

Authority: Etobicoke York Community Council Report 6, Clause 9, adopted as amended,
by City of Toronto Council on July 25, 26 and 27, 2006
Enacted by Council: July 27, 2006

CITY OF TORONTO

BY-LAW No. 746-2006

To adopt Amendment No. 8 to the Official Plan for the City of Toronto with respect to lands located south of The Queensway, between Zorra Street and St. Lawrence Avenue, and north of the F.G. Gardiner Expressway.

WHEREAS authority is given to Council under 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*; and

WHEREAS the Council for the City of Toronto, at its meeting of July 25, 26 and 27, 2006, determined to amend the Official Plan for the City of Toronto adopted by By-law No. 1082-2002;

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

1. The text and map attached hereto as Schedule "A" are hereby adopted as amendments to the Official Plan of the City of Toronto.
2. This is Official Plan Amendment No. 8.

ENACTED AND PASSED this 27th day of July, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”**AMENDMENT NO. 8 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO****1469191 ONTARIO LTD. & 202035 ONTARIO LTD.
THE LANDS LOCATED SOUTH OF THE QUEENSWAY, BETWEEN ZORRA
STREET AND ST. LAWRENCE AVENUE, AND NORTH OF THE F.G. GARDINER
EXPRESSWAY**

The following Text and Map constitute Amendment No. 8 to the City of Toronto Official Plan, being an amendment to amend Schedule 2 and amend the provisions of 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:

This Amendment affects the properties located south of The Queensway, between Zorra Street and St. Lawrence Avenue, north of the F.G. Gardiner Expressway. The purpose of the amendment is to repeal and replace Site Specific Policy No. 6. The Amendment also adds planned but unbuilt roads to Schedule 2 of the Official Plan.

The intent of the Official Plan amendment is to reorganize the land use permissions previously granted in 1992.

BASIS:

The owner seeks to reorganize the land uses on the site by permitting the residential component along the west portion of the lands, while the office and commercial uses would be located on the east portion of the lands. In addition to reorganizing the lands, new public roads are required to facilitate the development.

OFFICIAL PLAN AMENDMENT:

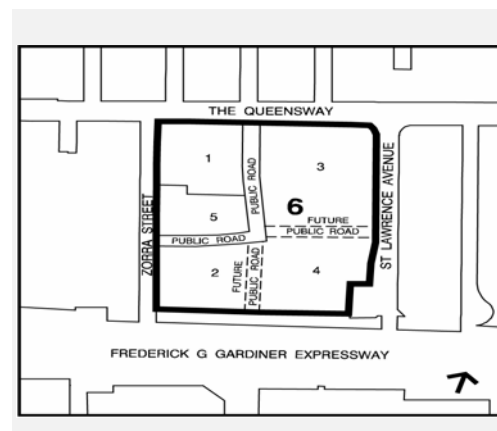
The Official Plan of the City of Toronto is amended as follows:

1. Schedule 2, The Designation of Planned but Unbuilt roads, is amended by adding the following planned but unbuilt roads;

Street Name	From	To
New Link	The Queensway	running south between The Queensway and the south limit of the property.
New Link	New Link	St. Lawrence Avenue the property

2. Chapter 7, Site and Area Specific Policies, is amended by repealing and replacing Site and Area Specific Policy No. 6 for the lands located on the south side of The Queensway, between Zorra Street and St. Lawrence Avenue, and north of the F.G. Gardiner Expressway, as follows:

6. **South side of The Queensway, between Zorra Street and St. Lawrence Avenue, north of the Gardiner Expressway**



- (a) A mixed development with up to 1,270 units, 83 722 square metres of commercial space, and 0.89 hectare of parks is permitted. The development concept provides for residential uses on the west portion of the lands, near Zorra Street (Parcels 1 and 2) and commercial uses to the east adjacent to St. Lawrence Avenue (Parcels 3 and 4). Parcel 5 is proposed for public parkland;
 - (b) The “ultimate” gross density for the lands is a maximum of 2.85 times the lot area, based on a residential density of up to 1.65 times the lot area and a commercial density of up to 1.2 times the lot area. The site area used to calculate gross density may include the lands dedicated as public roads and parks. The residential and commercial density caps may be exceeded on individual development parcels provided that the overall density cap is not exceeded at full build-out;
 - (c) Rezoning application for individuals properties may be based on the “ultimate” density. Where the full density allowed by this policy cannot be used within a property being rezoned, the residential density may be transferred to other properties within the area. Such surplus density would be added to the receiving property when it is rezoned;
 - (d) The alternative parkland dedication rate for the residential development will be a minimum of 0.5 hectares per 300 units. The parkland dedication may be a combination of land and cash-in-lieu payments; and
 - (e) A special provision shall be contained in the Zoning By-law prohibiting dwelling units and recreational space on Block 2 within 60 metres from Block 4 as set out in the By-law until such time as further environmental studies are completed demonstrating acceptable compatibility between the residential units and/or recreational space on Block 2 and the industrial use on Block 4.
- 3.** Map 26, Site and Area Specific Policies, is amended for the lands located on the south side of The Queensway, between Zorra Street and St. Lawrence Avenue, and north of the F.G. Gardiner Expressway, as shown on the map above.