

Authority: Toronto West Community Council Report No. 1, Clause No. 43, adopted as amended, by City of Toronto Council at its Special meeting held on January 30 and February 12, 2004

Enacted by Council: May 20, 2004

CITY OF TORONTO

BY-LAW No. 452-2004

To adopt Amendment No. 23 to the Official Plan of the City of Toronto respecting lands known municipally as 75 Lemonwood Drive.

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 held at least one public meeting in accordance with the *Planning Act*;

WHEREAS the Council of the City of Toronto, at its Special meeting held on January 30 and February 12, 2004, determined to amend the Official Plan for the City of Toronto adopted by By-law No. 1082-2002;

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

1. The text and maps attached hereto are hereby adopted as amendments to the Official Plan of the City of Toronto.
2. This is Official Plan Amendment No. 23.

ENACTED AND PASSED this 20th day of May, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

The following Text and Maps constitute Amendment No. 23 to the City of Toronto Official Plan (being an amendment to the provisions of the Official Plan, Chapter 4, Land Use Designations and Chapter 7, Site and Area Specific Policies).

The sections headed “Purpose and Location” and “Basis” are explanatory only, and shall not constitute part of this amendment.

PURPOSE AND LOCATION:

The proposed amendment is for the redevelopment and intensification of a site located on the south side of Eglinton Avenue east of Royal York Road (known municipally as 75 Lemonwood Drive). This two phase proposal will replace the existing 88 rental dwelling units, with 75, 3 storey rental townhouses, a 7 storey, 103 unit retirement building and a 11 storey, 156 unit retirement building.

BASIS:

The proposal is compatible with development in the general area and will not result in any significant negative impacts on nearby single-family detached homes or on the character and function of the surrounding streets.

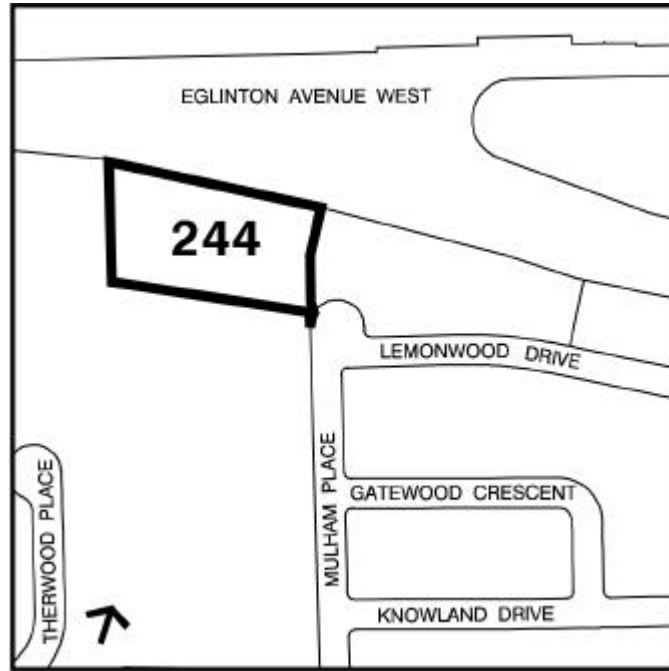
OFFICIAL PLAN AMENDMENT:

