

Attachment 5: Draft Official Plan Amendment

Authority: Planning and Housing Committee Item ~ as adopted by City of Toronto Council
on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW XXX

**To adopt Official Plan Amendment 968
for the City of Toronto
respecting the lands known municipally in the year 2025, as
235 and 245 Yorkland 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;

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

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT NO. 968 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS
235 & 245 YORKLAND BOULEVARD

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

1. Map 19, Land Use Plan, is amended by re-designating the lands known municipally as 235 and 245 Yorkland Boulevard *General Employment Areas* to *Mixed Use Areas* and *Parks* as shown on the attached Appendix 1.
2. Map 2, Urban Structure, is amended by deleting the lands from Employment Areas and as shown on the attached Appendix 2.
3. Schedule 2, The Designation of Planned but Unbuilt Roads, is amended by adding the following planned but unbuilt road:

Street Name	From	To
New Link A	Intersection of Yorkland Boulevard and Yorkland Road	Approximately 97 metres west to New Link B
New Link B	New Link A	Approximately 145 metres south
4. Chapter 6, Section 38, ConsumersNext Secondary Plan, Map 38-2 Structure Plan is amended by adding a Public Park (Existing and Future), a New Public Streets and modifying the Possible Building Edge for 235 and 245 Yorkland Boulevard, as shown on Appendix 3.
5. Chapter 6, Section 38, ConsumersNext Secondary Plan, Map 38-4 Potential Tall Building Locations and Maximum Densities is amended by denoting a maximum gross density of 5.11 FSI for 235 and 245 Yorkland Boulevard, as shown on Appendix 4.
6. Chapter 6, Section 38, ConsumersNext Secondary Plan, Map 38-6 Land Use is amended by changing the land use of the subject lands from General Employment Areas to Mixed Use Areas and Parks, for 235 and 245 Yorkland Boulevard, as shown on Appendix 5.
7. Chapter 6, Section 38, ConsumersNext Secondary Plan, Map 38-8 is amended by adding a Public Park (Existing and Future) and modifying the Commercial or office grade related frontage for 235 and 245 Yorkland Boulevard as shown on Appendix 6.
8. Chapter 6, Section 38, ConsumersNext Secondary Plan, Map 38-10 Potential Tall Building Locations and Maximum Heights is amended by identifying portions of 235 and

245 Yorkland Boulevard as a Location with Potential Tall Buildings with a height of 135 metres and 30 metres and adding corresponding legend items as shown on Appendix 7.

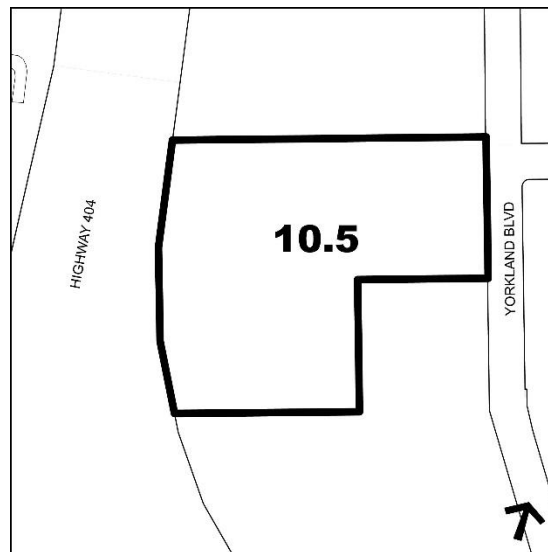
9. Chapter 6, Section 38, ConsumersNext Secondary Plan, Map 38-15 Site and Area Specific Policies is amended by removing the lands known as 235 and 245 Yorkland Boulevard from Site and Area Specific Policy 10.4 and showing the lands as Site and Area Specific Policy 10.5, as shown on Appendix 8.
10. Chapter 6, Section 38, ConsumersNext Secondary Plan is amended by adding the following Policy to Section 10, Site and Area Specific Policies:

10 – Site and Area Specific Policies

10.0.1. The policies of this Secondary Plan apply to areas subject to Site and Area Specific Policies contained in this Section and shown on Map 38-15 Site and Area Specific Policies, except in the case of a conflict, the Site and Area Specific Policy will prevail to the extent of the conflict.

