

Authority: Local Planning Appeal Tribunal Decision/Order issued on March 14, 2018, Order issued on October 31, 2018 and Order issued on March 3, 2020 in Tribunal Case PL170370

CITY OF TORONTO

BY-LAW 250-2020(LPAT)

To adopt Amendment 401 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2017 as 3415-3499 Weston Road (Phase 2).

Whereas after hearing the appeal under subsection 22(7) of the Planning Act, R.S.O. 1990 c. P.13, as amended, and pursuant to its Decision/Order in respect of Tribunal Case PL170370 issued on March 14, 2018, the Order issued on October 31, 2018 and the Order issued on March 3, 2020, the Local Planning Appeal Tribunal deems it advisable to amend the City of Toronto Official Plan;

The City of Toronto Official Plan, as amended, is further amended by the Local Planning Appeal Tribunal as follows:

1. The attached Amendment 401 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Pursuant to the Local Planning Appeal Tribunal Decision/Order issued on March 14, 2018, Order issued on October 31, 2018 and Order issued on March 3, 2020 in Tribunal Case PL170370.

AMENDMENT 401 TO THE OFFICIAL PLAN

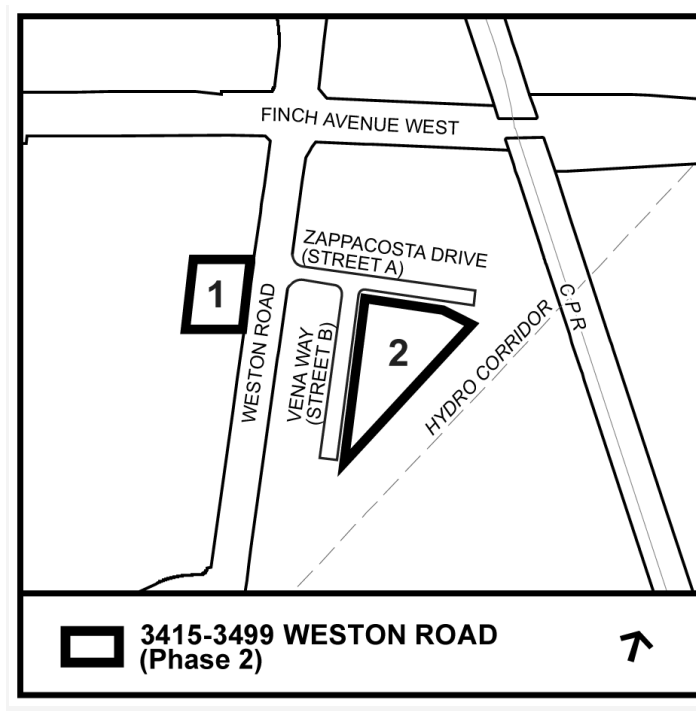
LANDS MUNICIPALLY KNOWN IN THE YEAR 2017 AS 3415-3499 WESTON ROAD (PHASE 2)

