

Amendment No. 243 to the Official Plan Incorporating Proposed Modifications in **Bold Font** and ~~Strikethrough~~ ~~Font~~

AMENDMENT NO. 243 TO THE OFFICIAL PLAN

LANDS IN THE VICINITY OF THE INTERSECTION OF BERMONDSEY ROAD AND O'CONNOR DRIVE

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

1. Chapter 7, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policies ~~Policy~~ **Policy** No. 145 ~~and No. 146~~.
2. Chapter 7, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy No. 233 and replacing it with the following text and map:

"233. Bermondsey Road, between Sunrise Avenue and Northline Road

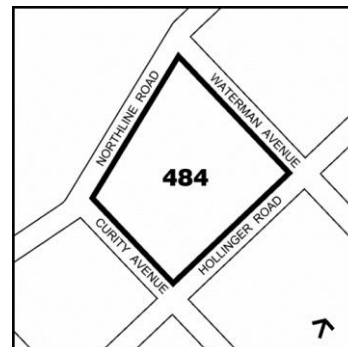
Small and medium scale retail uses are permitted."



3. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 484 for the lands known municipally in 2014 as 32 and 36 Curity Avenue, as follows:

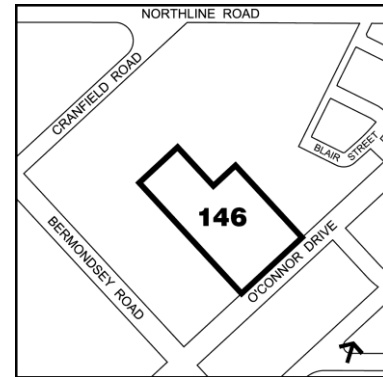
"484. 32 and 36 Curity Avenue

Place of worship and ancillary institutional and recreational uses are permitted."



4. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy No. 146 is amended by deleting from the text and map the references to those lands known municipally in 2014 as 1550 O'Connor Drive, so that it reads as follows:

"146. 1450, and 1500 ~~and 1550~~ O'Connor Drive



- a) **Residential uses are permitted by way of an amendment to the Zoning By-law:**
- i. **to a depth of 90 metres from O'Connor Drive. However, where a 90 metre depth renders the remainder of lands undevelopable a depth of up to 140 metres may be considered;**
 - ii. **to a maximum height of 4 storeys. Residential buildings which exceed 3 storeys are to be designed with no windows on any floor higher than the 3rd floor on the north façade overlooking the industrial area;**
 - iii. **provided that no industrial uses are allowed to locate within any buildings containing residential units;**
 - iv. **provided that adequate measures are taken to protect the inhabitants from the noise, vibration and odour impacts of industrial uses;**
 - v. **provided that residential uses be subject to appropriate screening and buffering from nearby industrial land uses;**
 - vi. **provided that any traffic from the proposed residential uses not conflict with the operations of existing industrial uses;**
 - vii. **provided that residential uses meet Ministry of the Environment (MOE) Guidelines for Land Use Compatibility;**

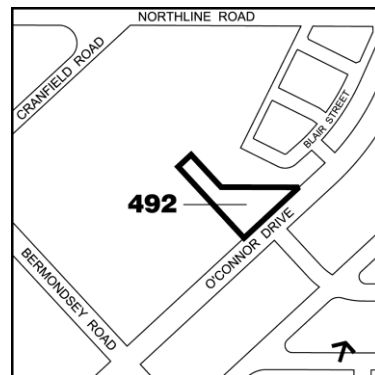
- viii. provided that industrial sound levels do not exceed Ministry of the Environment (MOE) Guidelines for Environmental Noise at the residential receptor (LU-131); and
- ix. provided that residential buildings be designed with a high level of urban design and be oriented to the street with no direct access or parking areas adjacent to the O'Connor Drive street frontage.

b) **Commercial and institutional uses are permitted."**

5. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 492 for the lands known municipally in 2014 as 1550 O'Connor Drive, as follows:

"492. 1550 O'Connor Drive

Commercial and institutional uses are permitted."



- 6. Map 31, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policies Policy No. 145 and No. 146.
- 7. Map 31, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy No. 146 and replacing it with the map shown in Clause 4 above.
- 8. Map 31, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy No. 233 and replacing it with the map shown in Clause 2 above.
- 9. Map 31, Site and Area Specific Policies, is amended by adding Site and Area Specific Policies No. 484 and 492 as shown in the maps in Clauses 3 and 5 above.

Amendment No. 243 to the Official Plan Incorporating Proposed Settlement Wording

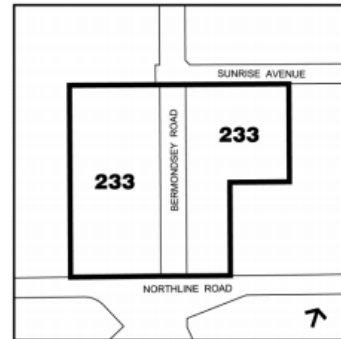
The following text and mapping constitute Amendment No. 243 to the Official Plan for the City of Toronto.

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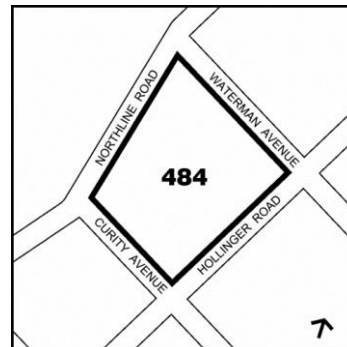
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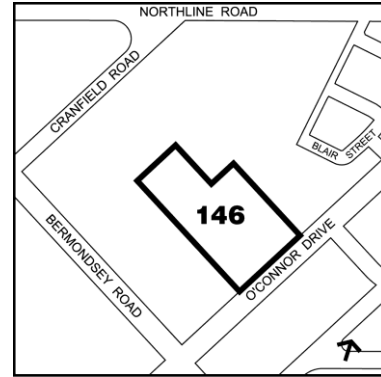
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 - vi. provided that any traffic from the proposed residential uses not conflict with the operations of existing industrial uses;
 - vii. provided that residential uses meet Ministry of the Environment (MOE) Guidelines for Land Use Compatibility;
 - viii. provided that industrial sound levels do not exceed Ministry of the Environment (MOE) Guidelines for Environmental Noise at the residential receptor (LU-131); and



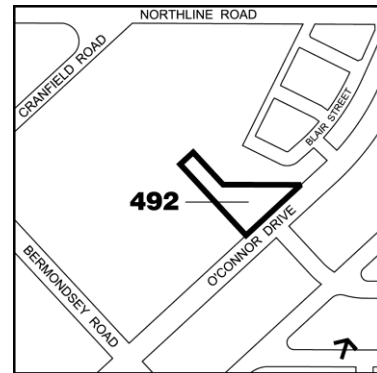
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