

Authority: Etobicoke York Community Council Item
[ITEM], as adopted by City of Toronto Council on
[DATE], 20~~

CITY OF TORONTO

Bill 960

BY-LAW ###

To adopt Amendment 960 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2025, as 1151 Weston 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; 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;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 960 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT NO. 960 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 1151 WESTON ROAD

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

1. Chapter 6, Section 48, Mount Dennis Secondary Plan, Map 2, Districts Plan, is amended by changing the District for the lands known municipally in 2025 as 1151 Weston Road from District 4b: Mixed-Use Main Street District: North Core to District 5: Mixed-Use Growth District, as shown on the attached Appendix 3.
2. Chapter 6, Section 48, Mount Dennis Secondary Plan, Map 3, Land Use Plan, is amended by changing the land use for the lands known municipally in 2025 as 1151 Weston Road from *Parks* to *Mixed Use Areas*, as shown on the attached Appendix 4.
3. Chapter 6, Section 48, Mount Dennis Secondary Plan is amended by adding the following new section 13 Site Specific Policies, and Site Specific Policy 13.1 to the Secondary Plan and as follows:

“13. SITE AND AREA SPECIFIC POLICIES

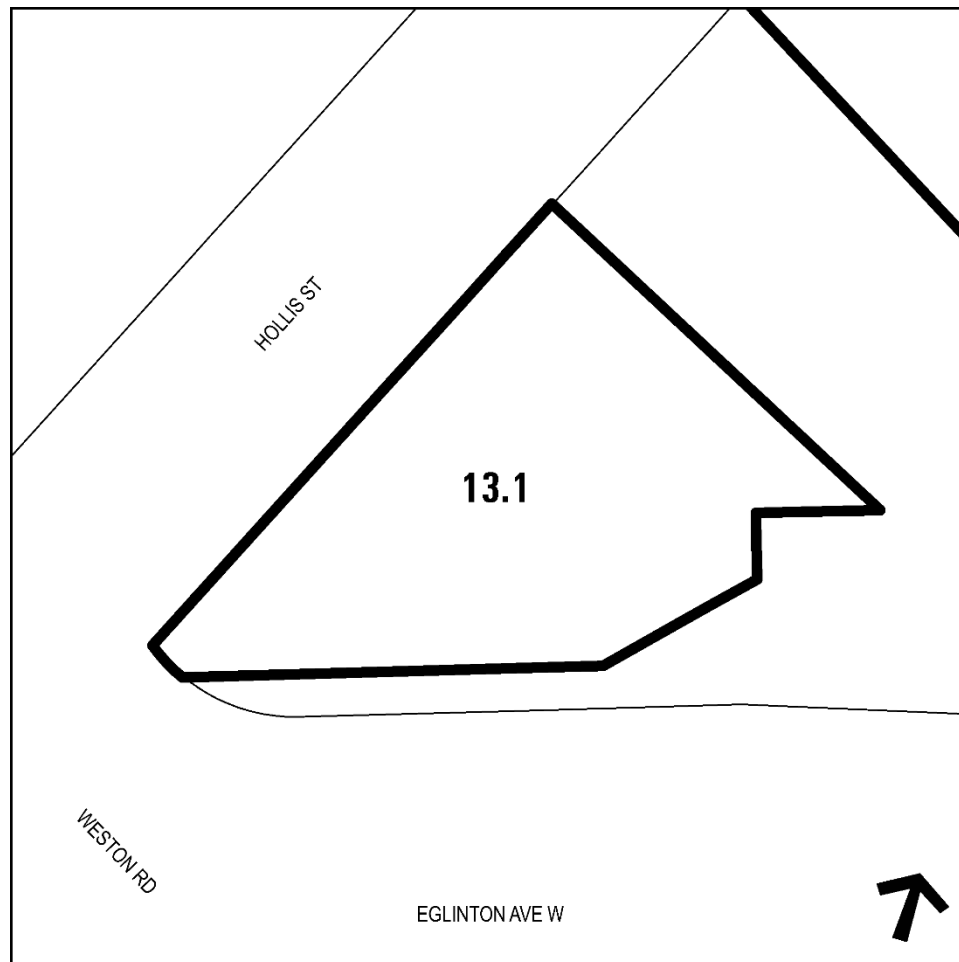
13.0.1. The policies of this Secondary Plan apply to areas subject to Site and Area Specific Policies contained in this Section and shown on Map 7 – Site and Area Specific Policies, except in the case of a conflict, the Site and Area Specific Policy will prevail to the extent of the conflict.

