

Authority: Etobicoke York Community Council Item EY35.5, adopted as amended, by City of Toronto Council on August 25, 26, 27 and 28, 2014

**CITY OF TORONTO**

**BY-LAW No. 1314-2015**

**To adopt Amendment No. 281 to the Official Plan for the City of Toronto respecting the lands municipally known in 2014 as 1193 The Queensway and 7, 11, 13, 15, 17, 19, 21, 23, 25, 29, 33, 35 and Part of 45 Zorra Street.**

Whereas authority is given to Council by 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 enacts:

1. The text attached as Schedule "A" is adopted as Amendment No. 281 to the Official Plan.

Enacted and passed on December 10, 2015.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**Schedule "A"****AMENDMENT NO. 281****LANDS MUNICIPALLY KNOWN IN THE YEAR 2014 AS 1193 THE QUEENSWAY  
AND 7, 11, 13, 15, 17, 19, 21, 23, 25, 29, 33, 35 AND PART OF 45 ZORRA STREET**

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

1. Chapter 7, Site and Area Specific Policy No. 6 of the Official Plan is amended by the following:
  - (a) Amending clause (a) by replacing 1,270 units with 1,742 units.
  - (b) Amending clause (b) by deleting and replacing the first sentence with the following:

The "ultimate" gross density for the lands is a maximum 3.0 times the lot area, based on a residential density of up to 1.8 times the lot area and a commercial density of up to 1.2 times the lot area.
  - (c) Amending clause (d) by adding the words "*excluding Parcel 2*" so that the clause reads as follows:
    - (d) The alternative parkland dedication rate for the residential development, excluding Parcel 2, will be a minimum of 0.5 hectares per 300 units. The parkland dedication may be a combination of land and cash-in-lieu payments.