

Authority: North York Community Council Item 36.70,
as adopted by City of Toronto Council on August 25, 26 and 27, 2010
Enacted by Council: April 13, 2011

CITY OF TORONTO

BY-LAW No. 508-2011

**To adopt Amendment No. 135 to the Official Plan for the City of Toronto with respect
to the lands municipally known as 17, 19, 21 and 23 Clairtrell Road and
391 Spring Garden Avenue.**

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. 135 to the Official Plan of the City of Toronto in respect of lands
located at the southeast corner of Clairtrell Road and Spring Garden Avenue, municipally
known as 17, 19, 21 and 23 Clairtrell Road and 391 Spring Garden Avenue, consisting of
the attached text, is hereby adopted.

ENACTED AND PASSED this 13th day of April, A.D. 2011.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

AMENDMENT NO. 135

**TO THE OFFICIAL PLAN OF THE CITY OF TORONTO IN RESPECT OF LANDS
MUNICIPALLY KNOWN AS 17, 19, 21 AND 23 CLAIRTRELL ROAD AND
391 SPRING GARDEN AVENUE**

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

Clause 1

Chapter Six, Section 9 (Sheppard East Subway Corridor Secondary Plan) is amended by adding a new Subsection 4.2.2.1(m) to Section 4.2 A, as follows:

"for the lands municipally known in the year 2010 as 17, 19, 21 and 23 Clairtrell Road and 391 Spring Garden Avenue, the City may accept as a density incentive a monetary contribution equal to the full market value of gross floor area in the Secondary Plan Area to a maximum gross floor area of 2,884 square metres to be used towards the cost of constructing and equipping a public community centre and/or social facility as identified in Section 4.3.3 of this Secondary Plan. The maximum permitted gross floor area that may be achieved through any combination of density incentive, transfer or monetary contribution will be secured in an agreement pursuant to Section 37 of the *Planning Act* and in no case will exceed the permitted density of 2.2 times the lot area by more than 33 per cent to a total maximum density of 2.95 times the lot area."