13.1 1151 Weston Road

13.1.1. A mixed-use development on the site may be permitted to change the orientation of the designated heritage building on the site.

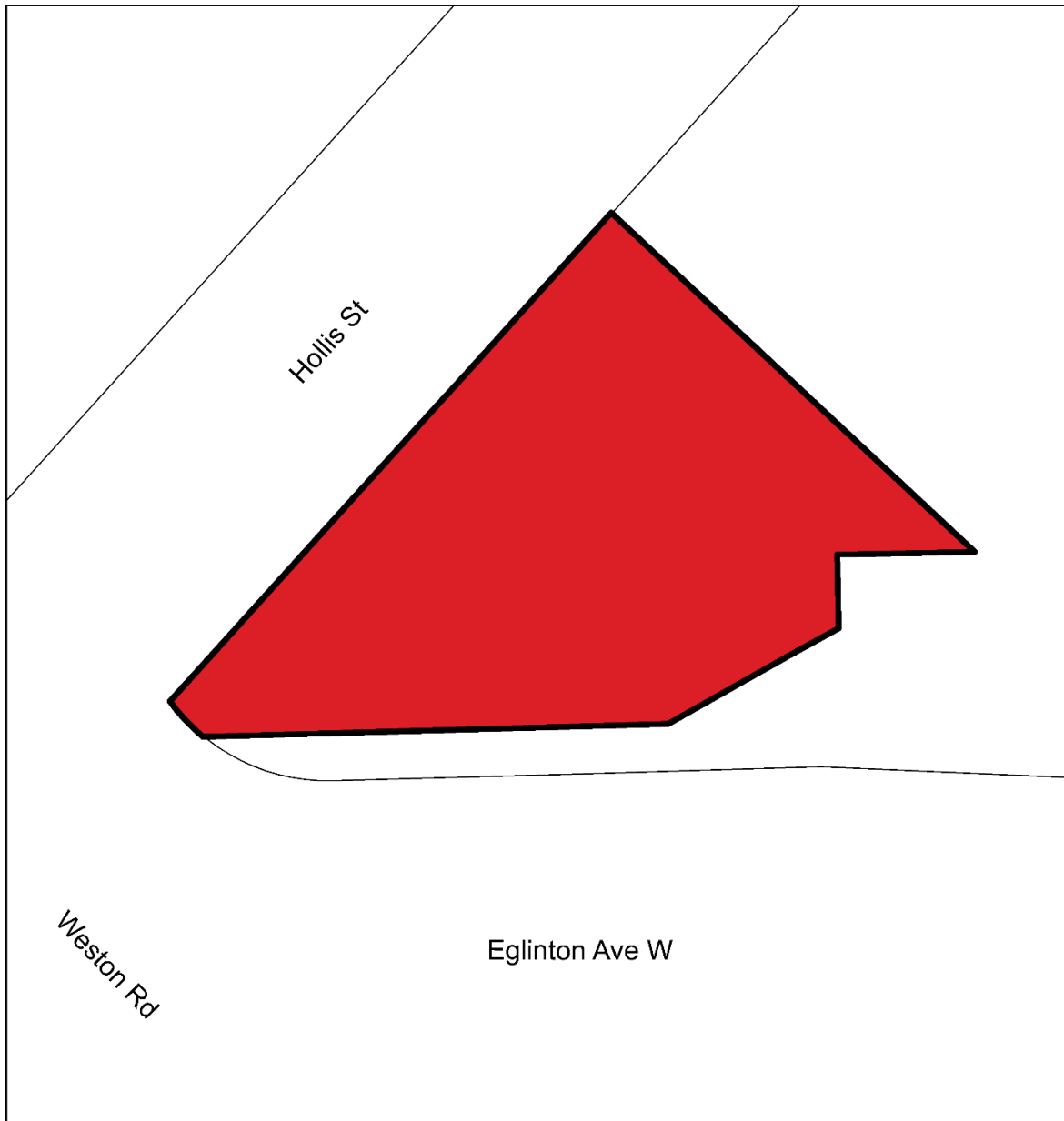
13.1.2. For a development that contains more than 80 new residential units, a minimum of 40% of the total number of new units will be a combination of two and three-bedroom units, including:

