

Authority: East York Community Council Report No. 13, Clause No. 8,
as adopted by Council on October 1 and 2, 1998
Enacted by Council: October 2, 1998

CITY OF TORONTO

BY- LAW No. 625-1998

**To adopt Amendment No. 14 to the Official Plan
for the former Borough of East York
affecting the lands located on the north side of Overlea Boulevard
adjacent to the west side of the Don River Ravine.**

The Council of The City of Toronto HEREBY ENACTS as follows:

1. THAT the attached Amendment No. 14 to the Official Plan for the former Borough of East York consisting of Part Two of the accompanying document, is hereby adopted pursuant to the *Planning Act*, 1990.

ENACTED AND PASSED this 2nd day of October, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

**AMENDMENT No. 14
TO THE OFFICIAL PLAN
FOR THE FORMER BOROUGH OF EAST YORK**

PART ONE - PREAMBLE, does not constitute part of this Amendment.

PART TWO - THE AMENDMENT, consisting of the text contained therein, and map attached thereto and designated as Schedule "A", constitute Amendment No. 14 to the Official Plan for the former Borough of East York.

PART ONE

PREAMBLE

1. TITLE

This is Amendment No. 14 to the Official Plan for the former Borough of East York.

Only that part of this Amendment entitled “Part Two - The Amendment” constitutes Amendment No. 14 to the Official Plan for the former Borough of East York.

2. PURPOSE

The purpose of this Amendment is to permit the establishment within an existing building at 86 Overlea Boulevard of:

1. one 300.0 m² residential suite for the exclusive use of the Churches chief executive and further restricted to the building’s fourth floor;
2. a 775.0 m² theological teaching facility with accommodation for up to 20 seminarians further restricted to the building’s second floor; and,
3. uses ancillary to the primary office and teaching functions including a chapel and a museum.

The lands affected by this Amendment pertain to those lands located on the north side of Overlea Boulevard directly adjacent to the Don River ravine. Their municipal address is 86 Overlea Boulevard.

3. BASIS

The lands affected by this amendment are currently designated “East York Centre Business Area” in the Official Plan for the Borough of East York Planning Area. This designation generally restricts their use to offices, manufacturing enterprises and business service uses. In the past East York placed considerable emphasis on protecting this area’s “Business Centre” status and on ensuring that proposed development furthers its role as East York’s municipal centre. While in principle this emphasis continues to be important, it has to be tempered by other considerations such as the evolving trend towards a more diversified, mix of employment uses, the advent of uses such as the ones proposed at this location which often defy easy categorization, and, given the creation of the unified City of Toronto, the potential re-evaluation of the role of the Overlea Boulevard area as a municipal centre.

Planning Staff in the East York District and generally throughout the City are increasingly recognizing and attempting to respond to these trends. To date, in East York these responses have included the broadening of the range of non-industrial uses along various portions of Overlea Boulevard as well the expansion of the floor space devoted to retail sales permitted in association with manufacturing, and warehousing uses. Within that broader context, in our opinion, the residential suite and the proposed seminary school, can be recommended for approval.

PART TWO

THE AMENDMENT

1. All of this part of the document entitled “Part Two - The Amendment” consisting of the following text and the attached Schedule “A”, constitute Amendment No. 14 to the Official Plan for the former Borough of East York.
2. The lands affected by this Amendment are shown on Schedule “A” to this Amendment as “Area Subject to Amendment”.
3. Map 7 - Special Policy Areas of the Official Plan for the former Borough of East York is hereby amended by identifying certain lands located on the north side of Overlea Boulevard some 335 metres east of the northerly extension of Thorncliffe Park Drive, and shown on Schedule “A” to this Amendment as “Area Subject to Amendment”, as “Special Policy Area 27”.
4. The text of the Official Plan for the former Borough of East York is hereby amended by adding a new Section 3.15.27, immediately following Section 3.15.26, as follows:

“3.15.27 - Special Policy Area 27

- 3.15.27.1 Notwithstanding the policies of Section 3.1, “East York Centre - Business Area”, of the Plan, the zoning by-law may permit the premises located at 86 Overlea Boulevard and designated as Special Policy Area 27, on Map 7 of this Plan to be used for the following additional uses:
- a) one residential suite which shall be reserved for the exclusive use of the religious and administrative chief of the church using this premises as its administrative headquarters, which shall be no larger than 300.0 m² in gross floor area and which shall be confined to the building’s fourth floor;
 - b) a maximum 20 student theological seminary which shall be no larger than 775.0 m², in gross floor area and which shall be confined to the building’s second floor; and,
 - c) uses ancillary to the building’s primary church administration headquarters function, which shall consist of chapel and a museum, and the total combined gross floor area of which shall be no larger than 740.0 m².

**SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT No. 14
AREA SUBJECT TO AMENDMENT**

**Schedule "A" to Official Plan Amendment No. 14
Area Subject to Amendment**