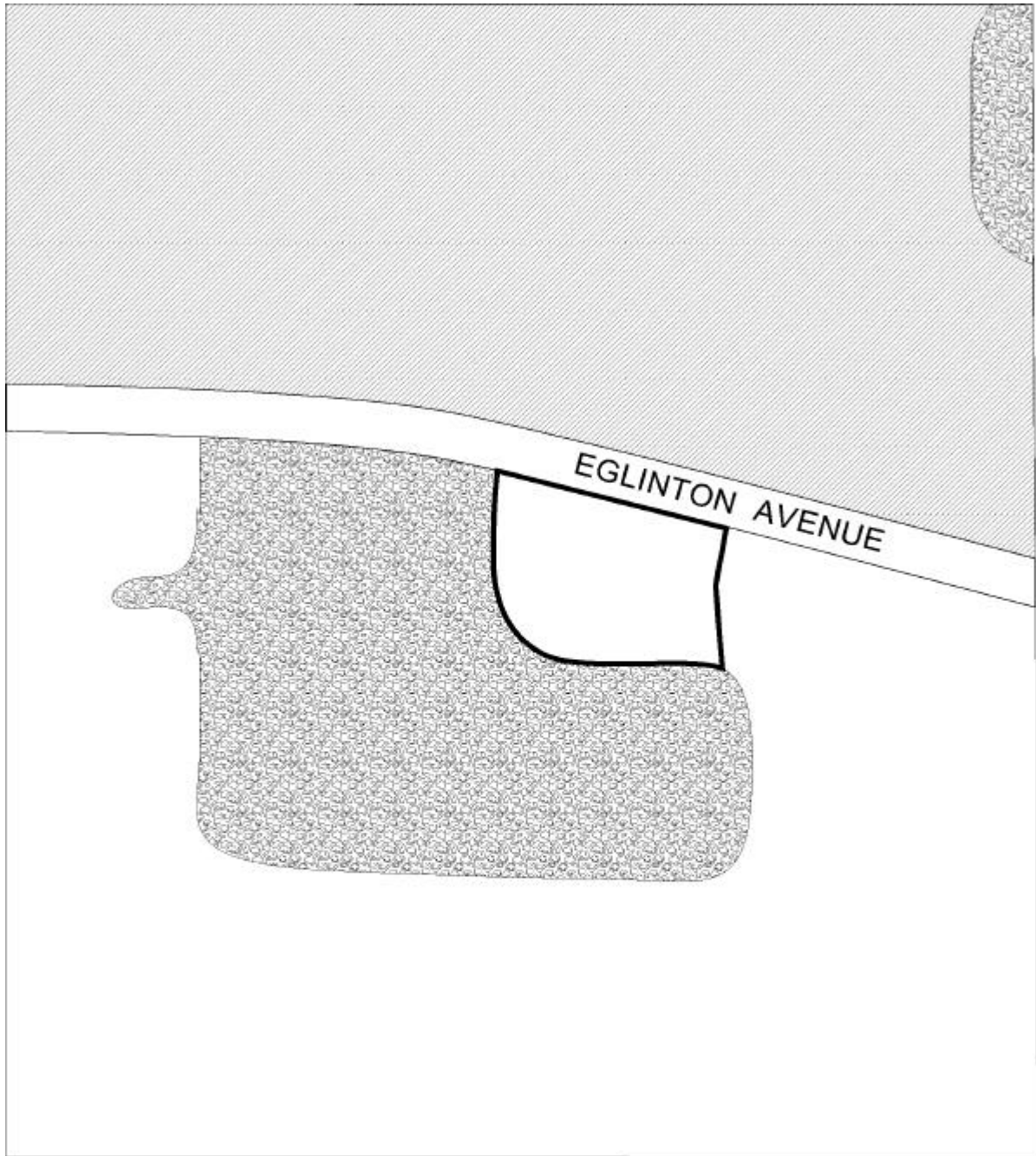
The Official Plan of the City of Toronto is amended as follows:

1. Maps 12, 13 and 14, Land Use Plan are amended by re-designating part of the lands known as 75 Lemonwood Drive from Neighbourhoods to Apartment Neighbourhoods in accordance with Schedule ‘A’ attached hereto.
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 244 as follows:

244. **75 Lemonwood Drive**

Only senior citizen’s retirement home facilities or nursing home/long term care facilities are permitted.





Official Plan Amendment #23 - Schedule A

75 Lemonwood Drive

File # TA CMB 2003 003

 Site Location - from Neighbours to Apartment Neighbours on Maps 12, 13 and 14 Land Use Plan

 Parks

 Neighbourhoods

 Apartment Neighbourhoods



Not to Scale
12/16/03