

Authority: Ontario Municipal Board Orders issued October 23, 2015 and January 5, 2016 in Board File No. MM140029

CITY OF TORONTO

BY-LAW No. 525-2016(OMB)

To adopt Amendment No. 322 to the City of Toronto Official Plan respecting the lands known as 743 Warden Avenue.

Whereas authority is given to the Ontario Municipal Board under the *Planning Act*, R.S.O. 1990, c. P.13, as amended, upon hearing the appeal of the owners of the land, to pass this By-law;

Pursuant to the Ontario Municipal Board Orders issued on October 23, 2015 and January 5, 2016 in Board Case No. MM140029, the Official Plan of the City of Toronto, as amended, is further amended as follows:

1. The text and maps attached as Schedules 1, 2, 3, 4 and 5 are adopted as an amendment to the Official Plan for the City of Toronto.
2. This is Official Plan Amendment No. 322.

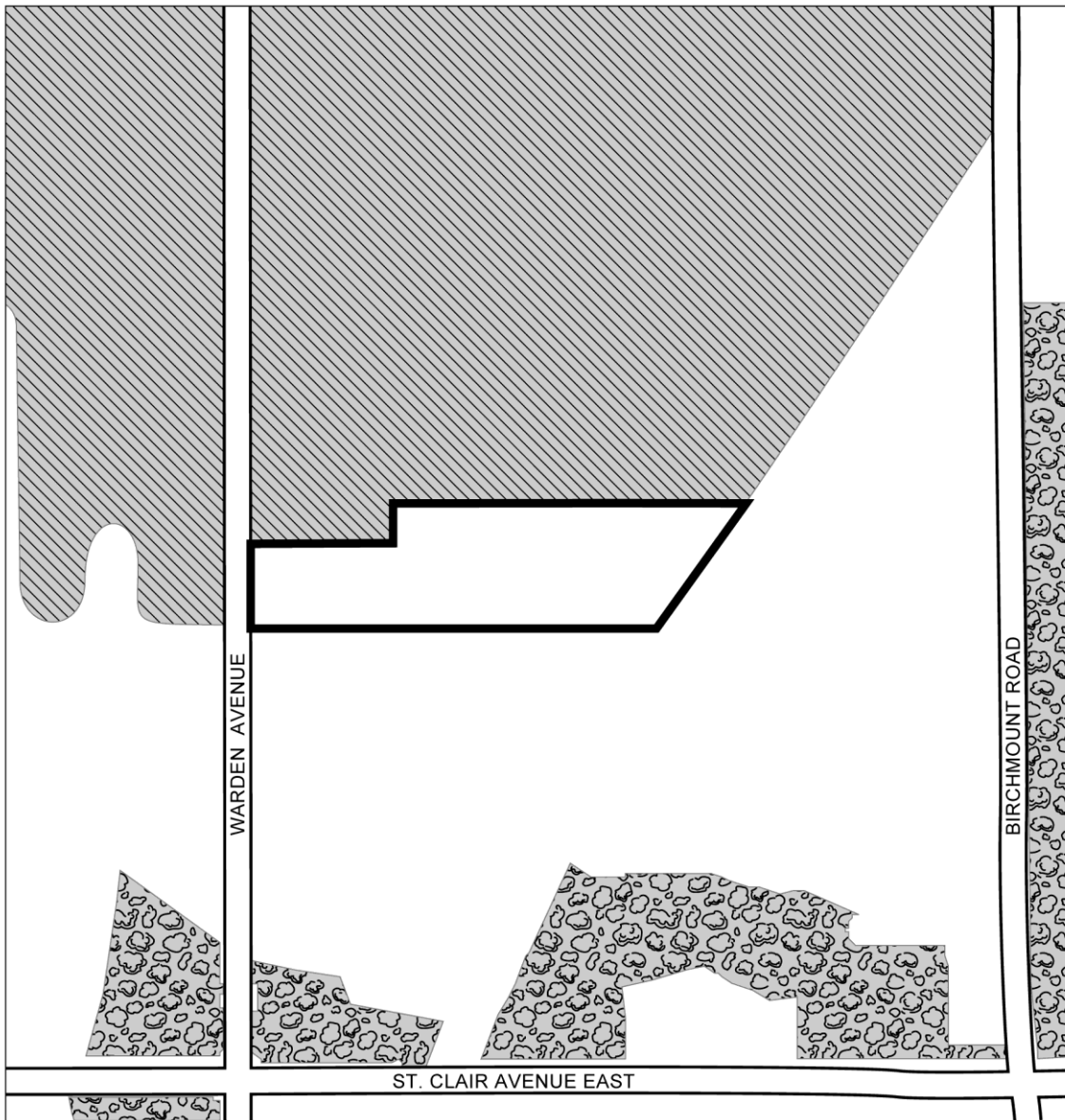
PURSUANT TO THE DECISIONS/ORDERS OF THE ONTARIO MUNICIPAL BOARD ISSUED ON OCTOBER 23, 2015 AND JANUARY 5, 2016 IN BOARD FILE NO. MM140029.

