

Authority: Southwest Community Council Report No. 2, Clause No. 5, adopted as amended,
by City of Toronto Council on March 6, 7 and 8, 2001
Enacted by Council: March 8, 2001

CITY OF TORONTO

BY-LAW No. 180-2001

**To adopt Amendment No. 159 of the Official Plan for the former City of York with respect
to the lands known municipally as 2322-2400 Eglinton Avenue West.**

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. That Amendment No. 159 to the Official Plan of the (former) City of York, consisting of
Part Two of the attached text, is hereby adopted.

ENACTED AND PASSED this 8th day of March, A.D. 2001.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

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

Official Plan Amendment No. 159 applies to a 4.7 hectare (11.6 acre) parcel of land located at the northeast corner of Eglinton Avenue West and Gabian Way (2322 -2400 Eglinton Avenue West).

The purpose of this amendment is to add a policy to the Site Specific Development Policies of the Plan to permit a commercial development with limited access to Eglinton Avenue West.

1.2 BASIS

On July 19, 2000 Westside Developments Limited submitted an Official Plan Amendment and Zoning Amendment application to permit a phased commercial and residential development. A community consultation meeting on the application was held on August 9, 2000. The application was subsequently revised to delete the residential component.

The staff report of August 30, 2000 concluded that the required Official Plan and Zoning Amendments were supportable.

At a public meeting held on September 19, 2000, the York Community Council recommended approval of the application, subject to conditions, including but not limited to, the deletion of the residential component.

PART TWO – THE AMENDMENT**2.1 INTRODUCTION**

All of this part of the Amendment, consisting of the following text constitutes Amendment No. 159 to the York Official Plan for the City of 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 the following Site Specific Development Policy which is hereby added as Section 21.4(m):

21.4 (m) Notwithstanding any other provisions of this Plan, the lands located at the northeast corner of Eglinton Avenue West and Gabian Way and municipally known as 2322-2400 Eglinton Avenue may be used for a commercial development, subject to the following conditions:

- (1) direct access from Eglinton Avenue West shall be restricted to one driveway;

- (2) a minimum of two buildings shall be located abutting the Eglinton Avenue right-of-way and have primary entrances facing onto this street; and
- (3) regulations shall be implemented through the zoning By-law for the following development criteria:
 - (a) the rate at which parking spaces are to be provided and maintained;
 - (b) building height and setbacks;
 - (c) loading areas;
 - (d) outside storage;
 - (e) site landscaping;
 - (f) phasing of the development; and
 - (g) site access.

2.3 IMPLEMENTATION

The policy established by this Amendment will be implemented through a site-specific amendment to Zoning By-law No. 1-83, Council's conditions of approval, site plan approval and the signing and registering 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.