

Authority: North York Community Council Report No. 7, Clause No. 45,  
as adopted by City of Toronto Council on September 28, 29, 30 and October 1, 2004  
Enacted by Council: September 30, 2004

**CITY OF TORONTO**

**BY-LAW No. 856-2004**

**To adopt Amendment No. 314 to the Official Plan for the former City of Toronto with respect to lands municipally known as 1-45 St. Clements Avenue and 575-583 Duplex Avenue.**

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, with respect to lands municipally known in the year 2004 as 21-45 St Clements Avenue and 575-583 Duplex Avenue; and

WHEREAS the North York Community Council conducted a public meeting on September 14, 2004 in compliance with Section 17 of the *Planning Act* regarding the proposed Official Plan Amendment;

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; and
2. This is Official Plan Amendment No. 314.

ENACTED AND PASSED this 30th day of September, A.D. 2004.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE “A”**

1. Section 18 of the Official Plan Part I for the former City of Toronto is amended by deleting Section 18.103 and Map 18.103 and replacing them with the following text and map:

“18.103 Lands known in the year 2004 AS 21-45 St. Clements Avenue and 575-583 Duplex Avenue.

21-45 St. Clement’s Avenue and 575-583 Duplex Avenue.

See Map 18.103 at end of this Section.

Notwithstanding the provisions of this Plan or Section 19.23, the Yonge-Eglinton Part II Plan, Council may pass by-laws respecting the lands shown on Map 18.103 to permit the use of the building existing in 2003 and an addition for the purposes of a private academic school, provided:

- (1) the gross floor area of the existing building does not exceed 2910 square metres;
- (2) the height of the existing building does not exceed 16.2 metres above grade and does not exceed four storeys inclusive of the basement;
- (3) the gross floor area of the addition does not exceed 3545 square metres;
- (4) the height of the addition does not exceed 15 metres above grade and does not exceed four storeys inclusive of the basement; and
- (5) the Owner enters into an agreement, pursuant to Section 37 of the *Planning Act*, to secure a tenant assistance plan consisting of the following:
  - (i) compensation in the amount equal to 3 months rent, and at minimum, a moving allowance equal to \$1500, for those tenants whose leases do not contain notice that the school expansion will require the termination of their tenancy; and
  - (ii) compensation in the amount equal to 3 months rent for all other current tenants.”

Map 18.103 Lands known as 21-45 St. Clements Avenue and 575-583 Duplex Avenue.

