

Authority: Humber York Community Council Report No.7, Clause No. 3,  
adopted as amended, by City of Toronto Council on July 24, 25 and 26, 2001  
Enacted by Council: July 26, 2001

**CITY OF TORONTO**

**BY-LAW No. 707-2001**

**To adopt an amendment to the former City of Toronto Part I Official Plan in respect of the lands municipally known in the year 2000 as Nos. 3 and 6 Windermere Avenue and to adopt an amendment to the Part II Plan for Swansea Village regarding the same lands to permit a high-density residential development on the former Stelco industrial lands.**

WHEREAS the Council of the City of Toronto has been requested to amend its Official Plan, pursuant to Section 21 of the *Planning Act*, R.S.O. 1990 c.P.13, respecting the lands municipally known in the year 2000 as Nos. 3 and 6 Windermere Avenue; and

WHEREAS the Humber York Community Council conducted a public meeting on July 10, 2001, under Section 17 of the *Planning Act* regarding the proposed Official Plan Amendment; and

WHEREAS the Council of the City of Toronto, at its meeting held on July 24, 25 and 26, 2001 determined to amend the Official Plan for the former City of Toronto;

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

1. The text and maps annexed hereto as Schedule "A" are hereby adopted as an amendment to the Official Plan for the former City of Toronto.
2. This is Official Plan Amendment No. 193.

ENACTED AND PASSED this 26th day of July, A.D. 2001.

CASE OOTES,  
Deputy Mayor

JEFFREY A. ABRAMS,  
Acting City Clerk

(Corporate Seal)

SCHEDULE "A"

1. Map 1 of the Official Plan Part I for the former City of Toronto entitled "Generalized Land Use" and Map A of Section 19.4 of the said Official Plan entitled "Swansea Part II Plan" are each amended by redesignating to High Density Residence Areas the lands, including those lands known in the year 2000 as Nos. 3 and 6 Windermere Avenue, as identified on the following Map 1 and as shown thereon as High Density Residence Areas.
2. Map C of the said Section 19.4 entitled "Swansea Part II Plan" is amended to show the lands municipally known as Nos. 3 and 6 Windermere Avenue as being subject to a Section 18 provision as shown on the attached Map 2.
3. Section 18 of the Official Plan Part I for the former City of Toronto is amended by:
  - (1) Inserting a new Section 18.533, as follows:

**"18.533           LANDS MUNICIPALLY KNOWN IN THE YEAR 2000 AS NOS. 3  
                          and 6 WINDERMERE AVENUE**

