

Authority: Etobicoke York Community Council Item 39.3,
as adopted by City of Toronto Council on August 25, 26 and 27, 2010
Enacted by Council: August 27, 2010

CITY OF TORONTO

BY-LAW No. 1000-2010

**To adopt Amendment No. 126 to the Official Plan for the City of Toronto with respect to
lands municipally known as 82 Buttonwood Avenue.**

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. The attached Amendment No. 126 to the Official Plan is hereby adopted pursuant to the
Planning Act, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this 27th day of August, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

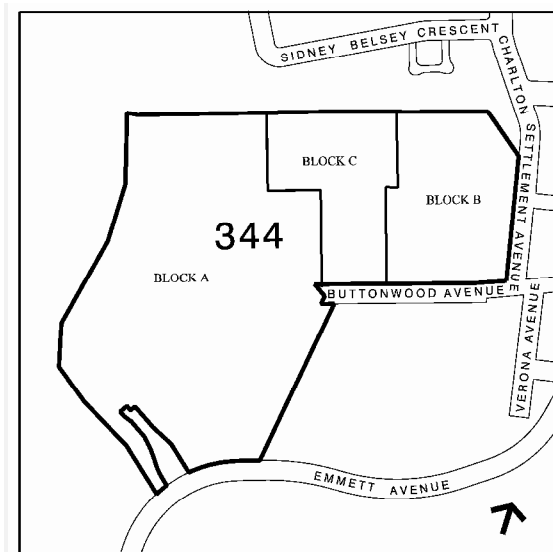
AMENDMENT NO. 126 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2009 AS
82 BUTTONWOOD AVENUE

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

1. Chapter 7, Site and Area Specific Policies, is amended by adding the following Site and Area Specific Policy No. 344 for the lands known municipally in 2009 as 82 Buttonwood Avenue:

"344. 82 Buttonwood Avenue

- (a) Development of the lands will include expansion of the hospital on Block A and development of complementary uses on Block B and Block C that include a residential seniors' village incorporating a range of seniors' accommodation and may include long-term care facilities, assisted living units, and/or rental and condominium seniors' residential units with ancillary office, retail and personal service uses.
- (b) Development will proceed generally in accordance with the design guidelines entitled "West Park Healthcare Centre Urban Design Guidelines", and dated June 28, 2010, and prepared by Montgomery Sisam Architects, as adopted by Council at its meeting of August 25, 26 and 27, 2010.
- (c) The lands will be developed in phases with a network of public and private streets, sidewalks and private open spaces, which will serve to integrate the lands with the surrounding urban fabric.
- (d) Development of the lands will proceed by plan of subdivision in a phased manner and subject to the criteria in Section (e)(ii).
- (e) Despite Policy 3.2.1.9 of the Official Plan, the provision of 20 per cent of the residential dwelling units as affordable housing units is not required provided that:
 - (i) 15 per cent of the residential dwelling units constructed after August 27, 2010 are provided and maintained as affordable rental housing units;
 - (ii) a community services and facilities strategy and implementation mechanism for development in Blocks B and C are provided if any residential uses are proposed for Block C; and
 - (iii) a hospital expansion, respite care and/or nursing home facility is provided in one of the phases of the redevelopment plan for the lands."



2. Map 25, Site and Area Specific Policies, is amended by adding the lands known municipally in 2009 as 82 Buttonwood Avenue shown on the map above as Site and Area Specific Policy No. 344.