- a. A minimum of 15 percent of the total number of units as two-bedroom units; and
- b. A minimum of 10 percent of the total number of units as three or more bedroom units.
- c. A minimum of 5% of the total number of units will be any combination of two-bedroom and three-bedroom units, or dwelling units that can be converted into any combination of two and three-bedroom residential units



4. Chapter 6, Section 48, Mount Dennis Secondary Plan, is amended by adding Map 7 - Site and Area Specific Policies, as shown on the attached Appendix 5.
5. Chapter 7, Map 25, Site and Area Specific Policies, is amended by removing the lands known municipally in 2025 as 1151 Weston Road from Site and Area Specific Policy 43, as shown on the attached Appendix 2.
6. Chapter 7, Site and Area Specific Policy 43 East Side of Weston Road Between Locust, key map is amended by removing the lands known municipally in 2025 as 1151 Weston Road from Site and Area Specific Policy No. 43, as shown on the attached Appendix 2.
7. Map 14, Land Use Plan, is amended by re-designating the lands known municipally as 1151 Weston Road from *Parks* to *Mixed Use Areas*, as shown on the attached Appendix 1.

Appendix 1



Official Plan Amendment # 960

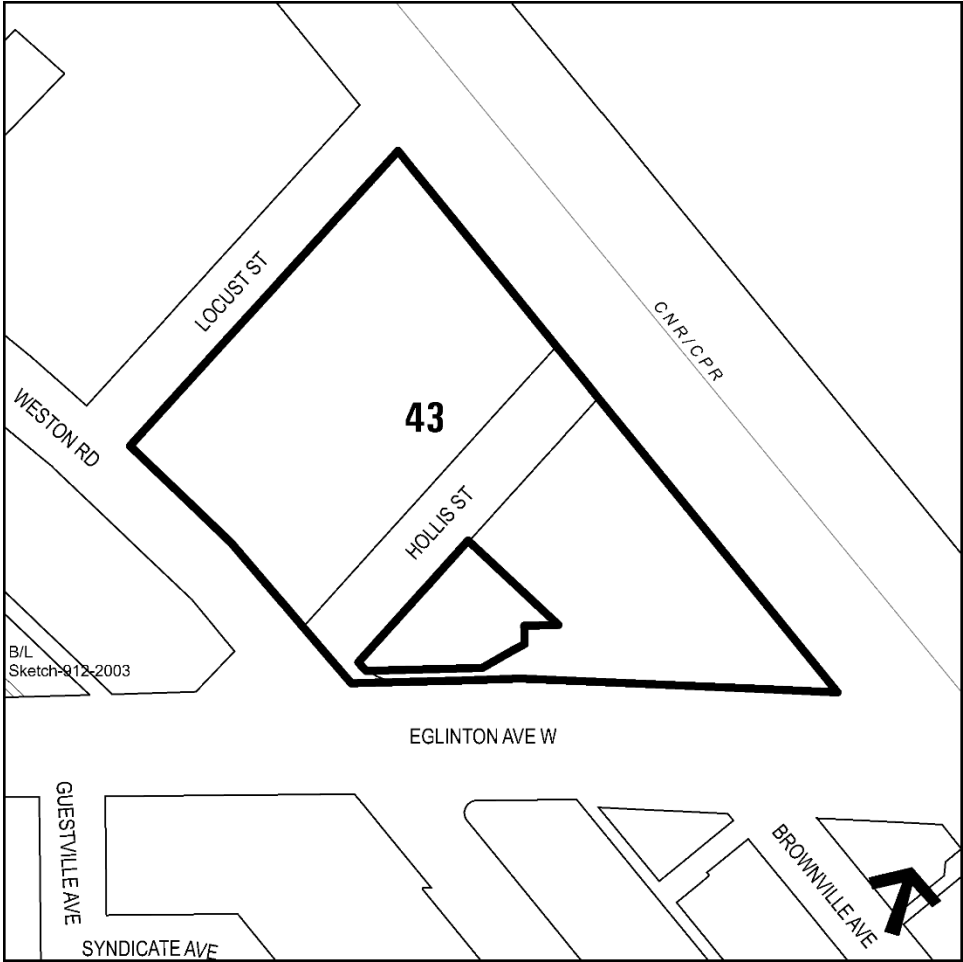
Revisions to Land Use Map 14 to redesignate lands from Parks to Mixed Use Areas

