

Authority: Toronto East York Community Council Report No. 8, Clause No. 3,
as adopted by City of Toronto Council on September 22, 23, 24 and 25, 2003
Enacted by Council: September 24, 2003

CITY OF TORONTO

BY-LAW No. 915-2003

**To adopt Amendment No. 280 to the Official Plan for the former City of Toronto in respect
of lands municipally known as 233 Carlaw Avenue.**

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. The text and map annexed hereto as Schedule "A" are hereby adopted as an amendment
to the Official Plan for the former City of Toronto.
2. This is Official Plan Amendment No. 280.

ENACTED AND PASSED this 24th day of September, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

PREFACE AND EXPLANATORY NOTES**TO AMENDMENT NO. 280****TO THE OFFICIAL PLAN OF THE FORMER****CITY OF TORONTO****INTRODUCTION**

The purpose of this amendment is to permit the conversion and renovation of an existing industrial building to a live-work building having a total gross floor area not more than 3.9 times the area of the lot.

LANDS AFFECTED BY THIS AMENDMENT

This amendment affects the lands having the municipal address of 233 Carlaw Avenue on the east side of Carlaw Avenue between Dundas Street East and Queen Street East.

EFFECT OF THE AMENDMENT

The effect of this amendment would be to permit a 3 storey addition as well as the conversion and renovation of an existing industrial building to a 7 storey live-work building having 118 live-work units. A portion of the building will be demolished to create an interior courtyard area and a new 3 storey addition will be added. The new building will exceed both permitted height and density limits. The amendment includes a site specific policy for securing benefits on the site and on adjacent boulevard lands through a Section 37 Agreement. The benefits to be secured include conveyance, landscaping and maintenance of a public access easement over the Boston Avenue frontage of the lands, streetscape improvements to the City boulevards on both the Carlaw and Boston Avenue frontages as well as payment for the cost of municipal infrastructure improvements or upgrades required as a result of the development.

PUBLIC MEETINGS

The Toronto East York Community Council considered Amendment Application TECMB 20030006 203003 at a statutory public meeting held on September 9, 2003, after written notice of such meeting had been sent to all persons assessed in respect of land within 120 metres of the subject lands.

COUNCIL DIRECTION

It was the Community Council's decision to recommend approval of the application.

SCHEDULE “A”

1. Section 18 of the Official Plan for the former City of Toronto is hereby amended by adding the following Section 18.610 and the attached Map 18.610:

“18.610 Lands known in the year 2002 as 233 Carlaw Avenue.

See Map 18.610 at the end of this Section.

Notwithstanding any other provisions of this Plan, Council may pass by-laws to permit a 3 storey addition as well as the conversion and renovation of the industrial building existing on September 22, 2003, to a 7 storey live-work building provided:

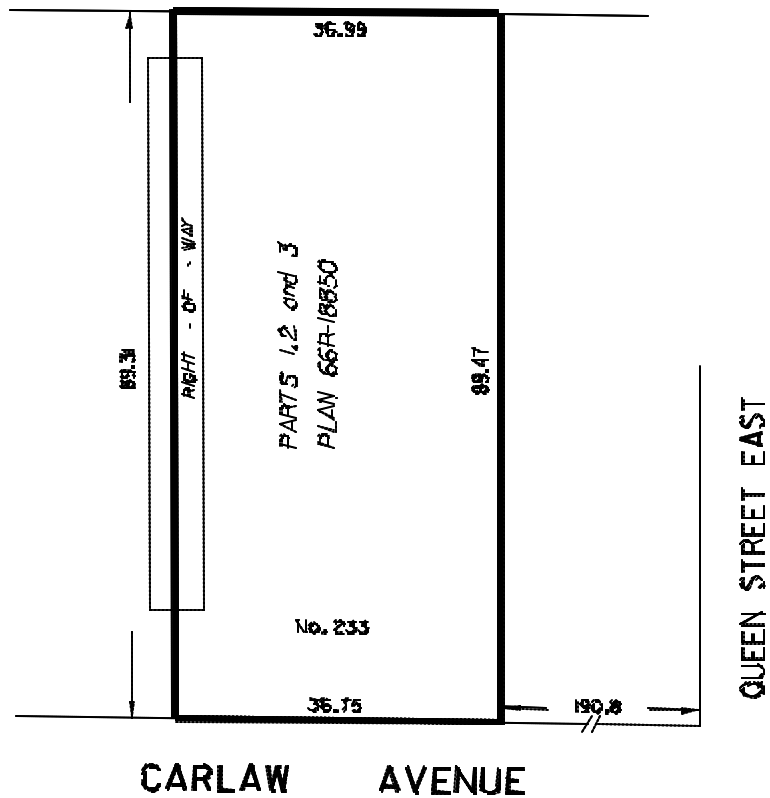
The total gross floor area, exclusive of residential amenity space, does not exceed 3.9 times the area of the lot.

Pursuant to Section 37 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, additional services, matters or facilities are provided to the satisfaction of Urban Development Services that include conveyance, landscaping and maintenance of a public access easement over the Boston Avenue frontage of the lands, streetscape improvements to the City boulevard and maintenance of such improvements, payment for the integration of streetscape improvements with adjacent lands, where necessary, and payment for the cost of any municipal infrastructure improvements or upgrades determined to be required as a result of the proposed development.

The definition of live-work shall mean the same as permitted in a RA district”.

MAP 18.610

BOSTON AVENUE



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO SEPTEMBER, 2003
DPA03/18610.DGN
FILE: C38-Z3
MAP No. 52H-313 DRAWN WS