

Authority: Notice of Motion J(31), moved by Councillor Nunziata, seconded by Councillor Ford, adopted as amended, by City of Toronto Council on December 4, 5 and 6, 2001  
Enacted by Council: December 6, 2001

**CITY OF TORONTO**

**BY-LAW No. 1120-2001**

**To adopt Amendment No. 160 to the York Official Plan for the City of York Planning Area in order to implement a site-specific amendment affecting the lands municipally known as 1400 Weston Road.**

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*;

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

1. That the attached Amendment No. 160 to the York Official Plan for the City of York Planning Area, consisting of Part Two of the accompanying amendment, is hereby adopted pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this 6th day of December, A.D. 2001.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**PART ONE – PREAMBLE (NOT PART OF THE AMENDMENT)****1.1 PURPOSE/LOCATION**

Official Plan Amendment No. 160 applies to a 9.5 hectare (23.5 acre) parcel of land located at 1400 Weston Road.

The purpose of this amendment is to modify an existing policies permitting development of the lands. This amendment revises the maximum permitted density permitted on each Block within the development, allocates affordable housing units within Blocks within the lands, modifies an existing policy on the environment to reflect current requirements for a Record of Site Condition, and deletes a requirement relating to the lifting of a holding designation such that the submission and approval by the Commissioner of Buildings for the City and the Ministry of Environment of a hydrogeological study or other required studies would not be required.

**1.2 BASIS**

On June 16, 1999, B.G. Schickedanz Central Inc. submitted an Official Plan Amendment and Zoning Amendment application to permit a density transfer on lands previously approved for residential development. A community consultation meeting on the application was held on December 14, 2000.

The staff report of June 18, 2001 concluded that the required Official Plan and Zoning Amendments were supportable.

At a public meeting held on July 10, 2001, the Humber York Community Council deferred the application to a further public meeting, such meeting to be considered a continuation of the July 10, 2001 public meeting and to be held when all outstanding studies are completed and available in advance of the meeting. At the September 12, 2001 Humber York Community Council meeting the report dated August 28, 2001 was adopted subject to the total dwelling unit count for the subdivision being reduced from 2,150 to 2,050. The reduction was conditional upon the applicant withdrawing his appeal to the Ontario Municipal Board if the application does not proceed to the Board on the basis of any other appeal. Toronto City Council at its meeting held on October 2, 3 and 4, 2001 adopted the recommendations of the Humber York Community Council. Council determined that no further notice to the public of the changes were required and that no further public meeting be held in this regard.

PART TWO – THE AMENDMENT2.1 INTRODUCTION

All of this part of the Amendment, consisting of the following text constitutes Amendment No. 160 to the York Official Plan for the City of York Planning area. The Plan is hereby amended as follows:

2.2 TEXT CHANGES

Delete the text in Section 21.6 LANDS – 1400 WESTON ROAD, under the heading BONUSING in paragraph (4) after the first sentence and replace with the following:

“Within the whole of each Block as shown on Schedule 1 hereto, the density in units per hectare shall not exceed the maxima set out below, namely:

<u>BLOCK</u>	<u>MAXIMUM DENSITY</u> (units per hectare)
A	144.1
B	64.6
C	66.6
D	643.0
E	193.7

The above noted maximums are based on a maximum of 1,503 units being constructed on Blocks D and E West.”

Deleting subsection (2) (a) in Section 21.6 LANDS – 1400 WESTON ROAD, under the heading BONUSING, and replacing with the following:

“2(a) The maximum number of dwelling units permitted under Paragraph B.1.(a) of this Subsection may be increased by one dwelling unit in return for each dwelling unit within the maximum number of units provided under Paragraph B.1.(a) provided as an affordable housing unit on the lands, up to a maximum of 275 dwelling units”.

Delete the text in Section 21.6 LANDS – 1400 WESTON ROAD under the heading ENVIRONMENT after the text in paragraph 1. and replace with the following:

“(a) A building permit for the construction of any dwelling units, other than a permit for demolition, excavation/servicing, shoring, or foundation, shall not be issued in respect of the Lands, save and except for the westerly portion of Block E having an area of approximately 0.7 hectares, unless:

- (i) the Chief Building Official for the City is in receipt of a completed “Record of Site Condition” pursuant to the Ministry of the Environment “Guideline for Use at Contaminated Sites in Ontario, February 1997”, as amended or updated, marked as having been received by the Ministry of

Environment along with a letter from the Ministry of Environment advising that the Record of Site Condition is not subject to an audit review; or, alternatively, a letter from the Ministry of Environment advising that the Record of Site Condition has passed a Ministry audit for compliance with the Guideline; and

- (ii) The suitable use or uses for the lands set out in Part 3 of the “Record of Site Conditions” is consistent with the use or uses for which the Building Permit application has been made”.

Delete the text in Section 21.6 LANDS – 1400 WESTON ROAD under the heading HOLDING DESIGNATION (1)(a) and renumber the subsection (b) following it as (a).

### 2.3 IMPLEMENTATION

The policies established by this Amendment will be implemented through a site-specific amendment to Zoning By-law 1-83, Council’s conditions of 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.