**AMENDMENT NO. 322 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO
LANDS MUNICIPALLY KNOWN IN THE YEAR 2015 AS 743 WARDEN AVENUE**

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

1. Map 2, Urban Structure, is amended by deleting portions of the lands known municipally in the year 2015 as 743 Warden Avenue from the *Employment Districts* designation as shown on the attached Schedule 1.
2. Map 20, Land Use Plan, is amended by deleting portions of the lands known municipally in the year 2015 as 743 Warden Avenue from the *Employment Areas* designation and redesignating them to *Mixed Use Areas, Neighbourhoods, Natural Areas and Parks* as shown on the attached Schedule 2.
3. Chapter 6, Section 30, Warden Woods Community Secondary Plan is amended by:
 - (a) adding the following Site and Area Specific Policy No. 1 under a new Section 4 as follows:
 4. **SITE AND AREA SPECIFIC POLICIES**
 1. The first priority community benefits under the policies of Section 5.1.1. of this Plan are local parkland, community facilities and streetscape improvements within the Warden Woods Community;
 - (b) Map 30-1 Urban Structure Plan is amended to add portions of the lands known municipally in 2015 as 743 Warden Avenue to the Warden Woods Community Secondary Plan, and to apply Site and Area Specific Policy Area No. 1 to said lands, as shown on the attached Schedule 3; and
 - (c) Map 30-2 Potential Linkages and Connections Urban Structure Plan is amended to add portions of the lands known municipally in 2015 as 743 Warden Avenue with linkages and connections as shown on the attached Schedule 4.
4. Chapter 7, Site and Area Specific Policies, is amended by deleting portions of the lands known municipally in 2015 as 743 Warden Avenue from the key map for Site and Area Specific Policy No. 129, as shown on the attached Schedule 5.

