

Authority: Etobicoke York Community Council Report No. 9, Clause No. 24,
as adopted by City of Toronto Council on November 30, December 1 and 2, 2004
Enacted by Council: April 14, 2005

CITY OF TORONTO

BY-LAW No. 279-2005

To adopt Amendment No. 164 to the Official Plan for the former City of York with respect to lands known municipally in the year 2005 as 1945 Lawrence Avenue West.

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 held at least one public meeting in accordance with the *Planning Act*;

THEREFORE the Council of the City of Toronto HEREBY ENACTS as follows:

1. The text and map attached hereto as Schedule "A" are hereby adopted as an amendment to the Official Plan for the former City of York.
2. This is Official Plan Amendment No. 164.

ENACTED AND PASSED this 14th day of April, A.D. 2005.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

The Official Plan for the former City of York is hereby amended as follows:

2.1 MAP CHANGES

District Plan 3 of the former City of York Official Plan is amended by redesignating the lands known as 1945 Lawrence Avenue West from Employment to Special Medium Density Residential in accordance with the attached Map 1. Map 1 attached hereto shall form part of the amendment.

2.2 TEXT CHANGES

The Official Plan for the former City of York is hereby amended by adding the following:

- (i) a new clause (e) to Section 21.10.c.4.1 as follows:

- “(e) lands known as 1945 Lawrence Avenue West (see Subsection 21.3(p))”;
and

- (ii) a new Specific Area Policy (p) in Section 21.3, Specific Area Policies District 3, as follows:

- “(p) 1. Notwithstanding Subsections 21.10.c.6.3, 21.10.c.4.3 and 21.10.c.11.1 of this plan, the lands located on the south side of Lawrence Avenue West between Pine Street and Gibson Avenue, known as 1945 Lawrence Avenue West, shall be developed as stacked townhouses and shall have a maximum density of 140 units per hectare and a maximum floor space index of 1.35.

- 2. Section 37 Agreement

- In consideration for the redesignation of the lands from Employment to Special Medium Density Residential to permit a development in accordance with paragraph 1, above, the following requirements are to be incorporated into the Section 37 Agreement in consultation with appropriate City staff:

- a. a new play structure, benches and street trees for Merrill Park;
 - b. eight additional on Lawrence Avenue West and South Station Road; and
 - c. a cash contribution of \$55,000.000 for off-site recreational community programming or facilities by the Parks and Recreation Division of the City of Toronto.

The Owner of the site shall enter into an agreement with the City of Toronto pursuant to Section 37 of the Planning Act, to secure the matters referred to in Subsection 2 herein and such agreement shall be in a form satisfactory to the City and registered on title to the site as a first priority, subject only to the fee interest in the site.”

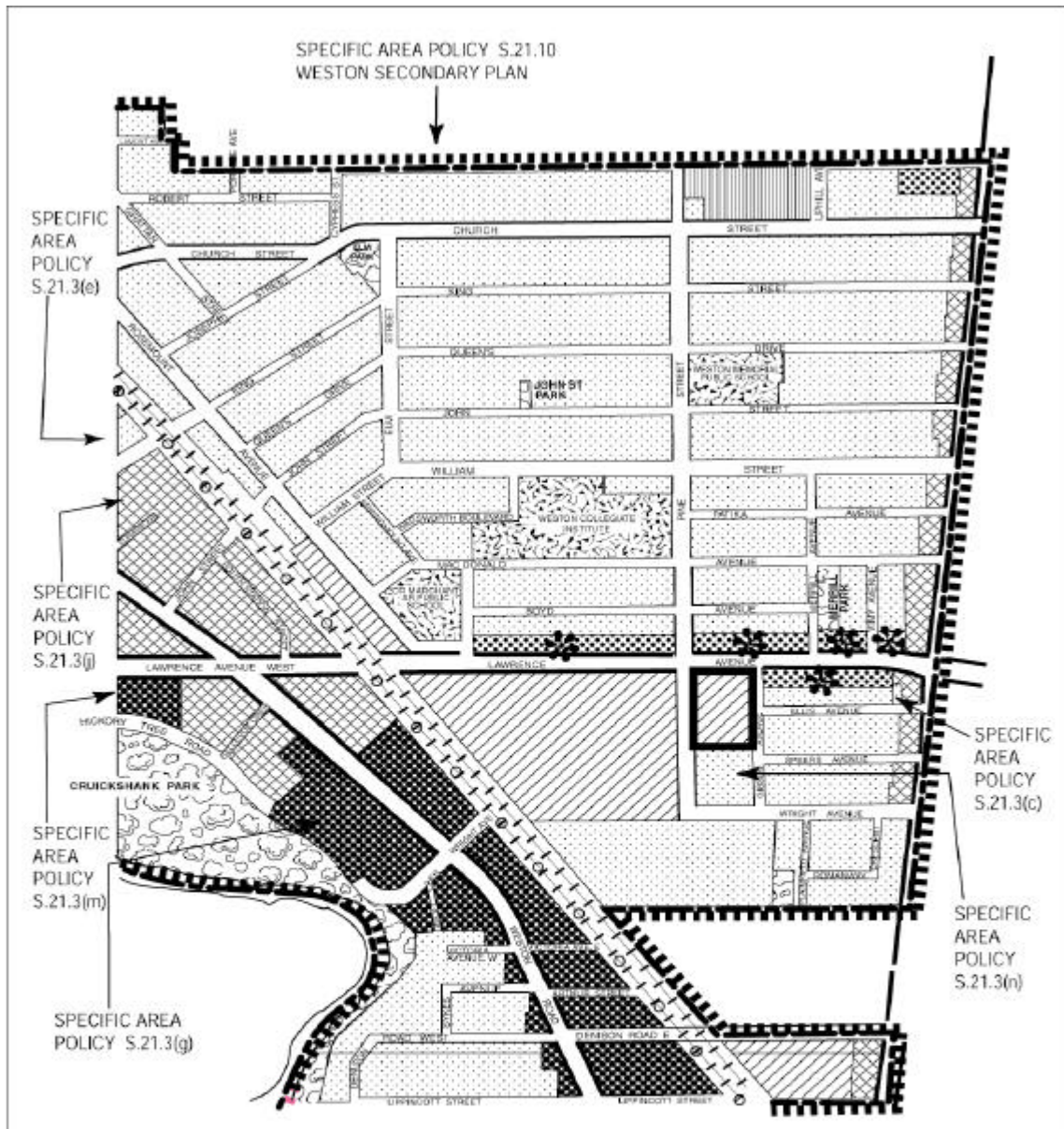
2.3 IMPLEMENTATION

The policy established by this Amendment will be implemented through a site-specific amendment to the Zoning By-law, Council’s conditions to approval, and the signing of appropriate agreements.

2.4 INTERPRETATION

The provisions of the Official Plan as they may be amended from time to time with respect to the interpretation of the Plan shall apply with respect to this Amendment.

MAP 1



Toronto Urban
Development Services

York Official Plan Amendment # 164

1945 Lawrence Avenue West

File # TC-CMB 2003 0003



Not to Scale
12/10/03