1151 Weston Road

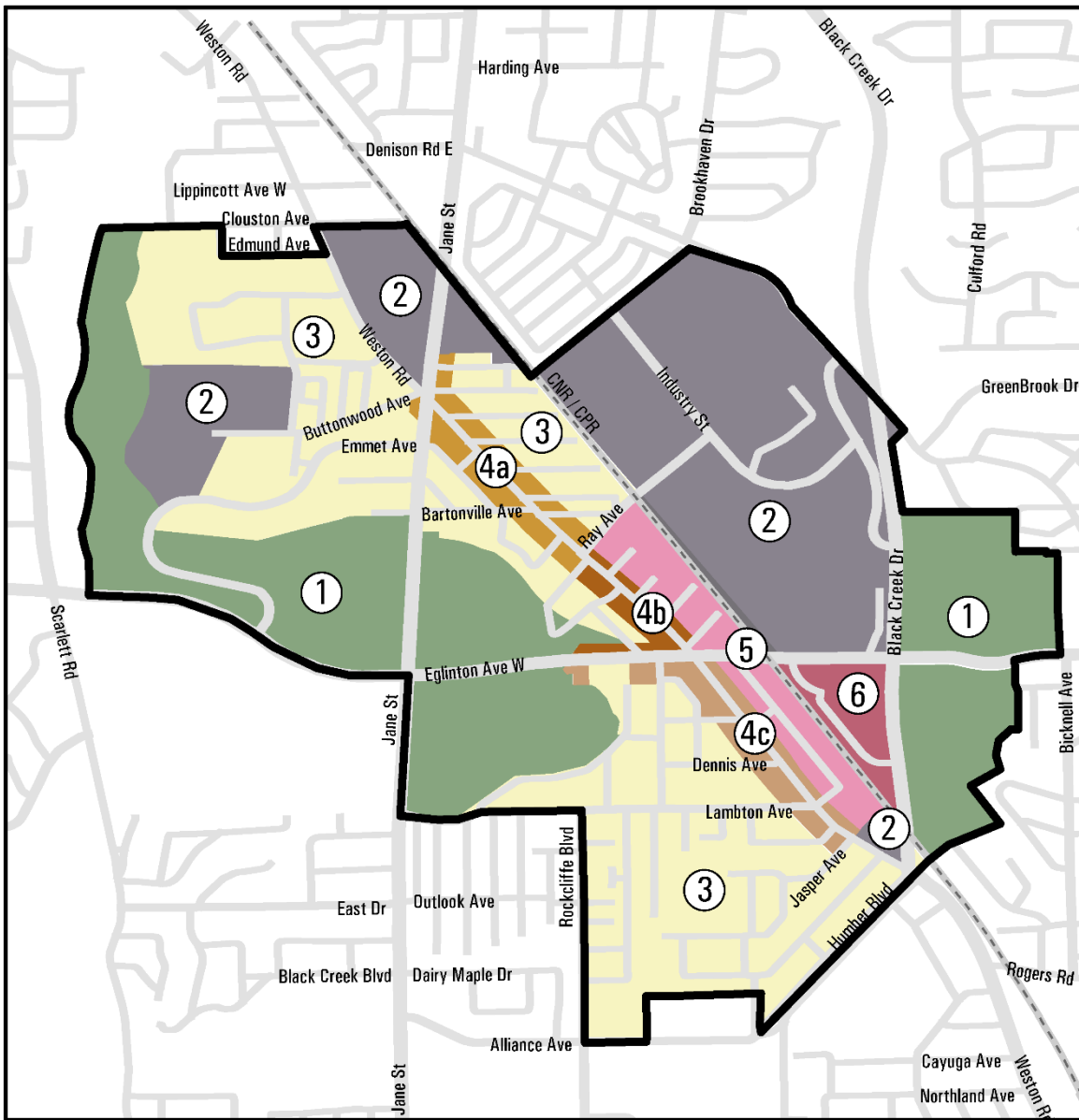
File # 25 188115 WET 05 02

-  Subject Site
-  Mixed Use Areas

Appendix 2



Appendix 3



Map 2 - Districts Plan

Mount Dennis Secondary Plan

File # 18 161660 WET 11 02

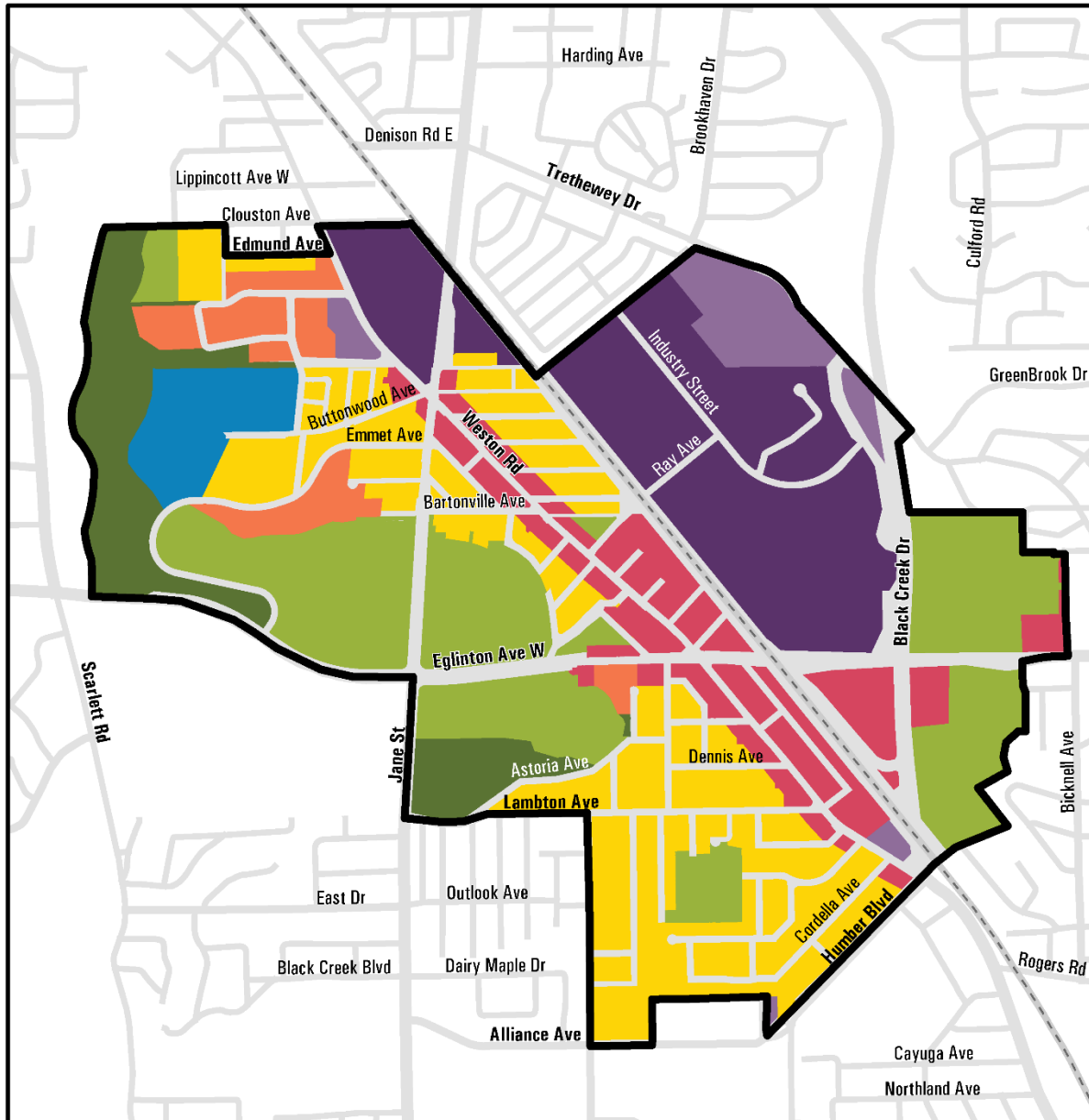
- Mount Dennis Secondary Plan Boundary
- 1. Valleys and Flats District
- 2. Employment and Institutional Areas District
- 3. Residential Areas District

- 4. Mixed-Use Main Street District
 - 4a. Weston North
 - 4b. North Core
 - 4c. South Core
- 5. Mixed-Use Growth District
- 6. Mixed-Use Node District



Not to Scale

Appendix 4



Map 2 - Land Use Plan

Mount Dennis Secondary Plan

File # 18 161660 WET 11 02

Mount Dennis Secondary Plan Boundary

- | | | |
|--------------------------|-------------------------|---------------|
| Apartment Neighbourhoods | General Employment Area | Natural Areas |
| Neighbourhoods | Core Employment Areas | Parks |
| Mixed-Use Areas | Institutional Areas | |



Not to Scale

Appendix 5

