

Authority: York Community Council Report No. 7, Clause No. 14,  
as adopted by City of Toronto Council on July 6, 7 and 8, 1999  
Enacted by Council: July 8, 1999

**CITY OF TORONTO**

**BY-LAW No. 435-1999**

**To adopt Amendment No. 154 of the Official Plan for the  
former City of York.**

Whereas authority is given to Council by 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 HEREBY ENACTS as follows:

**1.** Amendment No. 154 of the Official Plan of the (former) City of York, consisting of the attached text, is hereby adopted.

ENACTED AND PASSED this 8th day of July, A.D. 1999.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

**PART ONE - PREAMBLE****1.1 PURPOSE/LOCATION**

Official Plan Amendment No. 154 applies to a 4.9 hectare (12 acre) parcel of land located on the south west corner of Eglinton Avenue West and Black Creek Drive.

The purpose of this amendment is to amend the Site Specific Development Policies of the Plan to also permit the construction of a retail development in the first phase with no residential component and to allow for such development to proceed without a draft plan of subdivision or condominium.

**1.2. BASIS**

On January 28, 1999, Rutledge Development Corporation submitted a Zoning Amendment application for a mixed use development consisting of retail and residential uses. The application was subsequently revised and the applicant submitted an Official Plan Amendment application on May 21, 1999, to permit a retail development in the first phase, with no residential component. In addition it was identified that the application would not need to proceed by way of a plan of subdivision or condominium.

The staff report of June 3, 1999 concluded that the required Official Plan and Zoning Amendments were supportable and that the resulting development retained the lands for higher order, mixed use development in the future.

A supplementary staff report dated June 18, 1999 provided additional information for Council's consideration.

At a public meeting held on June 22, 1999, the York Community Council, among other recommendations, recommended to City Council that the Official Plan Amendment be approved subject to the conditions outlined in the referenced reports

## **PART TWO - THE AMENDMENT**

### **2.1 INTRODUCTION**

All of this part of the Amendment, consisting of the following text No. 154 to the York Official Plan for the York planning area. The Plan is hereby amended as follows:

### **2.2 TEXT CHANGES**

Development of the Lands affected by this Amendment will be consistent with applicable policies in the York City Centre Plan and with the following Site Specific Development Policy, which is hereby added as Section 21.8 (O) of the York City Centre Plan.

“21.8 (O) Notwithstanding Section 21.8 J(1b(I)) and 21.8 M(2), the first phase of development on Sub-CI shall not require a mix of residential and non-residential uses. Such development shall be permitted to proceed without the use of a draft plan of subdivision or condominium.”

### **2.3 IMPLEMENTATION**

The policy established by this Amendment will be implemented through a site-specific amendment to Zoning By-law 1-83, Council’s conditions to approval, and the signing and registered of the appropriate agreements.

### **2.4 INTERPRETATION**

The provisions of the Official Plan as they may be amended from time to time with respect to the interpretation of the Plan shall apply with respect to this Amendment.