

Authority: Midtown Community Council Report No. 5, Clause No. 35,  
as adopted by City of Toronto Council on June 24, 25 and 26, 2003  
Enacted by Council: June 26, 2003

**CITY OF TORONTO**

**BY-LAW No. 572-2003**

**To adopt Amendment No. 34 to the Official Plan for the former Borough of East York  
respecting the lands known municipally as 237, 239 and 241 McRae Drive and 207 and  
209 Randolph Road.**

WHEREAS authority is given to Council by 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. That the attached Amendment No. 34 to the Official Plan for the former Borough of East York, consisting of Part Two of the document attached hereto, is hereby adopted.

ENACTED AND PASSED this 26th day of June, A.D. 2003.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**AMENDMENT No. 34 TO THE OFFICIAL PLAN  
FOR THE FORMER BOROUGH OF EAST YORK**

PART ONE - PREAMBLE, does not constitute part of this Amendment.

PART TWO - THE AMENDMENT, consisting of the text contained therein together with Schedule “A” attached constitutes Amendment No. 34 to the Official Plan for the former Borough of East York.

PART ONE

PREAMBLE

TITLE:

This is Amendment No. 34 to the Official Plan for the former Borough of East York.

Only that part of this Amendment entitled “Part Two - The Amendment” constitutes Amendment No. 34 to the Official Plan for the former Borough of East York Planning Area.

PURPOSE:

This amendment redesignates the lands at 247, 249 and 241 McRae Drive from “Main Streets Commercial Residential” to “Low Density Residential” and allows their development with townhouses and semi-detached dwellings.

LOCATION:

The lands affected by this Amendment are outlined in a heavy black line identified as “Area Subject to Amendment” on Schedule “A” attached hereto, and are located at the south east corner of McRae Drive and Randolph Road.

BASIS:

Although the former Borough of East York Official Plan designates the lands as “Main Streets Commercial-Residential” and requires that they be developed with a mixed-use commercial residential building having both residential and commercial components, the new Council approved Official Plan for the City of Toronto would permit either a mixed use or and strictly residential development.

Given that the proposed residential use has Council’s support, that the project is served by a full array of municipal services and that it is generally compatible with the surrounding context, staff believe that it is appropriate and supportable.

PART TWO

THE AMENDMENT

1. All of this Part of the document entitled “Part Two - The Amendment” consisting of the following text and the attached Schedule “A” constitute Amendment No. 34 to the Official Plan for the former Borough of East York.
2. The lands affected by this Amendment are shown on Schedule “A” to this Amendment as “Area Subject to Amendment”.
3. Map 2 “Predominant Land Use” of the Official Plan for the former Borough of East York is hereby amended by changing the designation for the lands municipally known in the year 2002, as 237, 239 and 241 Mc Rae Drive, and shown as “Area Subject to Amendment” on Schedule “A” to this Amendment from “Main Streets Commercial/Residential” to “Low Density Residential”.
4. Map 7 - “Special Policy Areas” of the Official Plan for the former Borough of East York is hereby amended by identifying lands municipally known in the year 2002, as 237, 239 and 241 McRae Drive, and shown as “Area Subject to Amendment” on Schedule “A” to this Amendment as “Special Policy Area 34”.
5. The text of Official Plan for the former Borough of East York is hereby amended by adding a new Section 3.15.34 immediately following Section 3.15.33, as follows:  
  
“3.15.34        The lands shown as “Special Policy Area 34” on Map 7 of this Plan and designated “Low Density Residential” on Map 2 of this Plan, shall be subject to the “Low Density Residential” policies set out in Section 3.3 of this Plan”.

Schedule "A"  
Amendment No. 34 to the Official Plan  
for the former Borough of East York



237, 239 & 241 McRae Drive

Applicant's Submitted Drawing

File # TD CMB 2002 0008

Not to Scale  
04/10/03