3 and 6 Windermere Avenue

See Map 18.533 at the end of this Section

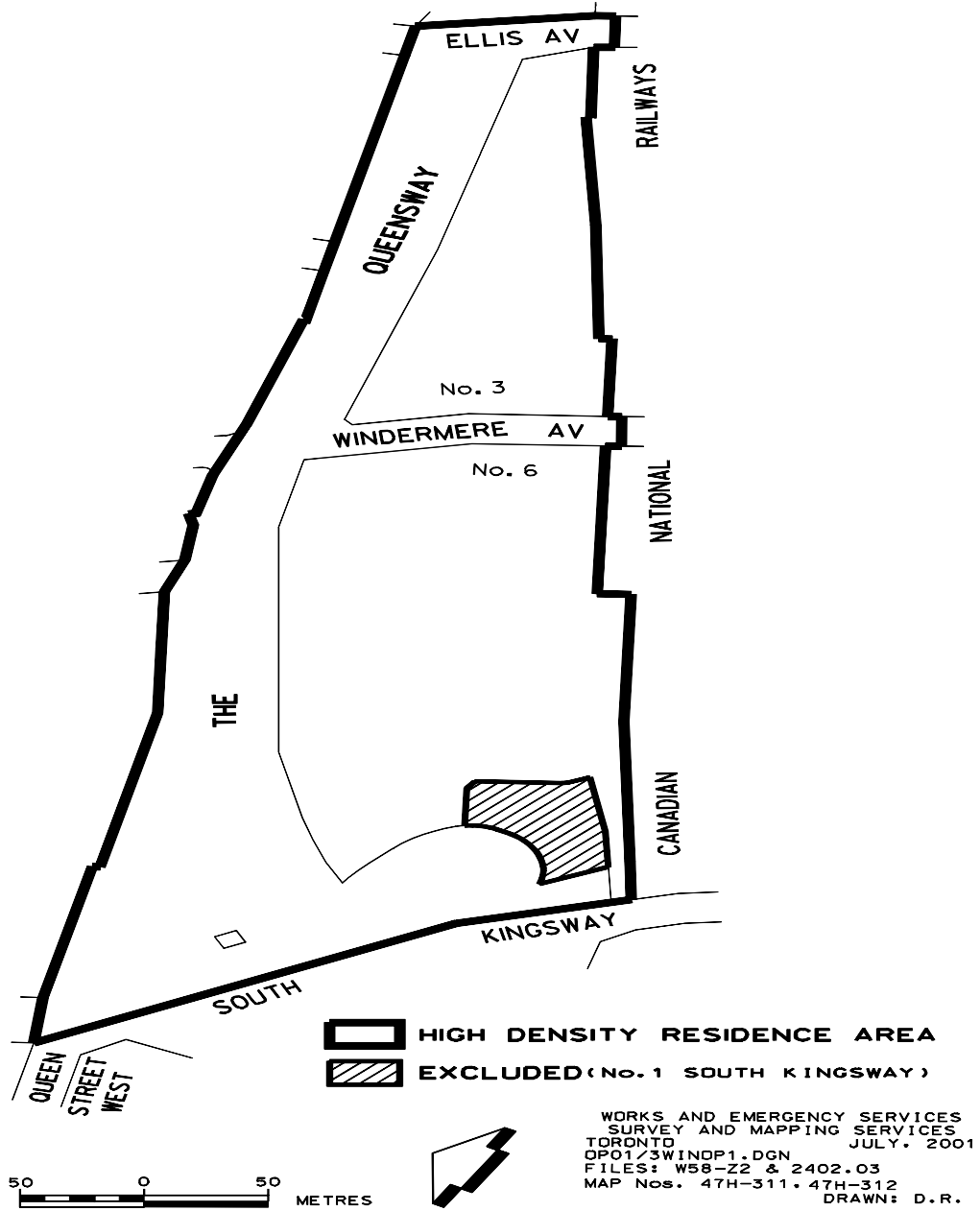
- (a) Notwithstanding those provisions of this Plan which may restrict the density of the lands shown on Map 18.533, (the "Site"), Council may pass by-laws applicable to the Site to permit the erection and use of one or more *residential* buildings on the Site provided that,
  1. the total *gross floor area* for all buildings and structures on the Site does not exceed 98,962 square metres of which the total *non-residential gross floor area* shall not exceed 1,000 square metres and the total *residential gross floor area* shall not exceed 97,962 square metres,
  2. pursuant to Section 37 of the *Planning Act*, such by-law requires the owner of the Site to provide the City of Toronto, in return for the residential densities and height permissions thereby granted, with the following facilities, services and matters:
    - a. The Owner is to ensure that the phased development of the Site is to the satisfaction of the City, including requirements for the matters to be secured with respect to each phase such as, site integration, sharing of common driveways, loading and underground garage access, interim use of balance

of Site, construction staging and temporary landscaping;

