

Authority: Etobicoke York Community Council Item EY18.5, adopted as amended, by City of Toronto Council on December 13, 14 and 15, 2016

CITY OF TORONTO

BY-LAW 462-2017

To adopt Amendment 364 to the Official Plan for the City of Toronto respecting the lands known as 4208, 4210 and 4214 Dundas 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 enacts:

1. The attached Amendment 364 to the City of Toronto Official Plan is adopted pursuant to the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

Enacted and passed on April 28, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

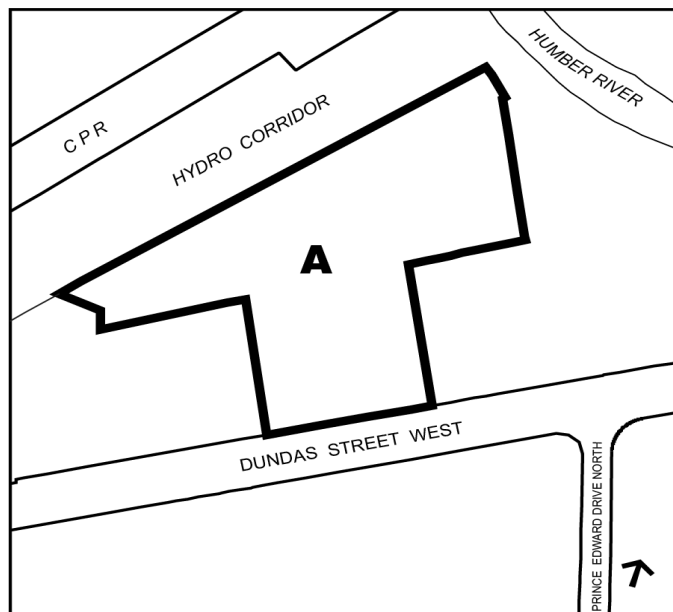
**AMENDMENT 364 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2016
AS 4208, 4210 AND 4214 DUNDAS STREET WEST**

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

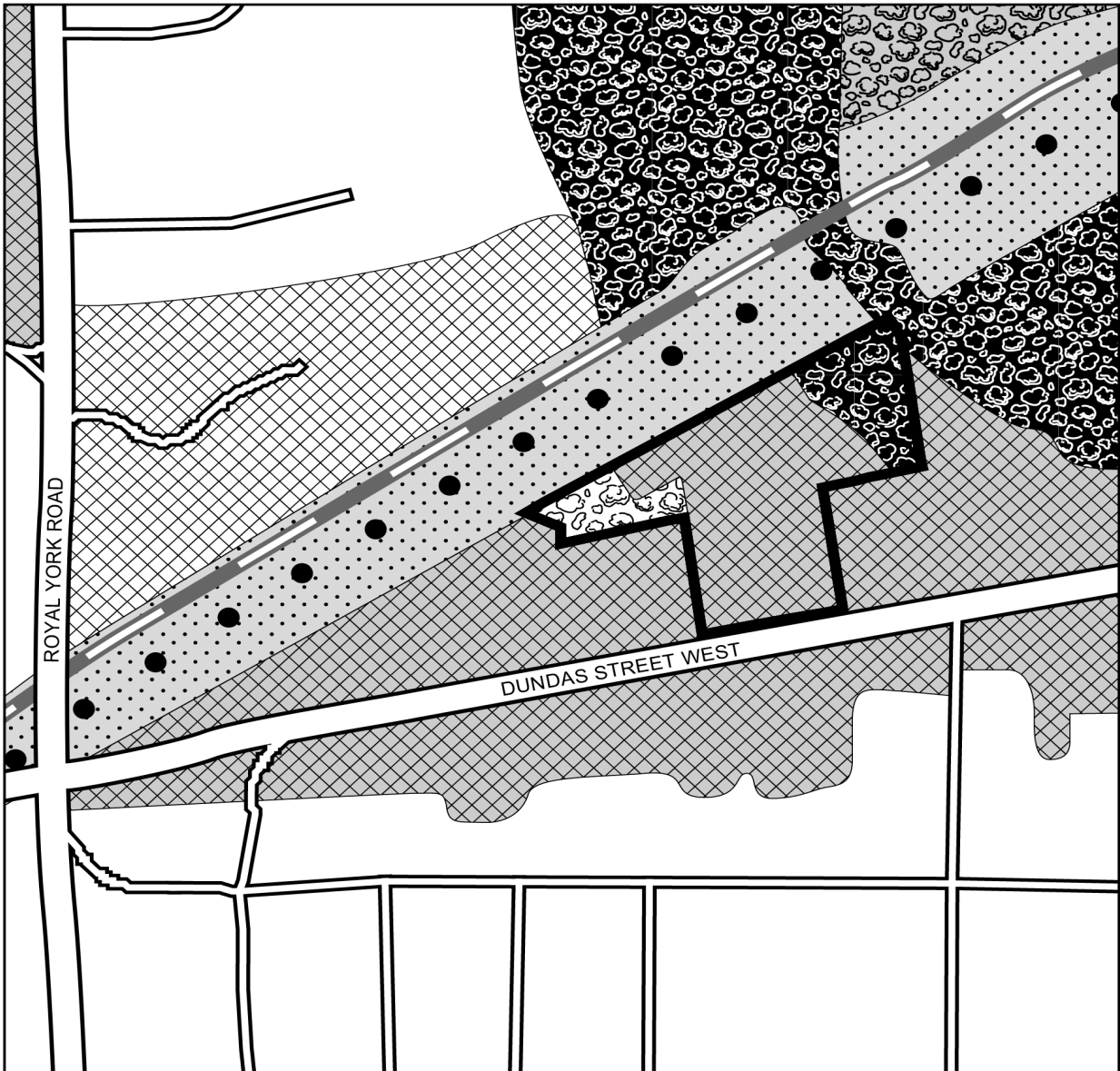
1. Map 14, Land Use Plan is amended by re-designating the lands known municipally as 4208, 4210 and 4214 Dundas Street West in 2016 from *Mixed Use Areas* to *Parks* and from *Mixed Use Areas* to *Natural Areas*, as shown on the attached Schedule 1.
2. Chapter 7, Site and Area Specific Policies, Policy 277, is amended by:
 1. Adding the number 1. in front of the first policy, such that it reads:
 1. Townhouses are not permitted in *Mixed Use Areas* on the north side of Dundas Street West and in the first 60 metres of depth from the Dundas Street West frontage on the south side of Dundas Street West.
 2. Immediately thereafter, adding the following policies for the lands known municipally in 2016 as 4208, 4210 and 4214 Dundas Street West:
 2. 4208, 4210 and 4214 Dundas Street West

On the lands shown as "A" on the map:

1. Stacked townhouses are permitted on lands located a minimum of 60 metres north of Dundas Street West.
2. Development will be set back an average of 10 metres from the long term stable top-of-bank of the valley, and in no case less than 6.5 metres.



Schedule 1



Official Plan Amendment #364

Revisions to Map 14 Land Use Plan to redesignate lands from Mixed Use Areas to Parks and Natural Areas

4208, 4210 and 4214 Dundas Street West

File # 14 183631 WET 04 0Z

Site Location	Natural Areas	Utility Corridors
Neighbourhoods	Other Open Space Areas	
Apartment Neighbourhoods	Parks	
Mixed Use Areas		

↑
Not to Scale
10/14/2016