

Attachment 1: Revised Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of
Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~20~

**To adopt an amendment to the Official Plan
for the City of Toronto
respecting the lands known municipally in the year 2014, as
97 Walmer Road and 88-100 Spadina Road**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c. P. 13,
as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the
public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 251 to the Official Plan is hereby adopted pursuant to
the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

AMENDMENT NO. 251 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2014 AS
97 WALMER ROAD AND 88-100 SPADINA ROAD

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

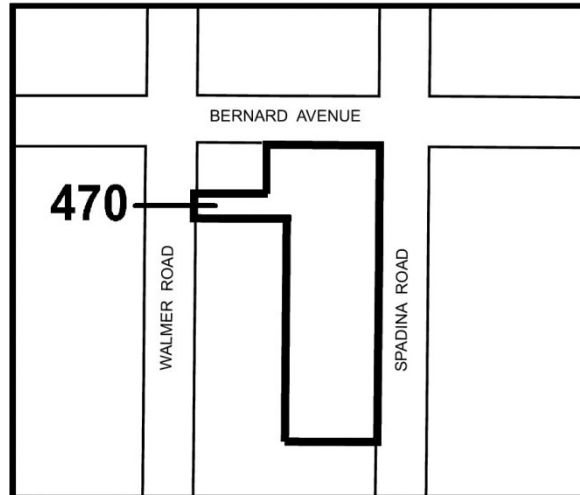
1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 470 for the lands known municipally in 2014 as 97 Walmer Road and 88-100 Spadina Road, as follows:

"470. 97 Walmer Road and 88-100 Spadina Road

1. Notwithstanding section 3.2.1.8 of the Official Plan, the lands comprising 97 Walmer Road may be conveyed separately from the lands comprising 88-100 Spadina Road, by way of a consent application, provided that:
 - a) at least 215 residential rental dwelling units are maintained at 100 Spadina Road, for a minimum time period of at least 20 years from July 2009 being the date the building at 88 Spadina Road was first occupied for residential purposes;
 - b) at least two two-bedroom dwelling units at 100 Spadina Road are provided by the owner at affordable rents for a continuous period of at least ten years commencing from the date each such unit is newly occupied by tenants at affordable rents following the date this official plan amendment and the related implementing zoning by-law amendments come into full force and effect all in a form satisfactory to the City as determined to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
 - c) tenant relocation assistance is provided by the owner to the affected tenant at 97 Walmer Road to the satisfaction of the Chief Planner and Executive Director, City Planning Division prior to such conveyance and prior to the issuance of any Certificate of Consent to sever; and
 - d) the Section 37 Agreement registered on such lands at the date of the enactment of this Site and Area Specific Policy No. 470 is amended to incorporate the changes in a) to c) above and registered, all to the satisfaction of the City Solicitor in consultation with the Chief Planner

and Executive Director, City Planning Division prior to the issuance of any Certificate of Consent to sever.

2. Chapter 7, Map 29, Site and Area Specific Policies, are amended to add the lands municipally known in 2014 as 97 Walmer Road and 88-100 Spadina Road shown on the map below as Site and Area Specific Policy No. 470.



**Attachment 2: Revised Draft Zoning By-law Amendment
(By-law 438-86, as amended by By-law 1091-2005)**

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~20~

**To amend ~ Zoning By-law No.438-86 of the former City of Toronto, as amended by
By-law 1091-2005,
With respect to the lands known municipally in 2014 as,
97 Walmer Road and 88-100 Spadina Road**

WHEREAS authority is given to Council by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

WHEREAS Council of the City of Toronto on December 16, 2005 adopted By-law No. 1091-2005 being a By-law “to amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands municipally known as 109 Bernard Avenue, 100 Spadina Road and 97 Walmer Road” (the "Lands");

WHEREAS as a condition of By-law No. 1091-2005 the City of the Toronto and the then owner of the Lands entered into and registered an agreement pursuant to Section 37 of the *Planning Act*; and

WHEREAS the owner of the Lands, municipally known in 2014 as 88-100 Spadina Road, and 97 Walmer Road has applied amongst other matters to amend the site specific by-law provisions respecting the Lands;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Clause (i) of Section 1(10) of site specific By-law 1091-2005 is deleted and replaced with the following:
 - (i) provides and maintains the existing 215 rental *dwelling units* located within *Building "B"* as rental *dwelling units* for a minimum time period of at least 20 years from July 2009 being the date Building A was first occupied for

residential purposes, with no application to convert *Building "B"* during such time period including not to apply to convert such existing rental *dwelling units* or any part of such building to any non-residential rental housing purpose; not to apply to register any of the existing rental *dwelling units* or any part of the building under the *Condominium Act, 1998* (as amended or replaced from time to time); and not to apply to demolish any of the existing rental *dwelling units* or any part of the building without replacement satisfactory to the City.

2. Add the following clauses to section 1 (10) as follows:

- (xv) at least two two-bedroom *dwelling units* at 100 Spadina Road shall have affordable rents for at least ten years commencing from the date each such unit is newly occupied by tenants at affordable rents following the date this amending by-law comes into full force and effect, all in a form satisfactory to the City as determined to the satisfaction of the Chief Planner and Executive Director, City Planning Division; and
- (xvi) provides tenant relocation assistance to the affected tenant in the rental building at 97 Walmer Road, prior to any conveyance of the lands comprising 97 Walmer Road as a separate lot and prior to the issuance of any Certificate of Consent to sever such lands, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

**Attachment 3: Revised Draft Zoning By-law Amendment
(By-law 569-2013)**

Authority: Toronto and East York Community Council ##, as adopted by City of
Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX- 2015]

**To amend Zoning By-law No. 569-2013, as amended, with respect to the lands
municipally known in the year 2014 as, 97 Walmer Road and 88-100 Spadina Road**

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the
Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public
and has held at least one public meeting in accordance with the *Planning Act*; and

The Council of the City of Toronto enacts:

1. Zoning By-law No. 569-2013, as amended, is further amended by amending Site
Specific Exception 900.2.10 (900)(K) and (L) under the heading 'Prevailing By-
laws and Prevailing Sections, to add the phrase, 'as amended,' immediately after the
words 'by-law 1091-05' so that they read:

(K) On 97 Walmer Rd., City of Toronto by-law 1091-05, as amended; and

(L) On 99 Walmer Rd., former City of Toronto by-law 622-91 and City of
Toronto by-law 1091-05, as amended.

2. Zoning By-law No. 569-2013, as amended, is further amended by amending Site
Specific Exception 900.2.10 (901)(B) under the heading 'Prevailing By-laws and
Prevailing Sections, to add the phrase, 'as amended,' immediately after the words
'by-law 1091-05' so that it reads:

(B) former City of Toronto by-law 622-91 and City of Toronto by-law 1091-05,
as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)