10. Chapter 6, Section 38, ConsumersNext Secondary Plan is amended by adding the following subsection to Section 10, Site and Area Specific Policies:

“10.5. 235 and 245 Yorkland Boulevard



A. LAND USE AND DENSITY

1. The maximum Gross Floor Space Index will not exceed 5.11 times the gross area of the site.
2. To encourage a mix of uses, maintain employment opportunities and support a complete community, non-residential uses will be integrated on the site as follows:
 - a. A minimum of 5000 sq. m of gross floor area shall be non-residential.
 - b. The minimum required non-residential gross floor area is encouraged to include employment-focused uses that are compatible with residential uses such as office, medical office, lab, research and development facilities, green

labs, light industrial, media, information and technology facilities, cultural industry spaces, incubator and/or co-working space.

- c. Development is encouraged to maximize non-residential uses at-grade and/or provide non-residential uses within the podiums of buildings.
 - d. Animated at-grade commercial uses, including retail and service uses, restaurants, office uses are required at locations identified as Commercial or office grade related frontage on Map 38-8.
3. Existing non-residential gross floor area on the site is not required to be replaced in new development.

B. TRANSPORTATION NETWORK

- 1. Street A will have a minimum right-of-way width of 20.0 metres.
- 2. Street B will have a minimum right-of-way width of 20.0 metres.
- 3. The exact location, alignment and design of public streets will be refined through the development application review process or a Draft Plan of Subdivision process at the discretion of the City without the requirement of an Official Plan Amendment (OPA).
- 4. Street A, and Street B will be public streets and will be dedicated through a Draft Plan of Subdivision. Conceptual streets are shown on Map 38-2.

C. PARKLAND

- 1. New public parkland will be required to support and meet the needs of residents and employees of the site and broader community. One new public park as shown conceptually on Map 38-2 will be provided:
 - i. The public park will generally be provided in the location identified on Map 38-2 with frontage on Yorkland Boulevard and Public Street A; and
 - ii. The size of the public park identified as Block “A” will be approximately 1,912 square metres, but no less than 10.2% of the total net site area and will be in full satisfaction of the parkland contribution required pursuant to Section 42 of the *Planning Act*.
- 2. The public parkland will be delivered in a timely manner to support existing and future residents. The specific timing of delivery will be determined through a Zoning By-law Amendment application for the site.
- 3. Zoning by-laws will require development located within proximity to existing and planned parks to achieve a minimum 5-metre setback between the park and building face to address fire separation requirements and to ensure any exterior building features and amenities can be provided, serviced, and maintained wholly on the site without impacts to the adjacent park. Any reduction in this setback will not require an amendment to this Plan.

D. PUBLIC REALM

- 1. Policy 4.29 and 4.30 shall not apply

2. Privately Owned Publicly-Accessible Spaces (“POPS”) are generally encouraged to complement the public realm and provide soft landscaping for the intensified area.
3. A pedestrian mid-block connection is shown conceptually at the location identified on Map 38-2 to provide connection between the proposed new street and the greenway.
4. The location, size, and configuration of pedestrian connection and POPS is shown conceptually at the locations identified on Map 38-2 and may be modified without requiring an OPA.

E. BUILT FORM

Building Height and Type

1. A maximum of four tall buildings will be permitted in the Tall Building Zone with the maximum heights in metres and storeys identified on Map 38-10.
2. Mechanical penthouses, access stairs and rooftop amenity areas and permitted projections secured through the Zoning By-law Amendment application are excluded from the maximum permitted building height, as conceptually shown on Map 38-10.
3. Should two or more storeys that include non-residential gross floor area be provided in a building within the Tall Building Zone identified on Map 38-10, the maximum height of that building may be increased to a maximum building height of 138 metres or 39 storeys, whichever is lesser.

Alternative Tall Building and Mid-rise Building Locations

4. Should the public realm framework for the site need to be adjusted due to an alternative location of the potential Street A and Street B, shown on Map 1, notwithstanding Policy E. 1) tall building and mid-rise building locations may be adjusted without the need for an Official Plan Amendment, provided that the intent of the public realm, built form, density, heights, and other relevant policies this site and Area Specific Policy, the Official Plan and any applicable Secondary Plan is achieved.

Base Building Heights

5. Base building heights for tall buildings and mid-rise buildings will be provided to define and support the different roles, functions, and characteristics of the adjacent streets, parks and open spaces, and to support an overall pedestrian friendly scale environment on a site specific basis.