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

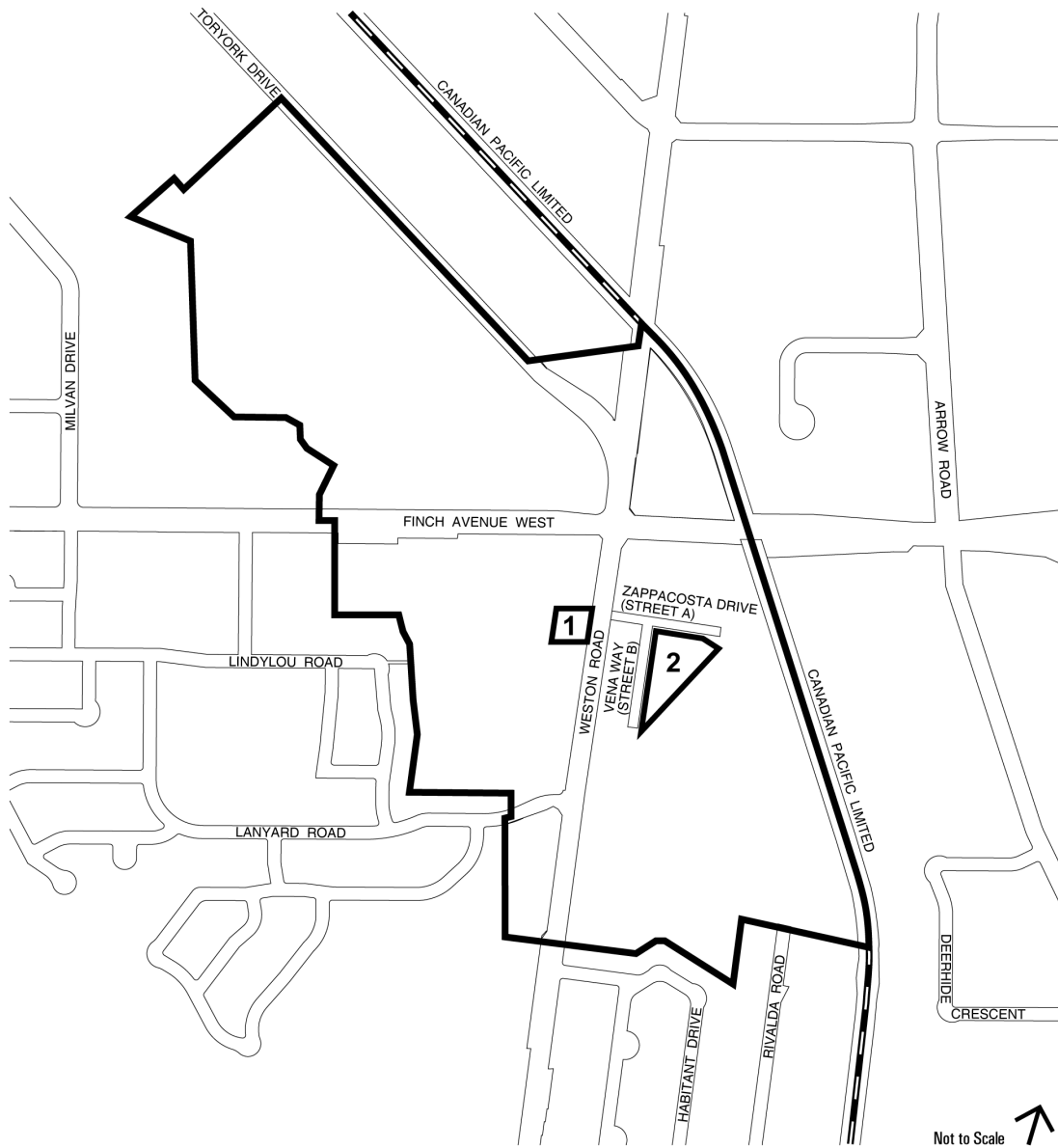
1. Chapter 6, Secondary Plans, 26. Emery Village Secondary Plan is amended by amending Map 26-3, Site and Area Specific Policies, by adding Site and Area Specific Policy 2 to the lands within the area bounded by Weston Road, Finch Avenue West, the CN Rail line and the Hydro Corridor, as shown on the attached Schedule 1.
2. Chapter 6, Secondary Plans, 26. Emery Village Secondary Plan is amended by adding Site and Area Specific Policy 2 for lands municipally known as 3415-3499 Weston Road (Phase 2):
 2. 3415-3499 Weston Road (Phase 2)

Notwithstanding the *Mixed Use Areas "A"* designation respecting the lands shown as 2 on Map 26-3, municipally known as 3415-3499 Weston Road (Phase 2) and despite the maximum density and maximum building height requirements set out in Section 3 of the Emery Village Secondary Plan, by-laws may be passed respecting such lands permitting the following:

- (a) a maximum building height of 30-storeys; and
- (b) a total gross floor area of 46,000 square metres



Schedule 1



Emery Village Secondary Plan

MAP 26-3 Site and Area Specific Policies

- Secondary Plan Boundary
- 1 Site and Area Specific Policies