

Authority: Toronto and East York Community Council Item 16.9,
as adopted by City of Toronto Council on June 23 and 24, 2008
Enacted by Council: July 17, 2008

CITY OF TORONTO

BY-LAW No. 809-2008

To adopt Amendment No. 53 to the Official Plan for the City of Toronto with respect to a portion of the lands in the block north of St. Clair Avenue and east of Yonge Street.

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. The attached Amendment No. 53 to the Official Plan is hereby adopted pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this 17th day of July, A.D. 2008.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

The following text and schedule constitute Amendment No. 53 to the Official Plan for the City of Toronto.

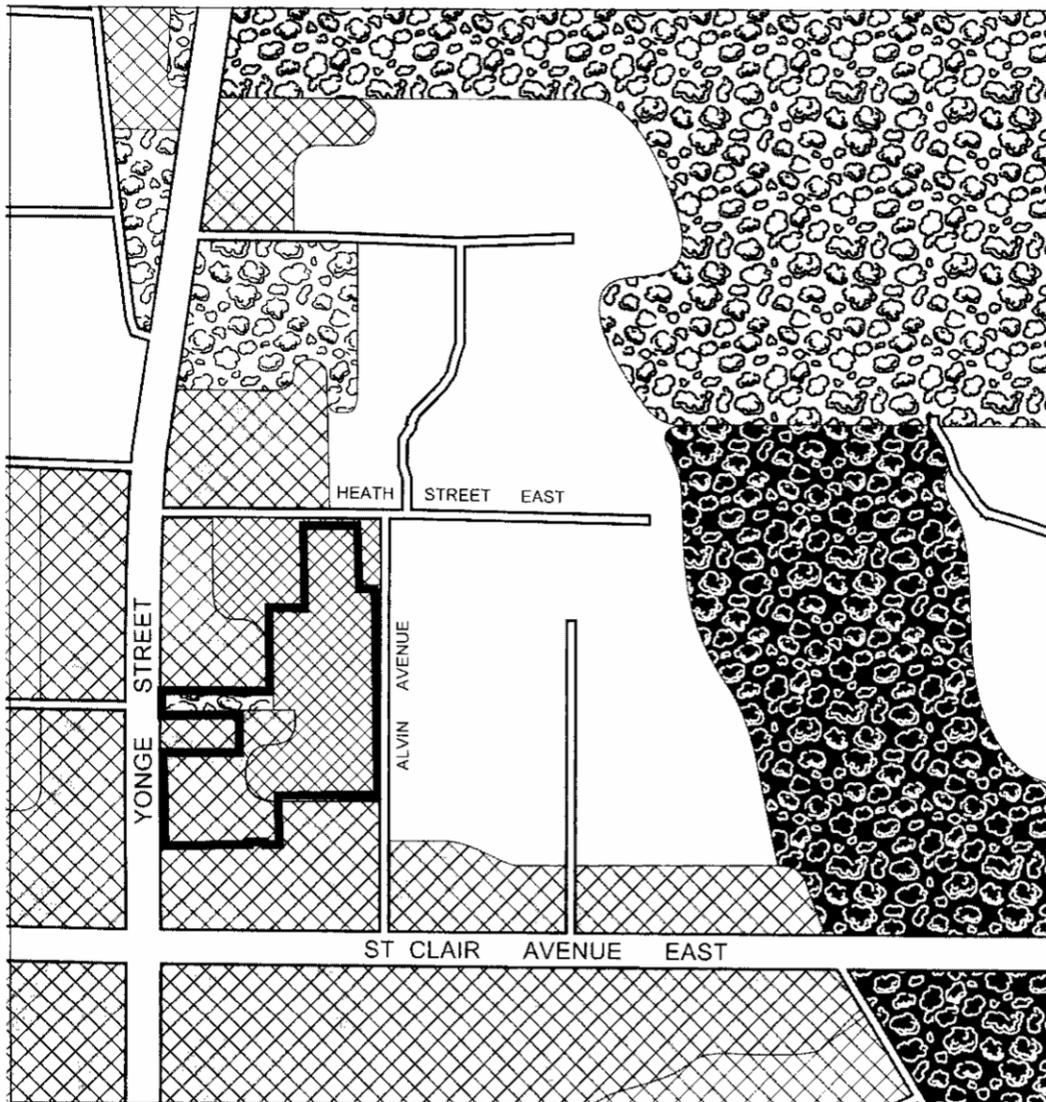
OFFICIAL PLAN AMENDMENT

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

1. Map 17, Land Use Plan, is amended by redesignating a portion of the lands on the block bounded by St. Clair Avenue East, Yonge Street, Heath Street East and Alvin Avenue from *Neighbourhoods* to *Apartment Neighbourhoods* and from *Mixed Use Areas* to *Parks and Open Space Areas – Parks* as shown on the attached Map.
2. Chapter 6, Section 6, Yonge-St. Clair Secondary Plan, is amended by deleting policy 1 of subsection 8, Site and Specific Policies, and inserting the following:

‘1. **Area 1**

- (a) Within Area 1 there will be a transition in both scale and use to lands designated as *Neighbourhoods* to the north and east of Area 1.
- (b) Area 1 is an area of potential redevelopment. Within Area 1:
 - (i) any development or redevelopment will complement the existing built form context of the area and new buildings will be physically compatible with surrounding areas;
 - (ii) municipally operated short term public parking and parking for on-site residents and businesses will be provided; and
- (c) The west facing main wall of the first storey of the building at 1481, 1491 and 1501 Yonge Street will be set back at least 1.5 metres at grade from the Yonge Street property line.
- (d) A dedicated park maintenance fund may be established for maintenance of capital facilities in the park to be established in Area 1.



1481, 1491 & 1501 Yonge St, 25, 27 & 29 Heath St East,
 & 30 Alvin Ave

Official Plan Amendment # 53

Revisions to Land Use Plan, Map 17, to Redesignate lands from Mixed Use Areas to Parks & Open Space Areas - Parks,
 and from Neighbourhoods to Apartment Neighbourhoods

File # 03_123456

