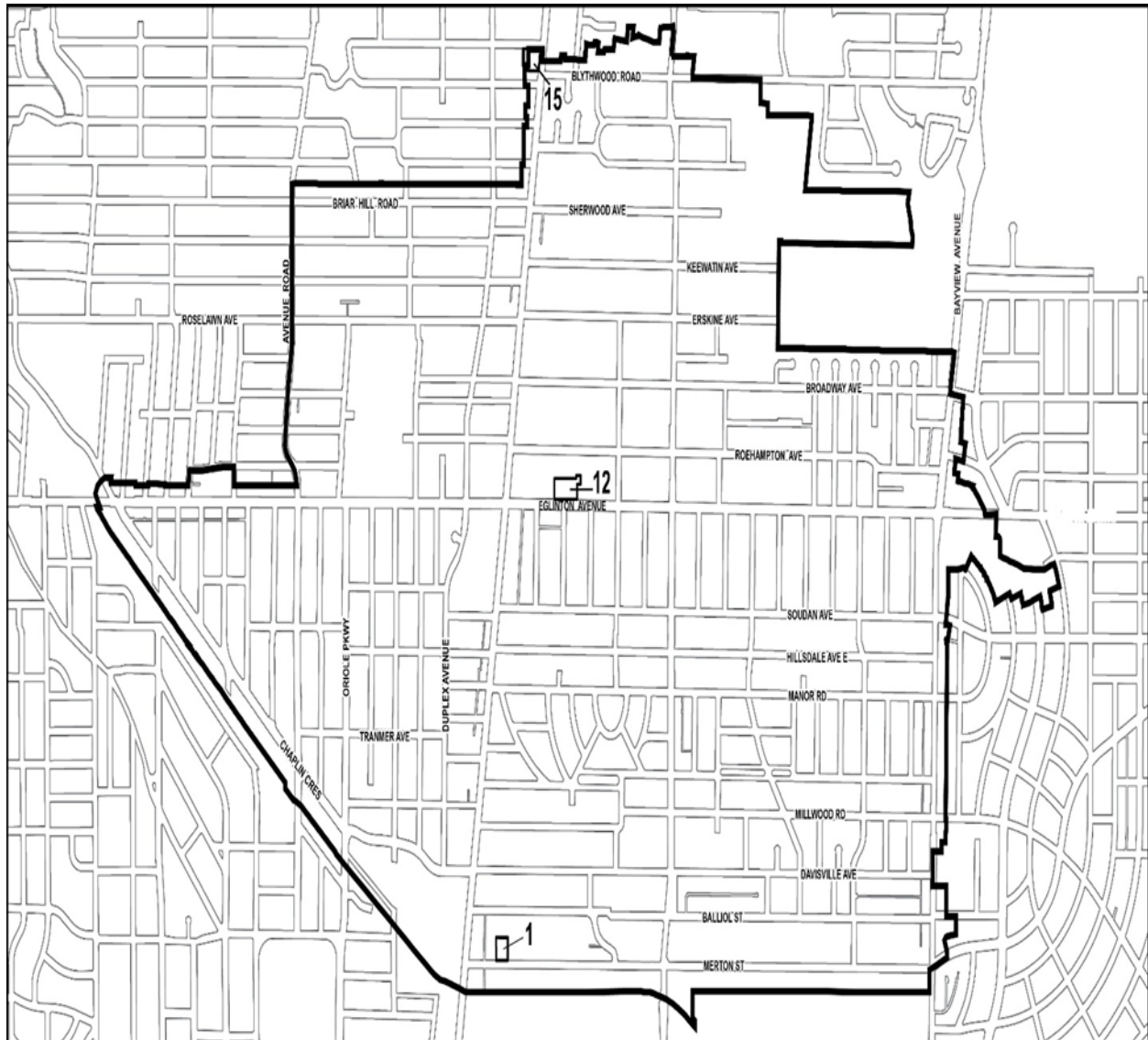


### Yonge-Eglinton Secondary Plan MAP 21-8 Parks and Open Space Network Plan

- |                                  |                                |                                    |
|----------------------------------|--------------------------------|------------------------------------|
| — Secondary Plan Boundary        | ■ Priority Park Area           | ▨ Decking - Further Study Required |
| ■ Existing/Approved Public Parks | ■ City-Owned Opportunity Sites | ● School Properties                |
| ▨ Ravines/Natural Areas          | ■ Proposed Public Parks        | ▨ Library Open Space               |
| ▨ Park Expansion Areas           | ▨ Other Major Open Space       |                                    |

↑  
Not to Scale  
06/13/2025

Appendix D



**Yonge-Eglinton Secondary Plan**

MAP 21-11 Site and Area Specific Policies

— Secondary Plan Boundary

1 Site and Area Specific Policies



Not to Scale  
06/13/2025