

Authority: MM9.36, moved by Councillor Joe Cressy, seconded by Councillor Kristyn Wong-Tam, as adopted by City of Toronto Council on September 30, October 1 and 2, 2015

**CITY OF TORONTO**

**BY-LAW No. 95-2016**

**To adopt Amendment No. 251 to the Official Plan for the City of Toronto respecting the lands known as 97 Walmer Road and 88-100 Spadina Road.**

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 enacts:

1. The attached Amendment No. 251 to the Official Plan is adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on February 4, 2016.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**AMENDMENT NO. 251 TO THE OFFICIAL PLAN**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2014 AS  
97 WALMER ROAD AND 88-100 SPADINA ROAD**

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

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 470 for the lands known municipally in 2014 as 97 Walmer Road and 88-100 Spadina Road, as follows:

"470. 97 Walmer Road and 88-100 Spadina Road

1. Notwithstanding section 3.2.1.8 of the Official Plan, the lands comprising 97 Walmer Road may be conveyed separately from the lands comprising 88-100 Spadina Road, by way of a consent application, provided that:
  - (a) at least 215 residential rental dwelling units are maintained at 100 Spadina Road, for a minimum time period of at least 20 years from July 1, 2009 being the date the building at 88 Spadina Road was first occupied for residential purposes;
  - (b) at least two two-bedroom dwelling units at 100 Spadina Road are provided by the owner at affordable rents for a continuous period of at least ten years commencing from the date each such unit is newly occupied by tenants at affordable rents following the date this official plan amendment and the related implementing zoning by-law amendments come into full force and effect all in a form satisfactory to the City as determined to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
  - (c) tenant relocation assistance is provided by the owner to the affected tenant at 97 Walmer Road to the satisfaction of the Chief Planner and Executive Director, City Planning Division prior to such conveyance and prior to the issuance of any Certificate of Consent to sever; and
  - (d) the Section 37 Agreement registered on such lands at the date of the enactment of this Site and Area Specific Policy No. 470 is amended to incorporate the changes in (a) to (c) above and registered, all to the satisfaction of the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning Division prior to the issuance of any Certificate of Consent to sever."

2. Chapter 7, Map 29, Site and Area Specific Policies, are amended to add the lands municipally known in 2014 as 97 Walmer Road and 88-100 Spadina Road shown on the map below as Site and Area Specific Policy No. 470.

