

Authority: Etobicoke York Community Council Report 3, Clause 56a,  
as adopted by City of Toronto Council on May 23, 24 and 25, 2006  
Enacted by Council: April 29, 2008

**CITY OF TORONTO**

**BY-LAW No. 356-2008**

**To adopt Amendment No. 169 to the Official Plan for the former City of York with respect to lands municipally known as 2442 Bloor Street West.**

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*;

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

1. That the attached Amendment No. 169 to the Official Plan for the former City of York, 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 29th day of April, A.D. 2008.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

## PART ONE - PREAMBLE

### 1.1 Purpose/Location

Official Plan Amendment No. 169 applies to lands municipally known as 2442 Bloor Street West.

The purpose of this Amendment is to re-designate the lands from Low Density Residential to Mixed Use, to permit a 10-storey, mixed use, commercial/residential building with a maximum gross floor area of 7373m<sup>2</sup>.

### 1.2 Basis

In December 2003, the owner submitted an application to amend the former City of York and former City of Toronto Official Plans and Zoning By-laws to permit the proposed development.

## PART TWO - THE AMENDMENT

### 2.1 INTRODUCTION

All of this part of the Amendment, consisting of the following map and text changes, constitutes Amendment No. 169 to the Official Plan for the City of York Planning Area. The Official Plan is hereby amended as follows:

### 2.2 MAP CHANGES

Map, Schedule D-1, is amended from Low Density Residential to Mixed Use for the lands at 2442 Bloor Street West, shown on the attached Schedule "A".

### 2.3 TEXT CHANGES

Specific Area Policy 21.1 (n) is added to Section 21, Specific Area Policies, to read as follows:

"21.1 (n) Notwithstanding the provisions of Section 11.4 and 11.5, and any other provisions of this Plan, the lands municipally known as 2442 Bloor Street West may be used for the purposes of a 10-storey, mixed use, commercial/residential building with a maximum gross floor area of 7373m<sup>2</sup>.

### Bonusing:

Council may pass by-laws applicable to the lands at 2442 Bloor Street West to permit increases in the density of development in excess of the density and height of development otherwise permitted by this Plan and Zoning By-law No. 1-83, in return for the provision of facilities, services and matters as are set out in such by-laws. Such bonusing shall be secured through the means of an agreement or agreements with the owners, to be registered on title, under the provisions of Section 37 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

Such bonusing may be permitted in return for the following facilities, services and matters or cash-in-lieu of provision of the same:

- (a) a contribution of \$50,000.00 to be used towards improvements to area recreational facilities including Traymore park, prior to issuance of any above grade building permit;
- (b) the construction of a pedestrian walkway through the proposed building to provide a connection from Bloor Street West to the Toronto Parking Authority parking lot to the rear of the subject lands, and the conveyance of an easement to the City to allow public pedestrian access over and through such walkway, all at the sole expense of the owner, and of which total cost the City will deem 50% to be a section 37 contribution to a maximum of \$150,000.00;
- (c) prior to the issuance of any above grade building permit, the owner will secure the undertaking of a Traffic Impact Study to the satisfaction of, and subject to the approval of, the City regarding physical improvements necessary to control the infiltration of northbound traffic to Riverview Gardens, and the owner will pay for such study and implement all improvements resulting from such study at its sole cost;
- (d) the owner will agree that the building will be built in accordance with approved drawings so as to secure elements of architectural design and types of building materials, to the satisfaction of the City, and the owner will agree in the section 37 agreement that no third party signage will be permitted on the building, that no signage of any kind will be permitted on the side walls of the building, and that signage on the front façade of the building will be limited to those areas shown on approved site plan drawings; and
- (e) the owner will agree that a minimum of 25% of the residential units in the proposed building will be designed and constructed so as to be fully accessible to persons with disabilities, and the owner will agree to market 25% of the residential units to persons with disabilities and to design the interior of such units so as to accommodate persons with disabilities.”

#### 2.4 IMPLEMENTATION

The policy established by this Amendment will be implemented through a site-specific amendment to the Zoning By-law, Council’s conditions to approval, and the signing of appropriate agreements.

#### 2.5 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.