Setbacks, Stepbacks and Angular Plane

6. Policies 5.16.1, 5.16.2 and 5.17 shall not apply.

F. HOUSING

1. Policy 7.2 and 7.4 shall not apply.
2. Development containing more than 80 new residential units will include:

- i. a minimum of 30 percent of the total number of units as 2-bedroom units. A minimum of 15 percent of the required 2-bedroom units will have a minimum of 87 square metres of gross floor area; and
 - ii. a minimum of 10 percent of the total number of units as 3-bedroom units. A minimum of 15 percent of the required 3-bedroom units will have a minimum of 100 square metres of gross floor area.
- 3. The City may reduce the minimum unit sizes set out in subsections (i) and (ii) above without requiring an OPA, subject to the submission of a supporting report justifying such reduction as part of a complete Zoning By-law Amendment application.
- 4. A minimum of 5% of the total new residential gross floor area shall be secured as affordable rental housing or ownership housing for a period of at least 25 years from the date of first residential occupancy of the unit.
- 5. The provision of affordable housing required in section 3 above shall be secured through one or more agreements with the City. The City may use tools such as a Holding (H) symbol to secure the requirement to enter into such agreements.
- 6. If a purpose-built rental development is proposed there is no requirement for affordable housing within the purpose-built rental development.
- 7. A Housing Issues Report will be required as part of a complete Zoning By-law Amendment application that identifies the proposed unit mix, unit sizes and, how affordable housing units will be delivered including affordable housing unit types, sizes, and location of affordable housing.

G. IMPLEMENTATION

- 1. Despite Policy 1.1.3 and 3.5, development of residential uses may be controlled through the use of a Holding (H) symbol.
- 2. Policy 9.17, 9.18, 9.19, 9.20 shall not apply;
- 3. A Block Context Plan is required to ensure growth is considered and sequenced appropriately.
- 4. Prior to development including any Site Plan Approval on the site, a Draft Plan of Subdivision will be required to be approved for the entirety of the site. Context Plans will also indicate the phasing of development as it relates to these requirements.
- 5. Despite Policy G.4. above, a Draft Plan of Subdivision may not be required for a midrise building on the east portion of the site.
- 6. A Subdivision Agreement will be entered into and registered on title to the site to implement applicable aspects of the policy framework, and other related matters, if not already secured elsewhere. The Draft Plan of Subdivision may be registered in phases, where determined appropriate.
- 7. The phasing of development and required infrastructure for the site, including the provision of all new public streets, municipal services, transportation infrastructure, including transportation demand management measures, transit improvements, streetscape improvements, and conveyance of parkland required under Section 42 of the Planning Act will be addressed and secured through the Draft Plan of Subdivision and Zoning By-law Amendment and, where appropriate, implemented at

the Draft Plan of Subdivision for each phase, with regard to requirements for site plan approval for any building within each phase.”

Appendix 1



Official Plan Amendment #XXX

Revisions to Land Use Map 19 to redesignate lands from General Employment Areas to Mixed Use Areas and Parks

