

Authority: Toronto and East York Community Council Item TE23.6, adopted as amended, by City of Toronto Council on April 26, 27 and 28, 2017

CITY OF TORONTO

Bill 1108

BY-LAW -2017

To adopt Amendment 378 to the Official Plan for the City of Toronto respecting lands municipally known in the year 2017 as 571 to 597 Bloor Street West, 738 to 754 and 760 Bathurst Street, 28 to 34 Lennox Street, 581 to 603 Markham Street and 588 to 610 Markham Street.

Whereas authority is given to Council by Section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas the 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. Amendment 378 to the Official Plan, consisting of the attached text and map designated as Schedule A, is adopted.

Enacted and passed on October , 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

AMENDMENT 378 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2017 AS 571 TO 597 BLOOR STREET WEST, 738 TO 754 AND 760 BATHURST STREET, 28 TO 34 LENNOX STREET, 581 TO 603 MARKHAM STREET AND 588 TO 610 MARKHAM STREET

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

1. Map 18 – Land Use - is amended by redesignating lands on the west side of Markham Street, south of Bloor Street West from 'Mixed Use Areas' to 'Parks and Other Open Spaces – Parks', as shown on the attached Schedule A.
2. Chapter 7, Site and Area Specific Policies, is amended by adding the following:

528. Lands located south of Bloor Street West, west of Bathurst Street, north of Lennox Street, and east of Markham Street

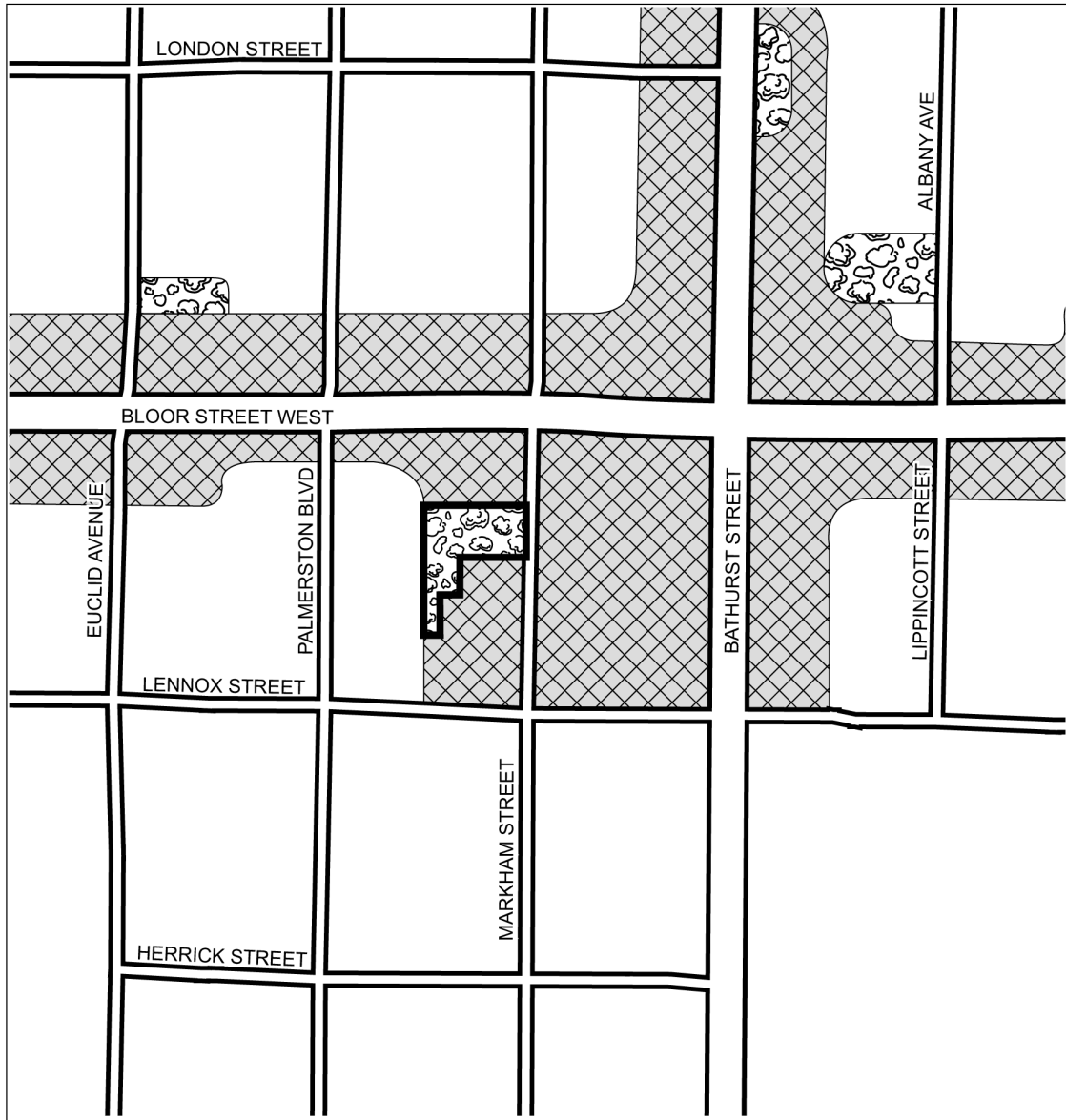
1. Tall buildings will be permitted on the lands located south of Bloor Street West, west of Bathurst Street, north of Lennox Street, and east of Markham Street provided that:
 - a. No tall buildings exceed a floorplate of 600 square metres;
 - b. A minimum 25 metre separation distance is provided between tall buildings, except in instances where an indirect facing condition exists in which a minimum separation distance of 20 metres is required, subject to permitted encroachments as set out in the Zoning By-law;
 - c. Tall buildings must be situated beneath a 45-degree angular plane measured from grade at the property line of any property designated *Neighbourhoods* on Map 18 in the Official Plan;
 - d. Despite c. above, minor encroachments into the 45-degree angular plane are allowed for tall buildings provided they are minor in nature and no more than one storey of any one building encroaches into the angular plane;
 - e. Despite c. and d., above, tall buildings not fronting Bloor Street West on the east side of Markham Street shall:
 - i. be situated behind the retained heritage buildings fronting Markham Street; and



- ii. have a maximum height which is significantly less than the height of a 45-degree angular plane measured from the property line of any property designated *Neighbourhoods* on Map 18 in the Official Plan; and

- f. In the event the policies of this Site and Area Specific Policy conflict with the policies of Site and Area Specific Policy No. 517 and Official Plan Amendment No. 349, the policies of this Site and Area Specific Policy prevail.

Schedule A



Official Plan Amendment #378

Revisions to Land Use Map 18 to Redesignate lands from Mixed Use Areas to Parks

571 Bloor Street West

File # 15 188751 STE 19 0Z

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|---|--|
|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Mixed Use Areas | |



Not to Scale
02/22/2017