

Authority: Local Planning Appeal Tribunal Decision and Order issued on January 29, 2020 in File PL180288

**CITY OF TORONTO**

**BY-LAW 123-2020(LPAT)**

**To adopt Amendment 489 to the Official Plan for the City of Toronto with respect to the lands municipally known in the year 2019 as 1141 Bloor Street West, 980 Dufferin Street, and a portion of 90 Croatia Street.**

Whereas the Owner of the lands known municipally in the year 2019 appealed a proposed official plan amendment to the Local Planning Appeal Tribunal pursuant to Section 22(7) of the Planning Act, R.S.O. 1990, c. P.13, as amended; and

Whereas the Local Planning Appeal Tribunal, by its Decision issued on January 29, 2020 and its Order issued on January 29, 2020 in File PL180288 approved amendments to the Official Plan for the City of Toronto with respect to the lands;

The Local Planning Appeal Tribunal Orders:

1. The attached Amendment 489 to the Official Plan is hereby in force pursuant to the Planning Act, as amended.

Local Planning Appeal Tribunal Decision and Order issued on January 29, 2020 in File PL180288.

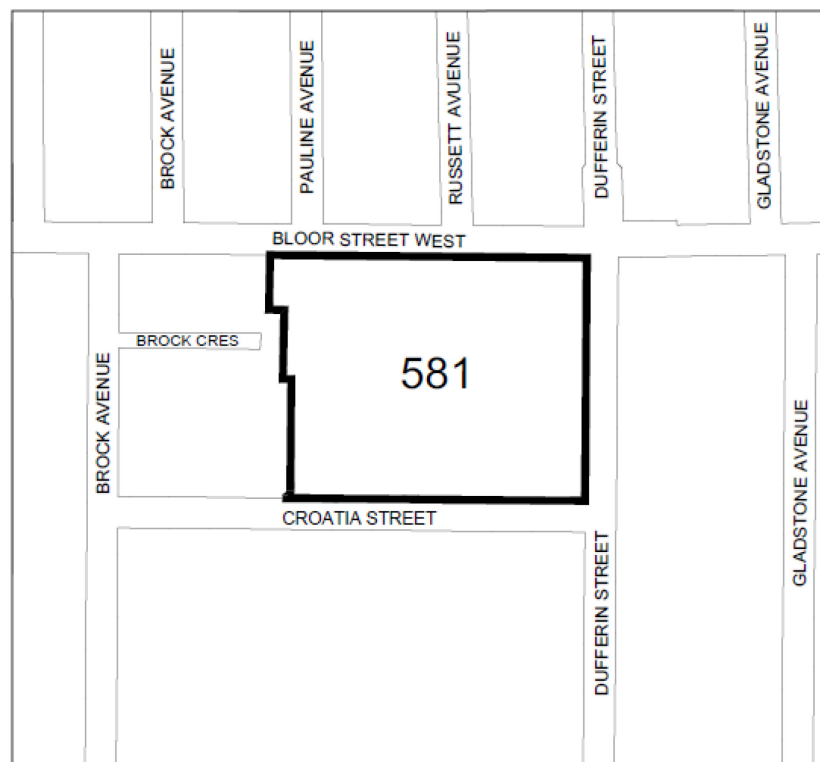
## AMENDMENT 489 TO THE OFFICIAL PLAN

### Lands municipally known in the year 2019 as 1141 Bloor Street West, 980 Dufferin Street, and a portion of 90 Croatia Street

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

1. Map 18, Land Use Plan, is amended to re-designate the lands municipally known in the year 2019 as 1141 Bloor Street West, 980 Dufferin Street, and a portion of 90 Croatia Street from *Mixed Use Areas* and *Neighbourhoods* to *Mixed Use Areas* and *Parks*, as shown on attached Schedule '1'.
2. Chapter 7, Site and Area Specific Policies and Map 29, is amended by adding Site and Area Specific Policy 581 as follows:

