

CITY OF TORONTO

BY-LAW No. 1183-2010(OMB)

**To adopt Amendment No. 375 to the Official Plan for the former City of Toronto
with respect to lands municipally known as 70-200 Russell Hill Road.**

WHEREAS the Ontario Municipal Board, pursuant to its Order issued December 3, 2007, deems it advisable to amend the former City of Toronto Official Plan, as amended, with respect to certain lands municipally known in the year 2006 as 70-200 Russell Hill Road;

THEREFORE pursuant to the Order of the Ontario Municipal Board issued on December 3, 2007 in Board File No. PL060214, the Ontario Municipal Board, hereby approves the following amendment to the Official Plan of the former City of Toronto;

1. Amendment No. 375 to the Official Plan of the former City of Toronto, consisting of the attached text and map designated as Scheduled "1" is hereby approved.

PURSUANT TO THE ORDER/DECISION OF THE ONTARIO MUNICIPAL BOARD, ISSUED ON DECEMBER 3, 2007 UNDER BOARD CASE FILE NO. PL060214.

**AMENDMENT No. 375 TO THE OFFICIAL PLAN
OF THE FORMER CITY OF TORONTO**

70-200 RUSSELL HILL ROAD

The following Text and Map, designated as Schedule "1", constitutes Amendment No. 375 to the Official Plan of the former City of Toronto. 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 to permit the construction of an apartment building at the property known municipally as 70-200 Russell Hill Road ("Subject Land"). The subject land is located on the west side of Russell Hill Road, south of St Clair Avenue West and west of Avenue Road.

The proposed amendment would introduce a site-specific amendment to the former City of Toronto Official Plan ("Plan") to permit the proposed apartment building at a total density of 1.34 times the area of the lot.

BASIS

The proposed amendment implements many of the policies of the former City of Toronto Official Plan.

The proposal consists of two mansion-like buildings, connected below-grade, accommodating a maximum of 22 new residential units that will assist the City in realizing its residential intensification goals by better utilizing land and existing infrastructure and services within the area. The subject land is designated *Low Density Residence Area* which permits residential buildings with a *gross floor area* of up to 1.0 times the area of the *lot*, provided appropriate consideration is given to the fit of the development within the physical character of the area. The high quality design and appropriate built form considerations of the proposed buildings will contribute positively to the surrounding area. The proposal will provide high quality housing to the area and create a desirable and continuous residential frontage along the street. The proposed residential buildings are sensitive to the natural features on site.

The proposed apartment building represents a development that is both appropriate and desirable for the area.

OFFICIAL PLAN AMENDMENT

1. Section 18 of the Official Plan for the former City of Toronto is hereby amended by adding the following Section 18.691 and the attached Map 18.691.

"18.691 Lands municipally known in the year 2006 as 70-200 Russell Hill Road.

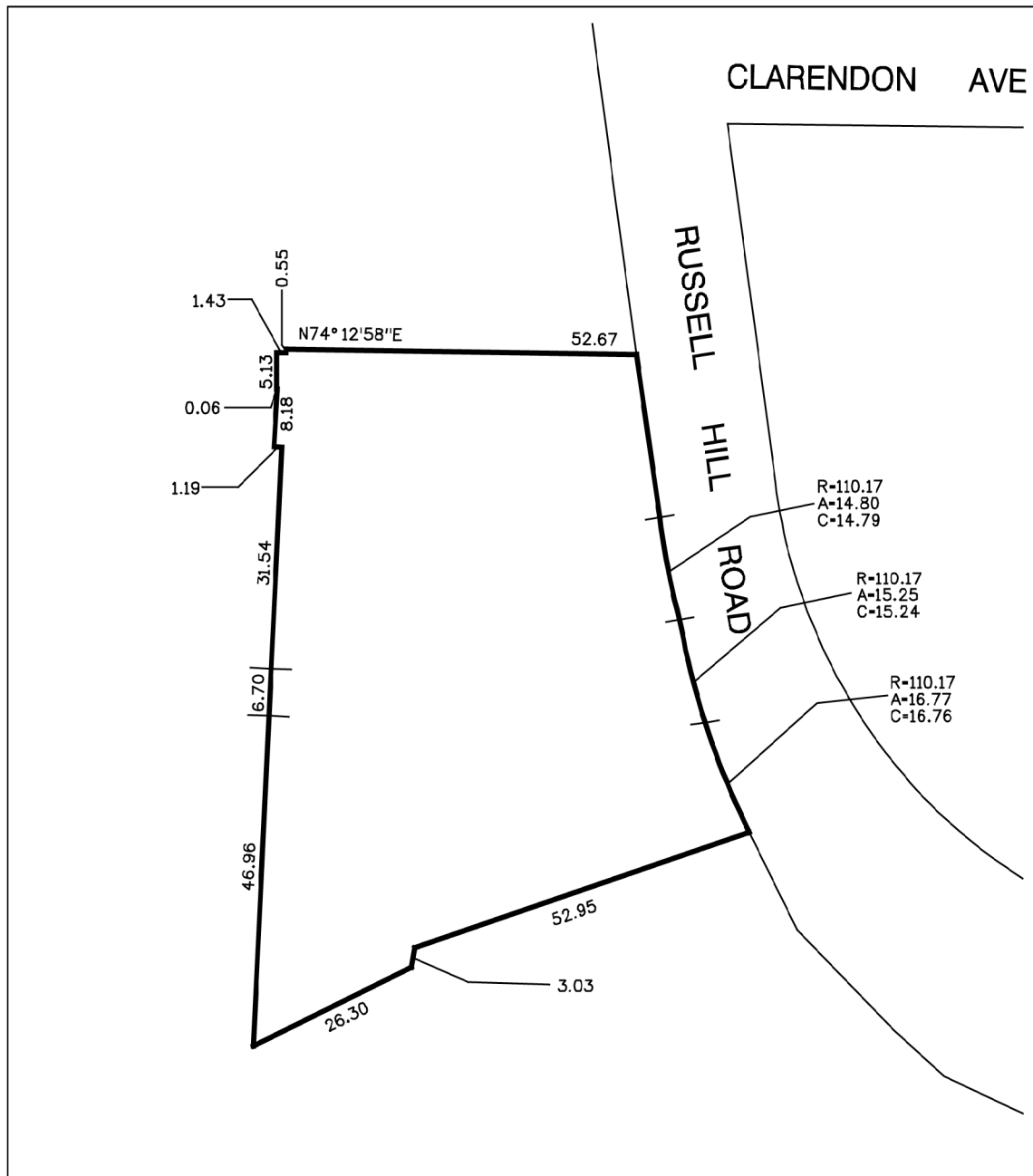
Notwithstanding any of the provisions of this Plan, Council may pass by-laws applicable to the lands delineated by heavy line on Map 18.691, to permit

increases in the density and height of development otherwise permitted, to permit the use of a residential building provided:

- (a) the *residential gross floor area* of the *apartment building* shall not exceed 6,920 square metres, as measured from *grade* at the front wall of the building at 141.95 metres ASL;
- (b) the *apartment building* shall contain a maximum of 22 *dwelling units*; and
- (c) the *height* of the *apartment building* shall not exceed 30.9 metres.

Definitions:

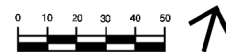
- (d) For the purposes of this By-law, the terms set forth in italics shall have the same meaning as such terms have for the purposes of By-law No. 438-86, as amended."



Toronto City Planning
 Map 18.691 (Official Plan Amendment 375)

70 - 200 Russell Hill Road

File # 05_104786



Zoning By-law 438-86 or 1916 or 6752 as amended
 07/26/07 - DR