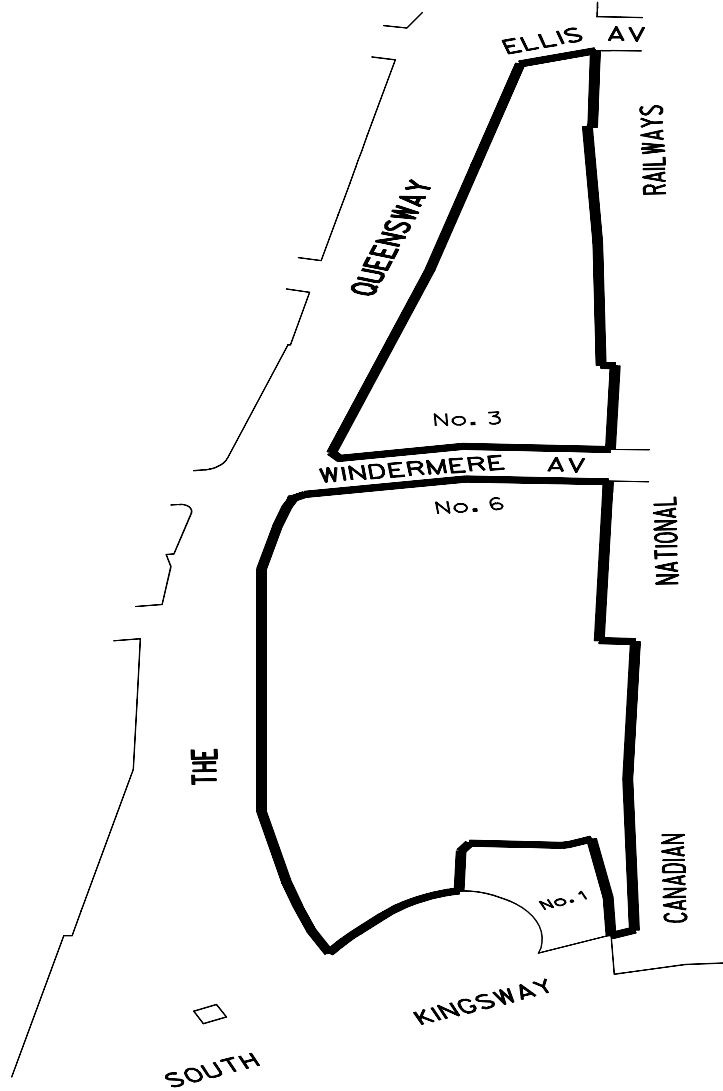
- b. The owner is to satisfy all environmental matters such as soil and groundwater management, the environmental remediation of the entire Site and lands to be conveyed to the City, provision of a Record of Site Condition, remediation of any contamination from Site into adjacent streets, historical review of Site and building audits, demolition and dust control, air quality, noise and vibration, the monitoring of de-watering and a commitment to mitigate as and where required by the City;
- c. The owner is to agree to development control matters such as, urban design and site plan guidelines, site plan conditions, pedestrian and bicycle connections, heritage elements;
- d. The owner shall provide all matters needed to service the Site, including the retention of a satisfactory consulting engineer, the construction and conveyance of street widenings for The Queensway and Windermere Avenue and all improvements thereto, improvements to the Ellis Avenue pumping station, the construction of a watermain extension, water and sewage systems, sidewalk improvements, private landscaping, utilities, inspection fees and security, park levy, the satisfaction of TTC requirements including Queensway TTC Streetcar line, TTC landscaping and fencing improvements and a contribution to the TTC of \$120,000.00;\
- e. The owner shall convey or provide other security acceptable to the City to secure road widenings and the public use of internal privately owned streets, parkettes and open space, and a watercourse easement over the Grenadier Pond drainage element;
- f. The owner shall ensure the proposed underground parking garage is constructed to appropriate standards to project the public accessing the Site;

