

**Baby Point Gates Planning Study
225 - 430 Jane Street, 665 - 787 Annette Street,
494 Armadale Avenue, 143 Evans Avenue,
1 and 2 Harshaw Avenue and 502 – 504 Willard Avenue –
Official Plan Amendment – Final Report**

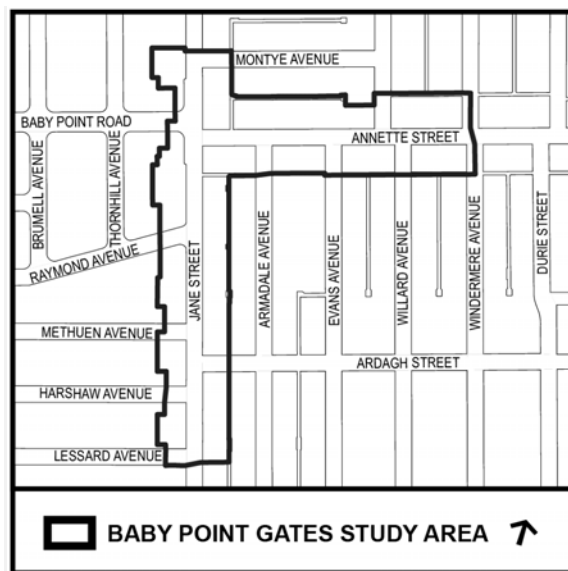
Date:	October 3, 2017
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 13 – Parkdale-High Park
Reference Number:	17 106280 WET 13 TM

SUMMARY

At its meeting held on September 6, 2017, Etobicoke York Community Council considered a Status Report regarding the Baby Point Gates Planning Study, which outlined the study process and provided recommendations regarding the implementation of the study findings. The report can be viewed at: <http://www.toronto.ca/legdocs/mmis/2017/ey/bgrd/backgroundfile-106049.pdf>

Etobicoke York Community Council directed City Planning staff to prepare an amendment to the Official Plan to create a "Site and Area Specific Policy" for the lands at 225 – 430 Jane Street, 665 – 787 Annette Street, 494 Armadale Avenue, 143 Evans Avenue, 1 and 2 Harshaw Avenue and 502-504 Willard Avenue, and that the amendment be scheduled for a statutory Public Meeting at the Etobicoke York Community Council meeting on October 17, 2017 (Item EY24.1).

The Community Council decision can be viewed at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EY24.1>



Staff were also directed to provide Notice for the Public Meeting under the *Planning Act*, and that Notice be given according to the regulations under the *Planning Act*.

This report contains the Site and Area Specific Policy outlined in the Status Report considered on September 6, 2017, as Attachment 1 of this report, and recommends its approval by City Council.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan for the lands at 225 – 430 Jane Street, 665 – 787 Annette Street, 494 Armadale Avenue, 143 Evans Avenue and 502-504 Willard Avenue, substantially in accordance with the Draft Site and Area Specific Policy attached as Attachment No. 1 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the Draft Site and Area Specific Policy as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On September 6, 2017 Etobicoke York Community Council directed City Planning staff to prepare an amendment to the Official Plan to create a "Site and Area Specific Policy" for the lands at 225 – 430 Jane Street, 665 – 787 Annette Street, 494 Armadale Avenue, 143 Evans Avenue, 1 and 2 Harshaw Avenue and 502-504 Willard Avenue, and that the amendment be scheduled for a statutory Public Meeting at the Etobicoke York Community Council meeting on October 17, 2017 (Item EY24.1)

The amendment is attached to this report for approval.

CONTACT

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SIGNATURE

Neil Cresswell, MCIP, RPP
Director of Community Planning
Etobicoke York District

ATTACHMENT

Attachment 1: Draft Official Plan Amendment

Attachment 1: Draft Official Plan Amendment

Authority: Etobicoke 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 2017, as
225 - 430 Jane Street, 665 - 787 Annette Street, 494 Armadale Avenue,
143 Evans Avenue, 1 and 2 Harshaw Avenue and 502 – 504 Willard Avenue**

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. 388 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. ~ TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2017 AS
225 - 430 Jane Street, 665 - 787 Annette Street, 494 Armadale Avenue, 143 Evans
Avenue, 1 and 2 Harshaw Avenue and 502 – 504 Willard Avenue**

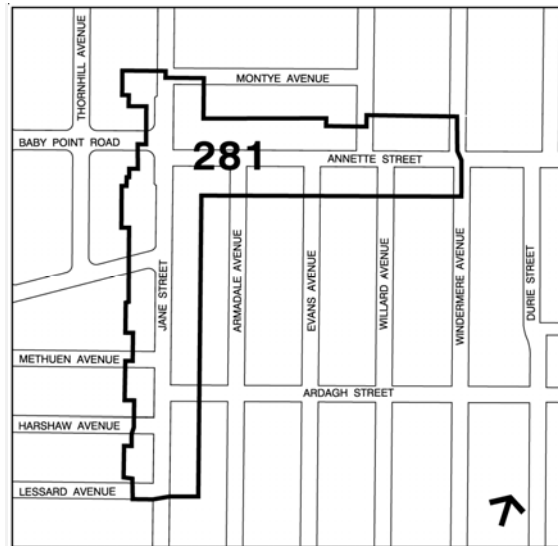
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 281 for the lands known municipally in 2017 as 225 - 430 Jane Street, 665 - 787 Annette Street, 494 Armadale Avenue, 143 Evans Avenue, 1 and 2 Harshaw Avenue and 502 – 504 Willard Avenue, as follows:

- 281.** 225 - 430 Jane Street, 665 - 787 Annette Street, 494 Armadale Avenue, 143 Evans Avenue, 1 and 2 Harshaw Avenue and 502 – 504 Willard Avenue:

In order to enhance the existing physical character and commercial function of the area:

- a) Development will reinforce the existing commercial uses, while being compatible with existing residential uses and conform to the low rise scale and physical character of the existing area.
- b) Street-related commercial uses are encouraged in new developments.
- c) When repurposing existing house-form buildings, commercial uses will be encouraged, particularly on the ground floor.
- d) Streetscape improvements that promote a healthy and vibrant pedestrian environment will be promoted and encouraged.



2. Chapter 7, Maps 25 and 26, Site and Area Specific Policies, are revised to add the lands known municipally in 2017 as 225 - 430 Jane Street, 665 - 787 Annette Street, 494 Armadale Avenue, 143 Evans Avenue, 1 and 2 Harshaw Avenue and 502 – 504 Willard Avenue shown on the map above as Site and Area Specific Policy No. 281.