Schedule 1



TORONTO City Planning

Official Plan Amendment # 322

Revisions to Map 2, Urban Structure to Remove lands from Employment Districts

743 Warden Avenue

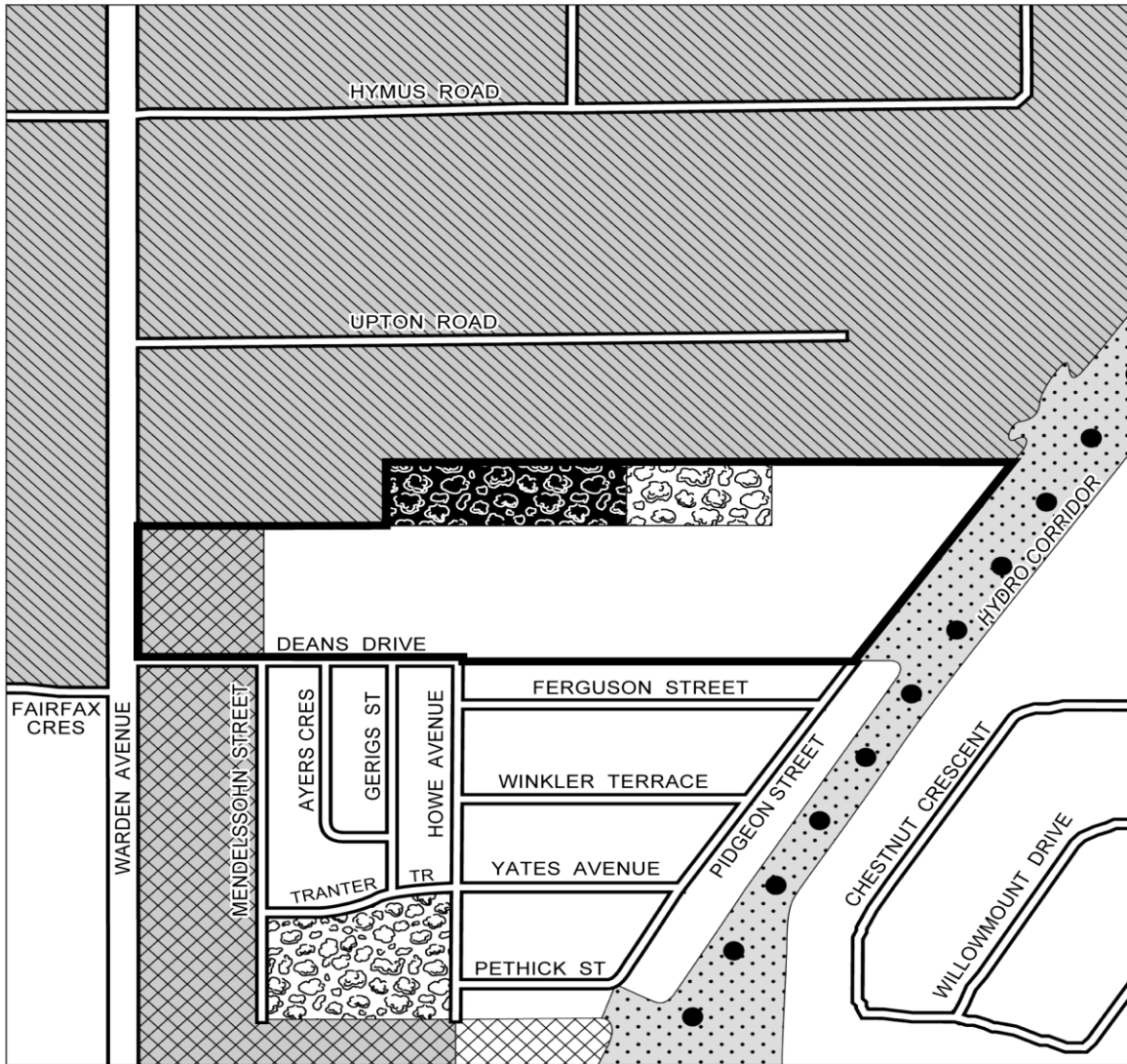
File # 13 268029 ESC 35 0Z

-  Site Location
-  Employment Districts
-  Green Space System



Not to Scale
07/03/2015