- g. The owner shall provide a daycare with sufficient facilities for at least 52 children within the first phase, to be delivered at the owner's expense on a turnkey basis (including daycare equipment and a start up grant of \$100,000.00) by way of a 99 year term lease to a daycare operator acceptable to the City;
  - h. The owner shall comply with the City's 1% public art policy;
  - i. The owner shall provide a cash payment to the City Parks and Recreation Services in lieu of providing parkland - based on the large site standards;
  - j. The owner shall make payments of: \$75,000.00 for local school playground enhancements; \$25,000.00 for Swansea Town Hall capital cost improvements; \$50,000.00 for the proposed Humber Boathouse; and \$35,000.00 for preservation of Joy Oil Station or as otherwise directed by the City;
  - k. The owner shall provide 30% low end of market housing;
  - l. The owner shall comply with CNR requirements including warning clause, crash protection berm, chain link fence as well as noise and vibration attenuation measures;
  - m. The owner shall agree to TRCA approval of the Stormwater Management Plan (flood proofing);
  - n. The owner shall agree to such other matters as are specified by the reports of Urban Development Services recommending the passage of the by-law or as specified by the Council as a condition of the passage of the by-law, and
3. the owner of the Site is required to enter into an agreement with the City pursuant to Section 37 of the *Planning Act*, to secure the provision of the said facilities, services and matters, in a form satisfactory to the City with conditions providing for: indexed escalation of financial contributions, no credit for development charges, indemnity, insurance, GST, termination and unwinding, and registration and priority of agreement.

# MAP 1

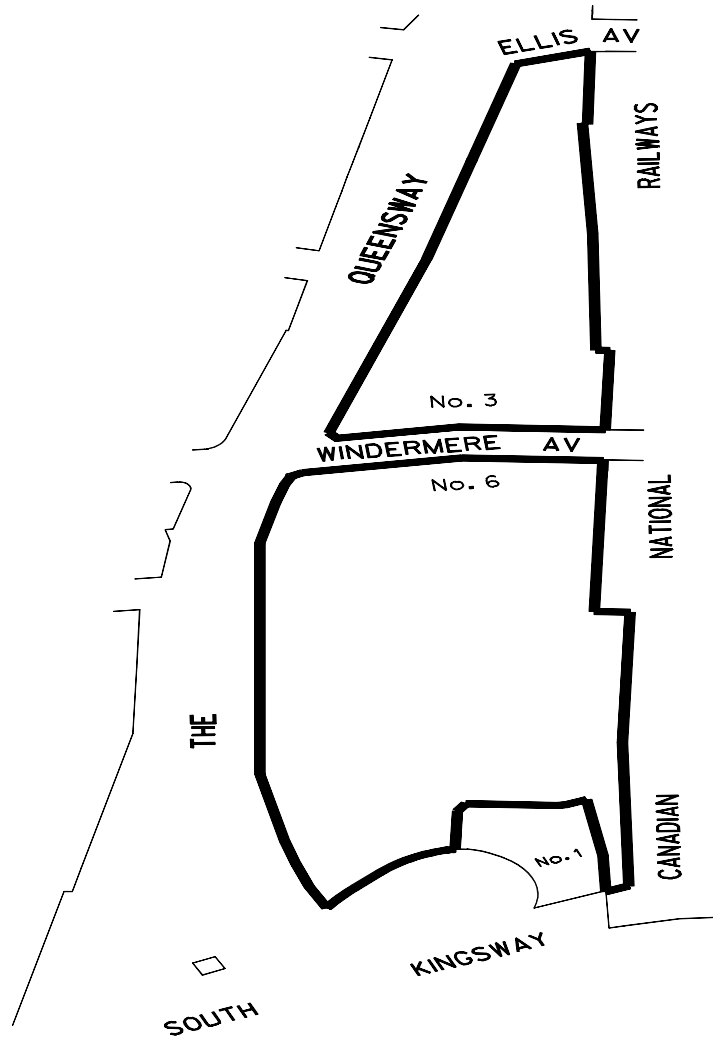


# MAP 2



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO JULY, 2001  
OP01/3WIN0P2.DGN  
FILES: W58-Z2, 2402.03  
MAP Nos. 47H-311. DRAWN: D.R.  
47H-312

# MAP 18.533



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO JULY, 2001  
DPO1/18533.DGN  
FILES: W58-Z2 & 2402.03  
MAP Nos. 47H-311, 47H-312  
DRAWN: D.R.