

Authority: Ontario Municipal Board Decision issued on December 21, 2018 and Ontario Land Tribunal Order issued on August 10, 2022 in File OLT-22-003801 (Formerly PL170525)

CITY OF TORONTO

BY-LAW 1154-2022(OLT)

To adopt Amendment 452 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2021 as 386-394 Symington Avenue, 485 Perth Avenue, and 17 Kingsley Avenue.

Whereas the Owner of the lands appealed a proposed official plan amendment to the Ontario Municipal Board (continued as the Local Planning Appeal Tribunal and now as the Ontario Land Tribunal) pursuant to Section 22(7) of the Planning Act, R.S.O. 1990, c. P.13, as amended; and

Whereas the Ontario Municipal Board, by its Decision issued on December 21, 2018 in File PL170525 and the Ontario Land Tribunal Order issued on August 10, 2022 in File OLT-22-003801 approved amendments to the Official Plan for the City of Toronto with respect to the lands;

The Ontario Land Tribunal Orders:

1. The attached Amendment 452 to the Official Plan is hereby in force pursuant to the Planning Act, as amended.

Pursuant to Ontario Municipal Board Decision issued on December 21, 2018 and Ontario Land Tribunal Order issued on August 10, 2022 in File OLT-22-003801 (Formerly PL170525).

AMENDMENT 452 TO THE OFFICIAL PLAN

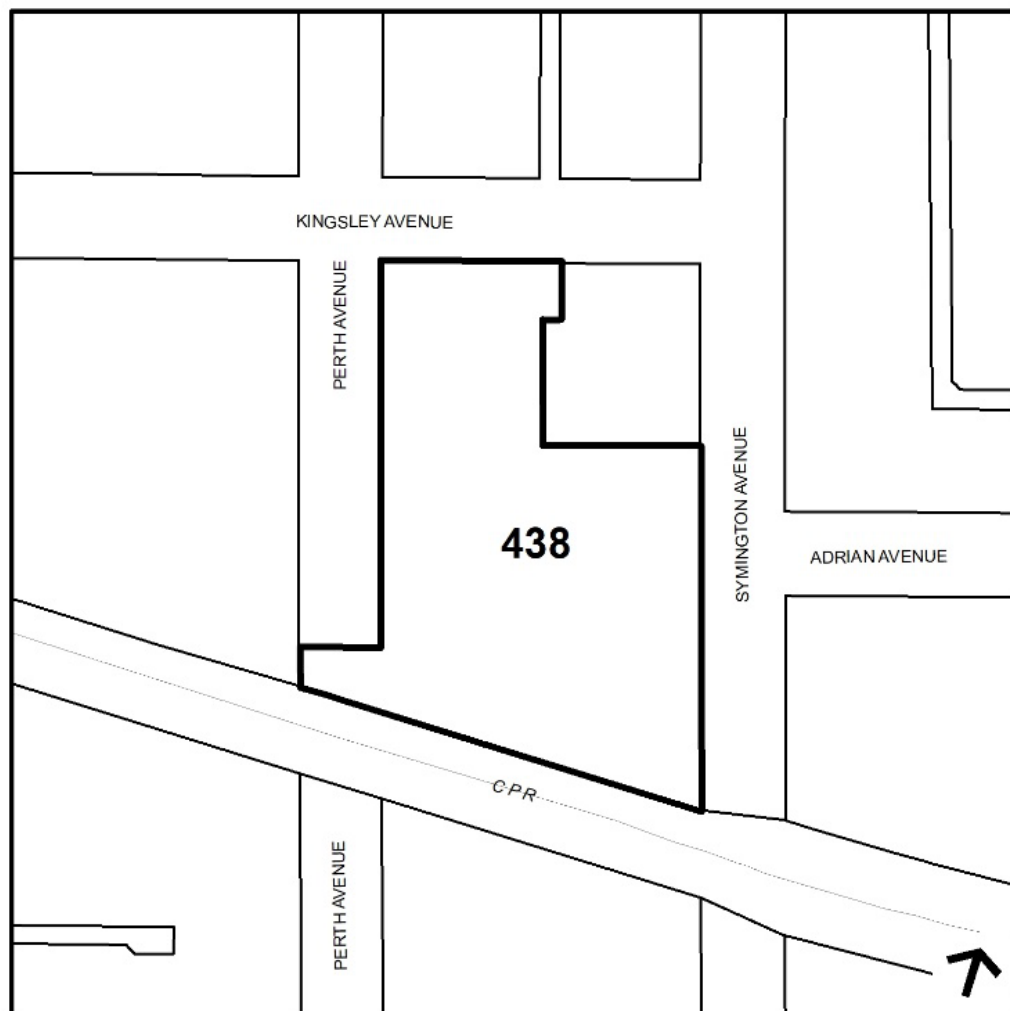
LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS 386-394 SYMINGTON AVENUE, 485 PERTH AVENUE AND 17 KINGSLEY AVENUE

