

Authority: Humber York Community Council Report No. 6, Clause No. 8,
as adopted by City of Toronto Council on July 22, 23 and 24, 2003
Enacted by Council: January 29, 2004

CITY OF TORONTO

BY-LAW No. 71-2004

To adopt Amendment No. 287 to the Official Plan of the former City of Toronto with respect to lands known municipally in the year 2003 as 86 Pearson Avenue.

WHEREAS City Council at its meeting of February 1, 2 and 3, 2000 established the Parkdale Pilot Project for the purpose, among others, of regularizing the numerous bachelorette and rooming house buildings in the Parkdale area; and

WHEREAS the owner of the lands known municipally as 86 Pearson Avenue has applied for consideration in accordance with the Project process; and

WHEREAS the application meets the regularization criteria and thus it is appropriate to amend the Official Plan and General Zoning By-law to permit the proposed use; and

WHEREAS the Council of the City of Toronto has had referred to it a proposed Official Plan Amendment and proposed Zoning By-law respecting the site; and

WHEREAS the Council of the City of Toronto conducted a public meeting under Sections 17 and 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, regarding the proposed Official Plan Amendment and proposed Zoning By-law; and

WHEREAS the Council of the City of Toronto, at its meeting held on July 22, 23 and 24, 2003, determined to amend the Official Plan and Zoning By-law for the former City of Toronto;

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

1. The text and map 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. 287.

ENACTED AND PASSED this 29th day of January, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

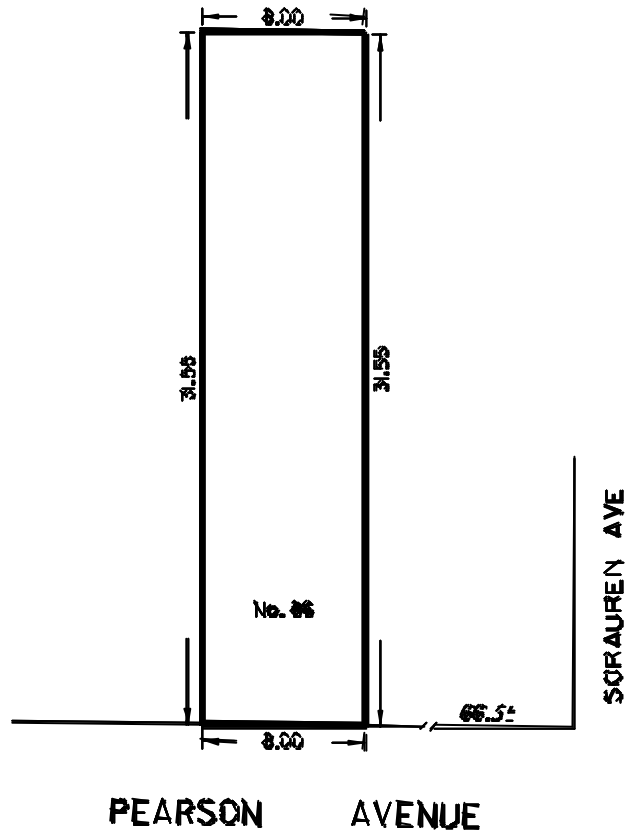
SCHEDULE “A”

1. Section 18 of the Official Plan for the former City of Toronto is amended by adding Section 18.617 and Map 18.617 as follows:

“18.617 Lands known as 86 Pearson Avenue.

Notwithstanding any of the provisions of this Plan, Council may pass by-laws respecting the lands shown on Map 18.617 to permit the erection and use of a *residential* building having a *gross floor area* of 1.24 times the area of the *lot*, provided that appropriate regard is had for the effect of the building upon the stability and general residential amenity and physical character of the *Residence Area* and surrounding areas.”

MAP 18.617



MAPS AND ENGINEERING SERVICES
SURVEY AND MAPPING SECTION
TORONTO JANUARY, 2004
DRAWN: 18617.DWG
FILE: 0906-00
MAP No. 484-312 18617.DWG