

Authority: Planning and Growth Management Committee Item 26.2, adopted as amended,  
by City of Toronto Council on September 30 and October 1, 2009  
Enacted by Council: October 27, 2009

**CITY OF TORONTO**

**BY-LAW No. 1102-2009**

**To adopt Amendment No. 84 to the Official Plan for the City of Toronto with respect to  
certain lands abutting St. Clair Avenue West between Old Weston Road and  
Bathurst 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. 84 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 27th day of October, A.D. 2009.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

## AMENDMENT NO. 84 TO THE OFFICIAL PLAN

Certain lands abutting St. Clair Avenue West between Old Weston Road and Bathurst Street

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

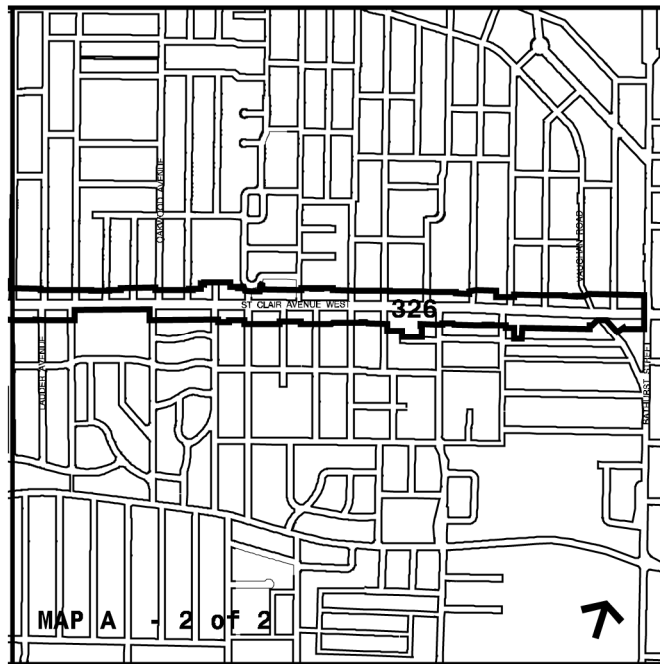
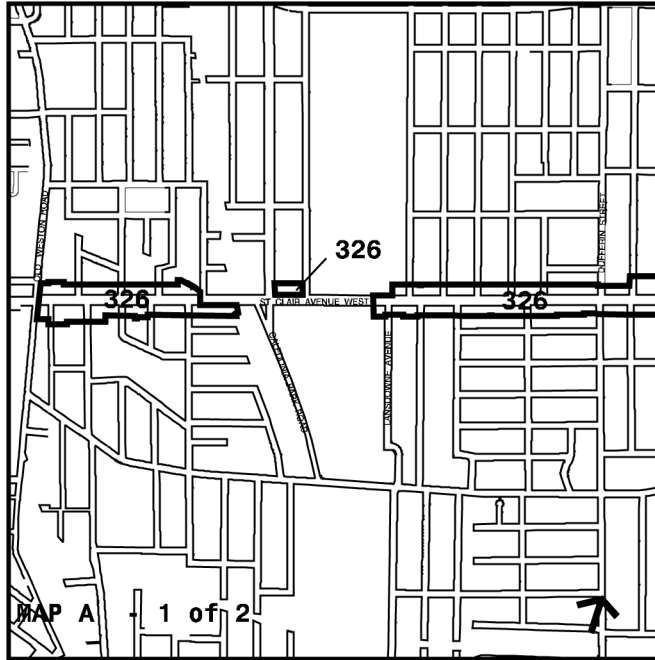
1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 326 to certain lands abutting St. Clair Avenue West between Old Weston Road and Bathurst Street, as follows:

**“326. Certain lands to the north and south of and fronting on St. Clair Avenue West between Old Weston Road and Bathurst Street as identified on Map A:**

- (a) All development along St. Clair Avenue West between Old Weston Road and Bathurst Street shall conform with the overall vision for change as identified through the St. Clair Avenue Study. This vision encourages an intensified, transit-oriented urban environment which promotes a vibrant pedestrian realm and experience. This goal shall be achieved through the implementation of:
  - (i) An area specific zoning by-law and Urban Design Guidelines.
- (b) Those lands identified on Map B as “Area A” generally contain only a single detached dwelling or a pair of attached semi-detached dwellings which, when cleared of structures, facilitate through mitigation by the introduction of open space and distance, mid-rise buildings with heights between 7 storeys (24 metres) and 9 storeys (30 metres) on lands designated *Mixed Use Areas* and identified on Map A.
- (c) The intent and purpose of “Area A” lands are to prevent the destabilization of lands designated *Neighbourhoods* and their character from encroachment by mixed use developments by:
  - (i) Securing a minimum standard of open space, distance and sky view from nearby lands designated *Neighbourhoods* and 7 to 9 storey (24 to 30 metres) developments on the lands identified on Map A;
  - (ii) significantly minimizing shadow impacts of development on nearby lands designated *Neighbourhoods*;
  - (iii) providing a visible, soft-landscaped delineation between mixed use developments with frontage on St. Clair Avenue West and nearby lands designated *Neighbourhoods*;

- (iv) creating rear lanes where servicing, loading, and vehicle access shall be located for all new developments with frontage on St. Clair Avenue West; and
  - (v) where sufficient lands exist, providing additional temporary commercial parking to service those lands identified in Map A.
- (d) “Area A” lands shall only be used:
- (i) to create new, or widen existing public lanes adjacent to lands with frontage along St. Clair Avenue West or create private driveways where appropriate;
  - (ii) to provide a soft-landscaped strip between those lands designated *Mixed Use Areas* fronting on St. Clair Avenue and nearby lands designated *Neighbourhoods*; and
  - (iii) to permit a commercial parking in association with those lands designated as a *Mixed Use Area* where additional lands provide for this use.
- (e) Lands located in “Area A” that have not been conveyed or leased to the City or its agencies:
- (i) shall not be severed from ownership of the lands with frontage on St. Clair Avenue West designated as a *Mixed Use Area* and where such lands are developed as a condominium, the lands identified in Area A shall form part of the common elements of such condominium corporation; and
  - (ii) shall maintain by the owner of the adjacent lands with frontage on St. Clair Avenue West.
- (f) No changes will be made through rezoning, minor variance or consent or other public action that are out of keeping with the vision for St. Clair Avenue West and the purpose and intent of the Enhancement Zone as described above.
2. Map 28, Site and Area Specific Policies, is amended by adding certain lands to the north and south of and fronting on St. Clair Avenue West between Old Weston Road and Bathurst Street, as shown on the map above as Site and Area Specific Policy No. 326.”

MAP A



**Map B**