Schedule 2



TORONTO City Planning

Official Plan Amendment # 322

743 Warden Avenue

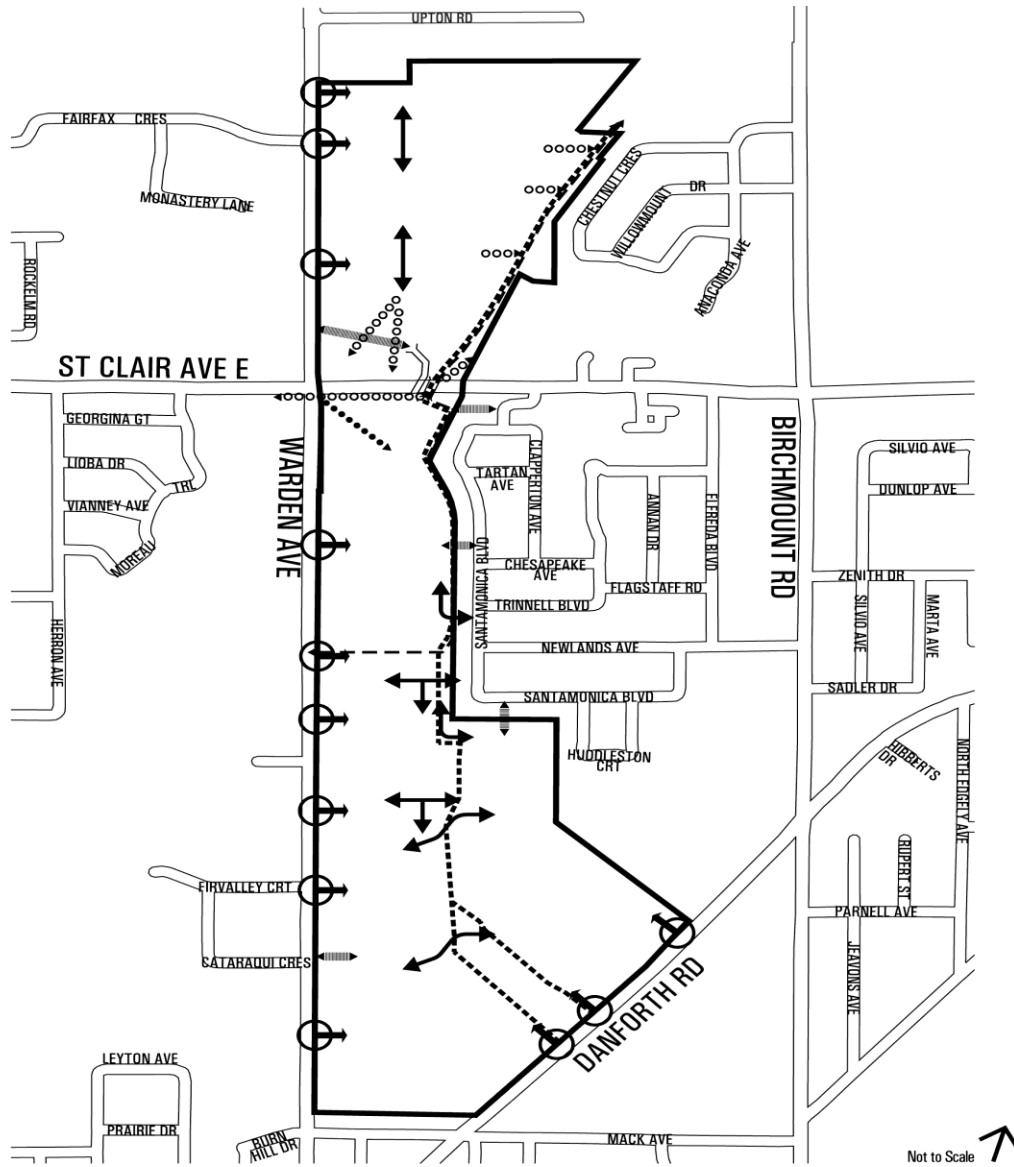
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Revisions to Land Use Map 20 to Redesignate lands from Employment Areas to Mixed Use Areas, Neighbourhoods, Natural Areas and Parks



