

Draft Zoning By-law Amendment (December 4, 2020)

CITY OF TORONTO

BY-LAW No. --20~

To adopted Amendment No. XXX to the Official Plan for the City of Toronto with respect to the lands municipally known as 4050 Yonge Street

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 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 XXX to the Official Plan is adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this__ day of_____, 2020.

JOHN TORY,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. 158 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2020 AS 4050 YONGE STREET

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

1. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy No. 90 is amended for the lands known municipally in 2020 as 4050 Yonge Street by deleting the text and replacing it with the following text:

"90. Northwest of Wilson Avenue and Yonge Street, and Southeast of York Mills Road and Yonge Street:

- a) For the lands located at the north-west corner of Wilson Avenue and Yonge Street, shown as Parcel 'A', a maximum density of 9.7 times the lot area is permitted and a maximum building height of 266.25 metres above sea level is permitted.
- b) For Parcel 'A', areas within the floodplain may be used for bank stabilization works that alter the existing topography, provided that such works: protect, restore or improve existing natural features and functions; do not result in unacceptable risk to life or property; and minimize the need to mitigate and remediate floods, erosion and damage to the natural ecosystem.
- c) For Parcel 'B', a maximum building height, inclusive of superstructures, pipes and chimneys, of 163 metres above sea level is permitted, provided the building height does not obstruct sight lines across the valley, from top-of-bank to top-of-bank".