#### "581. 980 Dufferin Street, 1141 Bloor Street West and a portion of 90 Croatia Street



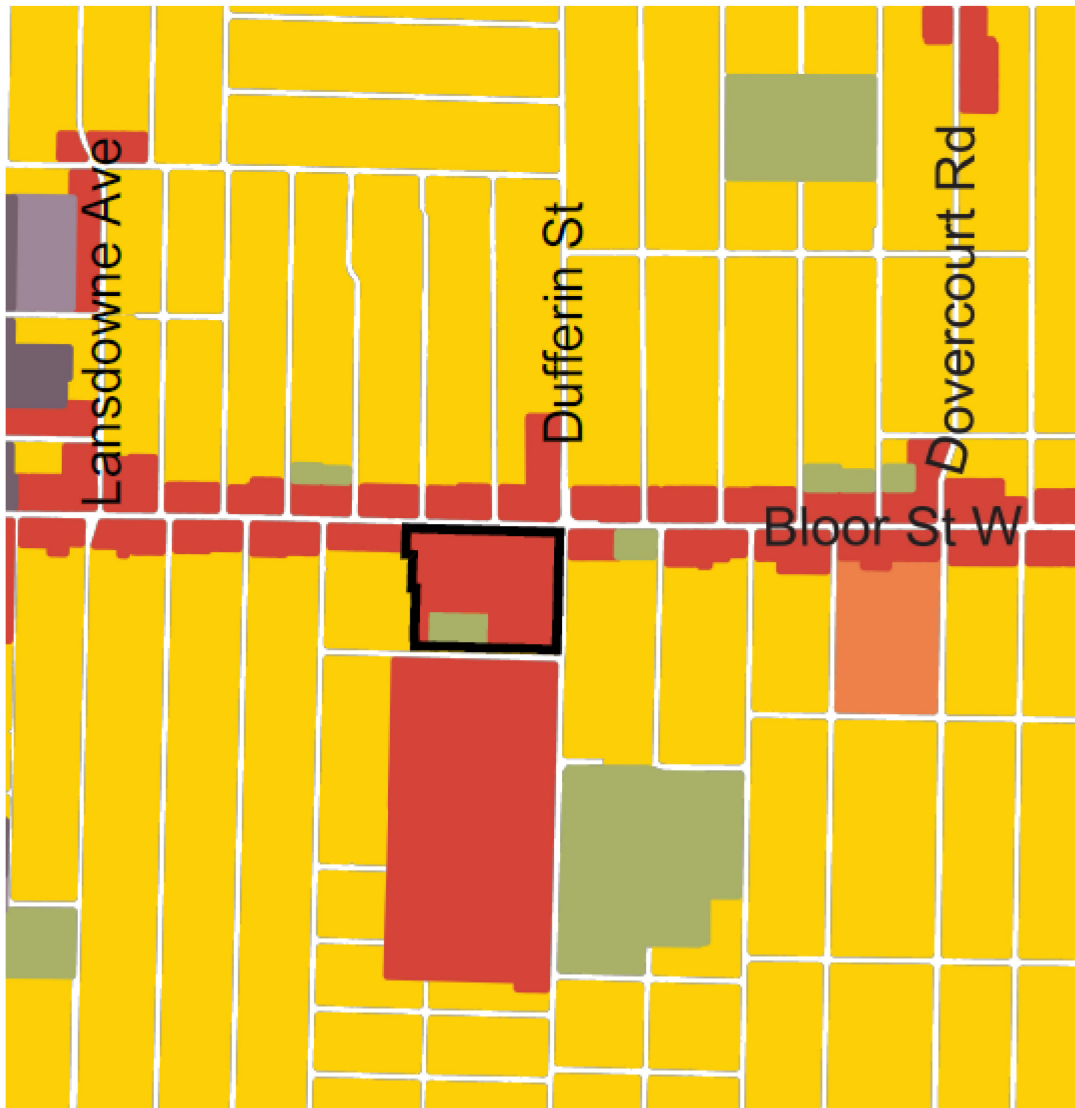
Redevelopment of the lands will:

- a. Create a vibrant new mixed use community including residential uses, retail uses, commercial uses, office uses, a public park and a City-owned community hub, inclusive of a licensed child care centre;
- b. Be developed in a manner that is transit-supportive and include a variety of building types, such as mid-rise and tall buildings;


- 
- c. Not exceed an overall density, on a gross site area prior to any conveyances of land, of 5.69 times the area of the land (calculated in accordance with By-law 569-2013, as amended);
  - d. Provide a new network of public streets, private streets and safe and accessible pedestrian walkways that define the development blocks which will provide access and permeability throughout the lands connecting Bloor Street West, Dufferin Street, Croatia Street, and the new public street;
  - e. Be designed to facilitate and encourage various forms of active transportation, including walking and cycling, and providing a comfortable and safe environment for pedestrians and cyclists;
  - f. Include creation of a new public street extending existing Pauline Avenue from Bloor Street West south to Croatia Street with a minimum right of way width of 18.5 metres;
  - g. Include a new public park, measuring an area of no less than 3,580 square metres, generally provided in the south west corner of the lands along the eastern boundary of the new public street and north of Croatia Street; and
  - h. Include a community hub with a minimum size of 2,787 square metres (or 30,000 square feet), inclusive of a child care centre, conveyed in fee simple to the City at no cost. The community hub should include, among other permitted uses, a variety of community services and programs (educational, health, recreational, employment, social services) and such services to be provided to the public. The community hub will be located either as part of an existing building retained on the lands retrofitted for the community hub or in a new building on the lands.”
3. Schedule 2: The Designation of Planned but Unbuilt Roads, is amended by adding:

Street Name	From	To
New Link	Bloor Street West	Croatia Street


Schedule 1



Official Plan Amendment

 Lands to be Designated from Mixed Use Areas and Neighbourhoods to Mixed Use Areas and Parks



- |  |   |   |
|--|---|---|
|  Neighbourhoods           |  Mixed Use Areas |  Core Employment Areas    |
|  Apartment Neighbourhoods |  Parks           |  General Employment Areas |