

Authority: Toronto and East York Community Council Item EY18.5, adopted as amended,  
by City of Toronto Council on December 13, 14 and 15, 2016

**CITY OF TORONTO**

**Bill 326**

**BY-LAW -2017**

**To adopt Amendment 364 to the Official Plan for the City of Toronto respecting the lands  
known as 4208, 4210 and 4214 Dundas Street West.**

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 364 to the City of Toronto Official Plan is adopted pursuant to  
the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

Enacted and passed on March , 2017.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

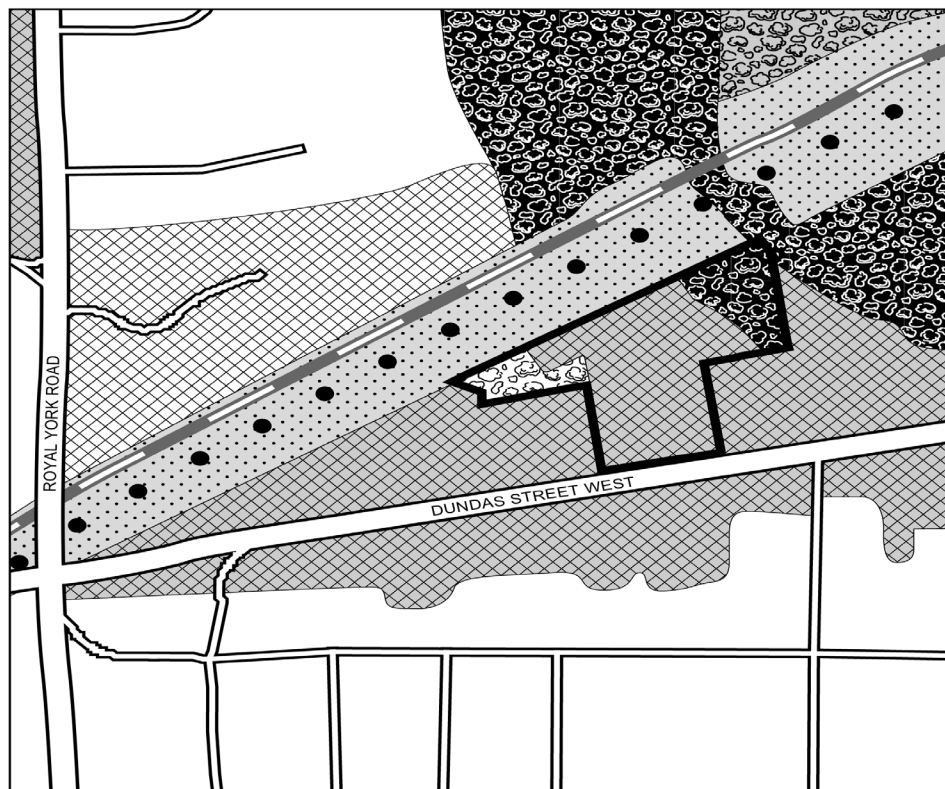
(Seal of the City)

**AMENDMENT 364 TO THE OFFICIAL PLAN**  
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2016**  
**AS 4208, 4210 AND 4214 DUNDAS STREET WEST**

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

1. Map 14, Land Use Plan is amended by re-designating the lands known municipally as 4208, 4210 and 4214 Dundas Street West in 2016 from *Mixed Use Areas* to *Parks* and from *Mixed Use Areas* to *Natural Areas*, as shown on the attached Schedule 1.

**Schedule 1**



**TORONTO** City Planning

**4208, 4210 and 4214 Dundas Street West**

**Official Plan Amendment #364**

Revisions to Map 14 Land Use Plan to redesignate lands from Mixed Use Areas to Parks and Natural Areas

File # 14 183631 WET 04 0Z



↑  
Not to Scale  
10/14/2016

2. Chapter 7, Site and Area Specific Policies, Policy 277, is amended by:

1. Adding the number 1. in front of the first policy, such that it reads:

1. Townhouses are not permitted in *Mixed Use Areas* on the north side of Dundas Street West and in the first 60 metres of depth from the Dundas Street West frontage on the south side of Dundas Street West.
2. Immediately thereafter, adding the following policies for the lands known municipally in 2016 as 4208, 4210 and 4214 Dundas Street West:
  2. 4208, 4210 and 4214 Dundas Street West

On the lands shown as "A" on the map:

1. Stacked townhouses are permitted on lands located a minimum of 60 metres north of Dundas Street West.
2. Development will be set back an average of 10 metres from the long term stable top-of-bank of the valley, and in no case less than 6.5 metres.