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07/03/2015

Schedule 4

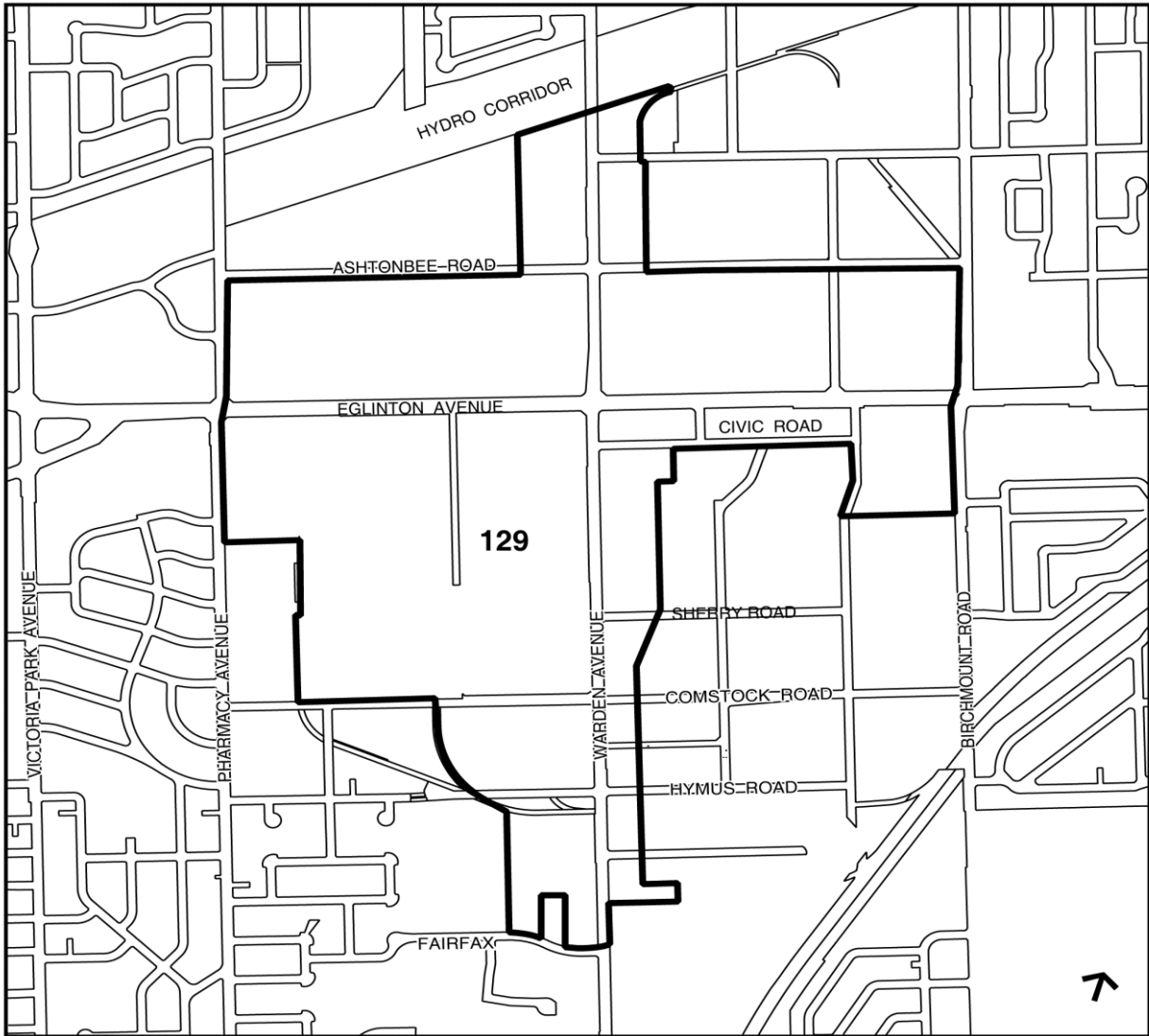


Warden Woods Community Secondary Plan
Map 30-2 Potential Linkages and Connections

- Secondary Plan Boundary
- Connections to Arterial Roads
- Key Linkages
- Linkage to Natural Area & Open Space
- Pedestrian Link
- Pedestrian Corridor
- Bicycle Trail
- Pedestrian Walkway Connection
- Pedestrian Bridge

July 2015

Schedule 5



 **TORONTO** City Planning

Official Plan Amendment # 322

Revisions to Key Map for Site and Area Specific Policy No. 129

743 Warden Avenue

File # 13 268029 ESC 35 0Z



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07/03/2015