

**CITY OF TORONTO**

**BY-LAW No. 1278-2007(OMB)**

**To adopt Amendment No. 375 to the Official Plan for the former City of Toronto with respect to lands municipally known as 121 Avenue Road.**

WHEREAS the Ontario Municipal Board, pursuant to Order Nos. 2890 and 2522 issued on October 16, 2006 and September 14, 2007, upon hearing the appeal of Aldergreen Estates Inc. under Section 17(40) of the *Planning Act*, deems it advisable to amend Chapter 18 of the Official Plan of the former City of Toronto;

THEREFORE the Ontario Municipal Board orders as follows:

1. The text and map annexed hereto as Schedules “A” and “B” are hereby adopted as an amendment to the Official Plan for the former City of Toronto.
2. This is Official Plan Amendment No. 375.

PURSUANT TO ORDER/DECISION NOS. 2890 AND 2522 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON OCTOBER 16, 2006 AND SEPTEMBER 14, 2007 IN BOARD CASE NO. PL050775.

**SCHEDULE “A”**

1. Section 18 of the former City of Toronto Official Plan is amended by adding Section 18.691 as follows:

“18.691        Lands on the east side of Avenue Road at the intersection of Webster Avenue municipally known in the year 2006 as 121 Avenue Road.

Notwithstanding any of the provisions of this Plan, Council may pass by-laws applicable to the lot indicated on Map 18.691, to permit the erection and use of mixed use building containing non-residential and residential uses provided that:

- (1)        the total combined residential gross floor area and non-residential gross floor area of such building shall not exceed 2,509 square metres of which the non-residential gross floor area shall not exceed 1,807 square metres and the residential gross floor area shall not exceed 702 square metres.