235-245 Yorkland Boulevard

File # 24 240550 NNY 17 0Z

- Subject Site
- Mixed Use Areas
- Parks

Appendix 2



Official Plan Amendment

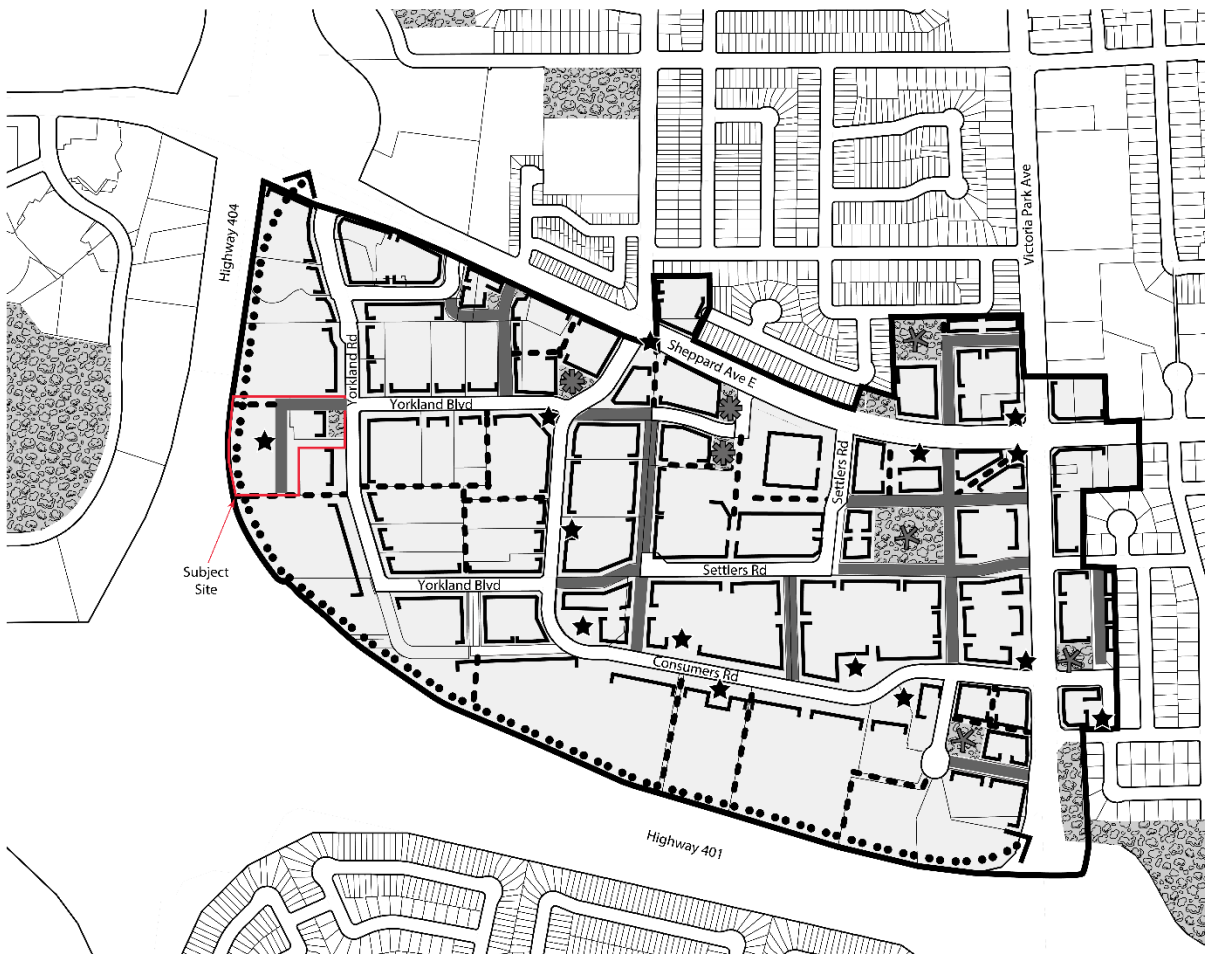
235 - 245 Yorkland Boulevard

File # 25 240550 NNY 17 0Z



↑
Not to Scale
06/23/2026

Appendix 3



Not to Scale



ConsumersNext Secondary Plan

MAP 38-2 Structure Plan

- | | |
|------------------------------|-----------------------------------|
| Secondary Plan Boundary | Mid-Block Pedestrian Connections |
| Possible Building Edge | Development Blocks |
| New Public Streets | Public Park (Existing and Future) |
| Conceptual location for POPS | Future Parks (Potential) |
| Greenway Connection | Future Parks (Secured) |

November 2017

Appendix 4



ConsumersNext Secondary Plan

MAP 38- 4 Potential Tall Building Locations and Maximum Densities

- Secondary Plan Boundary
- (X.X) Maximum permitted FSI

Note: All density maximums are subject to meeting other built form policy requirements

Appendix 5



ConsumersNext Secondary Plan

MAP 38-6 Land Uses

	Secondary Plan Boundary		Parks & Open Space Areas		General Employment Areas
	Neighbourhoods		Parks		
	Apartment Neighbourhoods				
	Mixed Use Areas				

