

Authority: Etobicoke York Community Council Item 7.17,  
adopted as amended, by City of Toronto Council on July 16, 17, 18 and 19, 2007  
Enacted by Council: July 19, 2007

**CITY OF TORONTO**

**BY-LAW No. 863-2007**

**To adopt Amendment No. 30 to the Official Plan for the City of Toronto with respect to lands located south of Rexdale Boulevard, east of Highway 427 and municipally known as 555 Rexdale Boulevard.**

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 HEREBY ENACTS as follows:

1. Amendment No. 30 to the Official Plan for the City of Toronto, consisting of the attached text and maps is hereby adopted.
2. This By-law shall come into force and take effect upon the By-law becoming final under the provisions of the *Planning Act*.

ENACTED AND PASSED this 19th day of July, A.D. 2007.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

### Amendment No. 30 to the City of Toronto Official Plan

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

1. Schedule 2, The Designation of Planned but Unbuilt roads, is amended by adding the following planned but unbuilt roads:

Street Name	From	To
New Link A <sup>2</sup>	Rexdale Boulevard	New Link D
New Link B <sup>2</sup>	New Link A	New Link C
New Link C <sup>2</sup>	New Link B	Rexdale Boulevard
New Link D <sup>2</sup>	New Link A	approximately 27 metres west of New Link A

<sup>2</sup> Refer to Map 2 of 2 in Site and Area Specific Policy No. 296 for general location of the planned but unbuilt new roads.

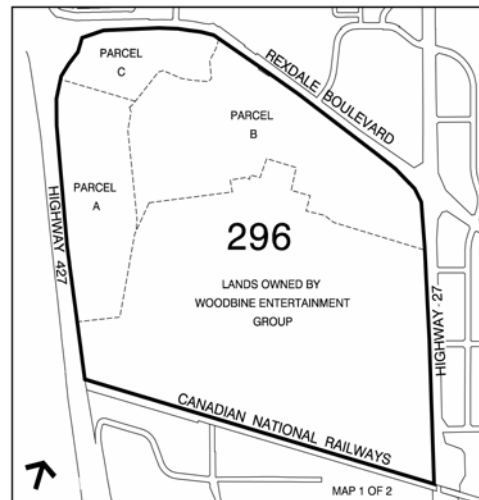
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 296 for the lands located on the south side of Rexdale Boulevard, east of Highway 427, west of Highway 27 and north of the Canadian National Railway, as follows:

**296. South side of Rexdale Boulevard, east of Highway 427, west of Highway 27 north of the Canadian National Railway (Woodbine Racetrack)**

The following planning framework applies to the Woodbine Entertainment Group Lands, provided development is in accordance with Site and Area Specific Policy No. 29 and all other policies of this Plan:

(a) Overall Framework

- (i) Development of the lands will sustain and build on the existing horse racetrack and associated entertainment uses to create a prominent, active, pedestrian-friendly commercial retail and entertainment centre and residential neighbourhood; for residents, workers and visitors in the Greater Toronto Area.



- (ii) Development of the lands will build on the existing campus like setting and organize new development into districts for commercial retail and entertainment and residential with sub-areas organized around design features, amenities, streets and lanes;



- (iii) Development and its associated infrastructure may be phased and will be structured to support public access and connections on the lands and to surrounding streets and areas; and
- (iv) Development will proceed in a manner that will not preclude additions to the road network, enhanced surface transit and future transit improvements including the potential for a GO transit station located along the CNR line abutting the south limit of the lands.

(b) Commercial Retail and Entertainment

In addition to Site and Area Specific Policy No. 29 (e) (iii) permitted uses include a horse racetrack and related, associated and accessory uses, including gaming, entertainment, retail, including large scale, stand-alone retail stores, hotel, restaurant and office uses.

Large scale, stand-alone retail stores are only permitted east of Highway 427 as shown on Parcel A, on Map 1. Large scale, stand-alone retail stores and power centres will not be permitted along the Rexdale Boulevard frontage in accordance with Policy 4.6.3 of the Plan. All other uses are only permitted in locations as shown on Parcel A and B, on Map 1.

Development of the lands may proceed in phases with a network of public streets and private driveways with sidewalks, publicly accessible and private open spaces and pedestrian links.

Development will proceed generally in accordance with the Development Concept as identified on Map 1. The Draft Plan of Subdivision, Master Site Plan, urban design guidelines and streetscape plans will be developed in accordance with the Development Concept.

(c) Residential

In addition to Site and Area Specific Policy No. 29 (e)(i) and 29 (e)(ii) residential and other sensitive land uses are only permitted on Parcel C of Map 1. A planning framework consistent with Section 3.3, Building New Neighbourhoods, including strategies for the provision of parkland, affordable housing, community services, and local institutions among other matters shall be prepared prior to the enactment of any implementing zoning by-law.

(d) Implementation

- (i) Subdivision Agreement and other agreements to include a master site plan, servicing and infrastructure development, phasing strategy, tree removal and replacement strategy, urban design guidelines, transit and parking strategy, financial strategy, and including provisions to secure amenities and features, which may include public easements to indoor/outdoor amenity features, public art; public roads among other matters.
- (ii) Development will include amenities that are accessible to the public to be secured in appropriate legal agreements.

3. Map 24, Site and Area Specific Policies, is amended for the lands located on the south side of Rexdale Boulevard, east of Highway 427, west of Highway 27 and north of the Canadian National Railway, by adding Site and Area Specific Policy No. 296 as shown on the map above.