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

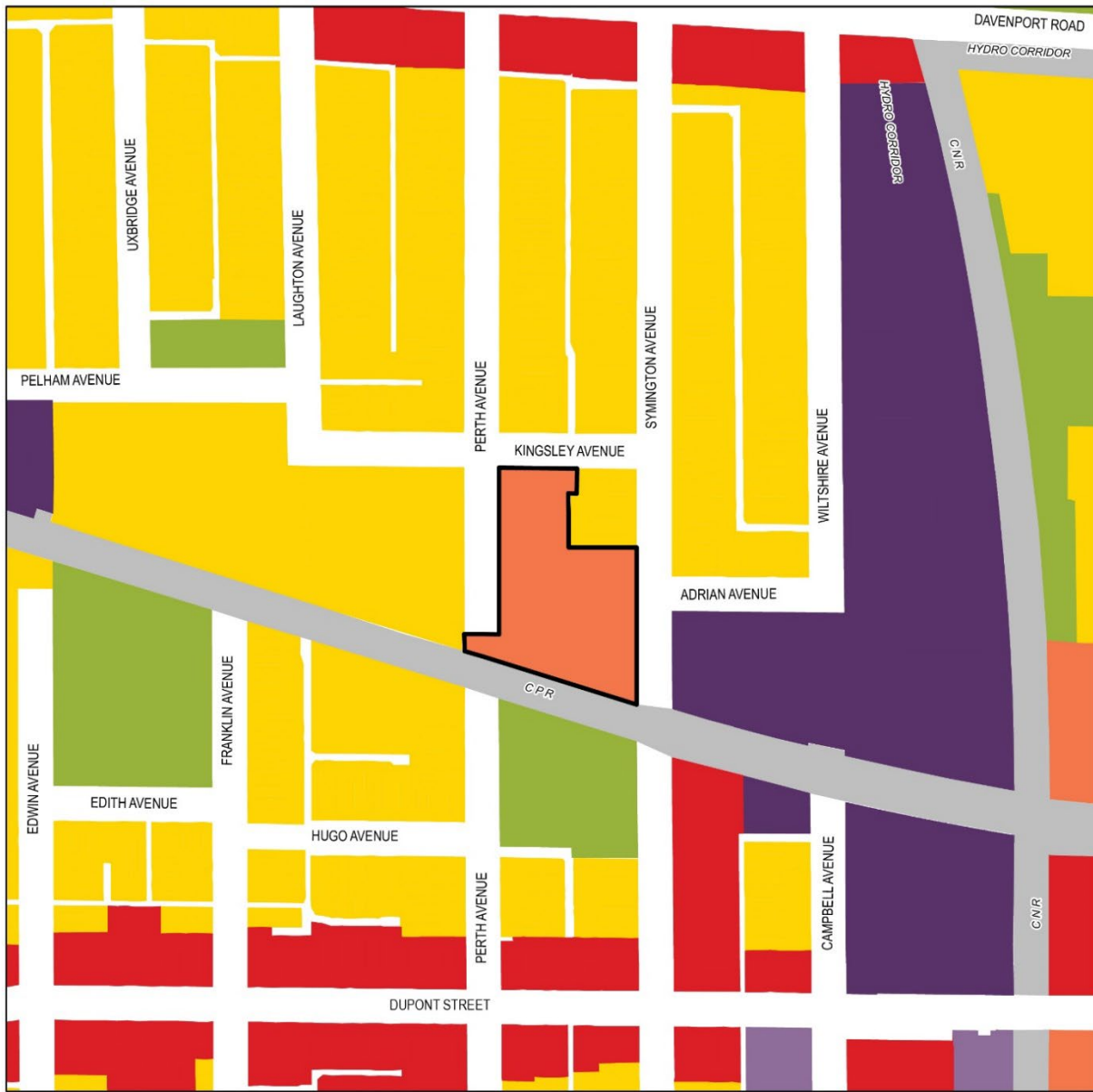
1. Map 17, Land Use Plan, is amended by re-designating the lands known municipally as 386-394 Symington Avenue, 485 Perth Avenue, and 17 Kingsley Avenue from *Neighbourhoods* to *Apartment Neighbourhoods*, as shown on the attached Schedule A.
2. Chapter 7, Site and Area Specific Policies, is amended by further amending Site and Area Specific Policy 438 for lands known municipally in 2021 as 386-394 Symington Avenue, 485 Perth Avenue, and 17 Kingsley Avenue, as follows:

438. 386-394 Symington Avenue, 485 Perth Avenue, and 17 Kingsley Avenue

Residential uses are permitted subject to the submission and peer-review of a Rail Safety and Rail Mitigation Report and the implementation of the required measures, at the owner's expense, to the satisfaction of the City.



SCHEDULE A



Official Plan Amendment #452

Revisions to Land Use Map 17 to Redesignate lands from Neighbourhoods to Apartment Neighbourhoods

**386-394 Symington Avenue,
485 Perth Avenue and 17 Kingsley Avenue**

File # 15 238678 WET 17 0Z

OPASubject Site

Official Plan Land Use Designations

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



05/30/2022