Appendix 6



Not to Scale



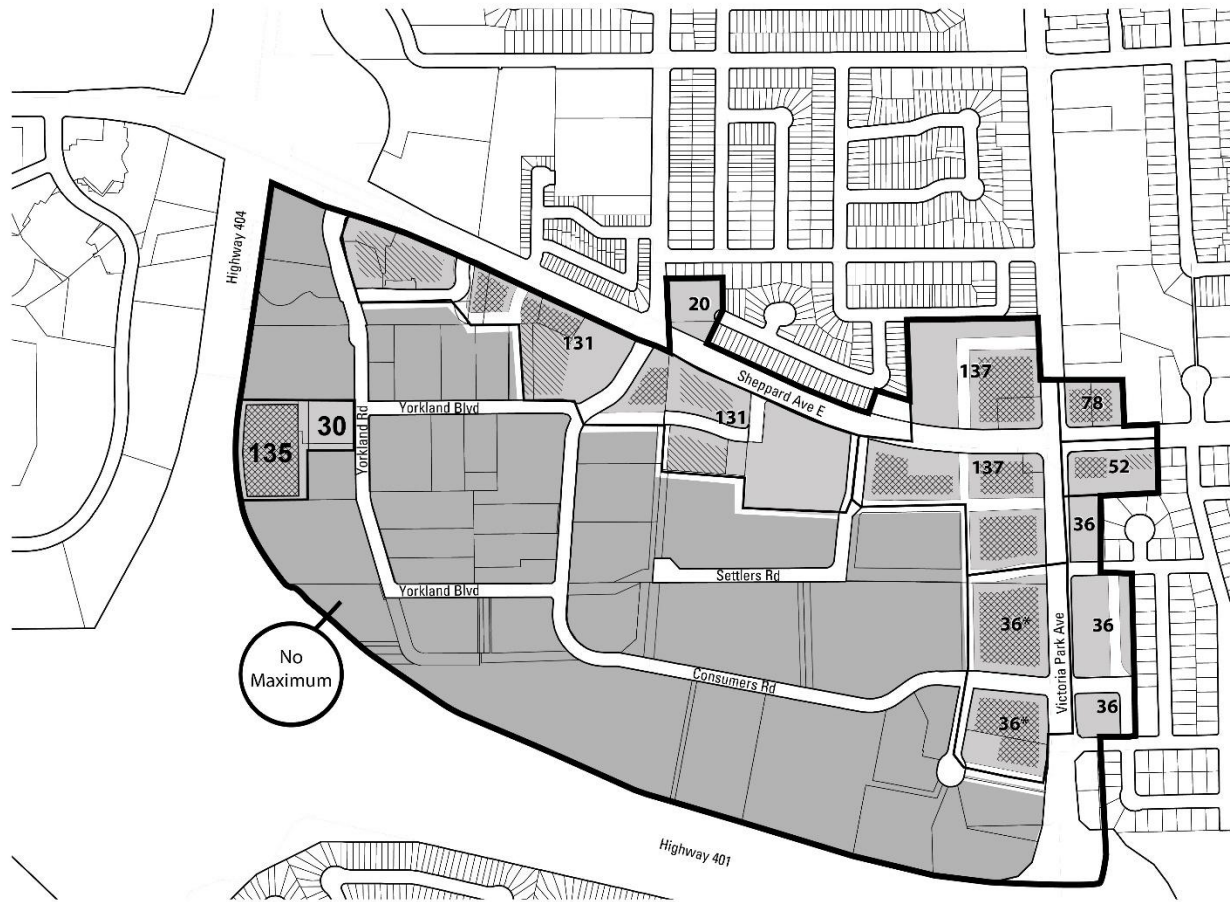
ConsumersNext Secondary Plan

MAP 38-8 Grade Related Retail Areas

- | | |
|---|--|
| Secondary Plan Boundary | Public Parks and Open Spaces (Existing and Future) |
| Priority at-grade retail and community services at key nodes | Future Park (Potential) |
| Retail or pedestrian relate at-grade use encouraged | Future Park (Secured) |
| Consumers Main Street: Retail or pedestrian related at-grade use encouraged | |
| Commercial or office grade related frontage | |

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Appendix 7



Not to Scale



ConsumersNext Secondary Plan

MAP 38-10 Potential Tall Building Locations and Maximum Heights

	Secondary Plan Boundary	78	Maximum 78m tower permitted		Location with Existing/Approved Tall Building
20	Maximum 20m midrise permitted	131	Maximum 131m tower permitted		Location with Potential Tall Building
30	Maximum 30 m midrise permitted	135	Maximum 135m tower permitted	Notes: 1) m – Metres from grade as defined by the Zoning By-law. 2) All height maximums are subject to meeting other built form requirements in section 5 of this Secondary Plan.	
36	Maximum 36m midrise permitted	137	Maximum 137m tower permitted		
36*	Maximum 36m midrise permitted (Tower of 83m permitted if in compliance with Policy 5.16.5 (d))				
52	Maximum 52m tower permitted				

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Appendix 8

