

Attachment 6: Draft Zoning Bylaw Amendment

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

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW ###

**To adopt Amendment 948
for the Official Plan for the City of Toronto
respecting to the lands known municipally in the year 2025 as 20 Brentcliffe Road and 100
Vanderhoof 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 enacts:

1. The attached Amendment No. 948 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. 948 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS
20 BRENTCLIFFE ROAD AND 100 VANDERHOOF AVENUE**

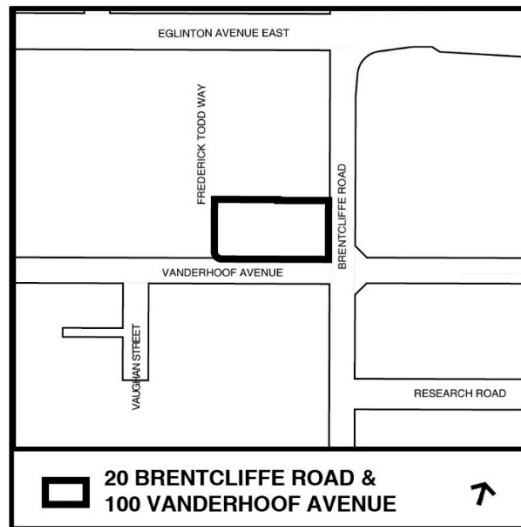
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy No. 568 South of Eglinton Avenue East and west of Laird Drive is amended as follows:
 - a. Map 1 is amended by removing the lands known municipally in the year 2025 as 20 Brentcliffe Road and 100 Vanderhoof Avenue from “Parcel 2” and adding such lands to “Parcel 1”, as shown on Appendix 1.
 - b. Map 2 Structure Plan is amended by deleting the midblock pedestrian connection on the lands known municipally in the year 2025 as 20 Brentcliffe Road and 100 Vanderhoof Avenue, as shown on Appendix 2.
 - c. Map 3 Building Heights in Storeys is amended by adding the lands known municipally in the year 2025 as 20 Brentcliffe Road and 100 Vanderhoof Avenue to “Potential Tall Building Location” and applying a value of 32, as shown on Appendix 3.
 - d. Adding Map 5 Site Specific Policies and adding Site Specific Policy 16.2, as shown on Appendix 4.
 - e. Adding the following section and subsection:

16. Site Specific Policies

The policies of this section prevail to the extent there is a conflict with the other policies of this Site and Area Specific Policy.

16.2 20 Brentcliffe Road and 100 Vanderhoof Avenue



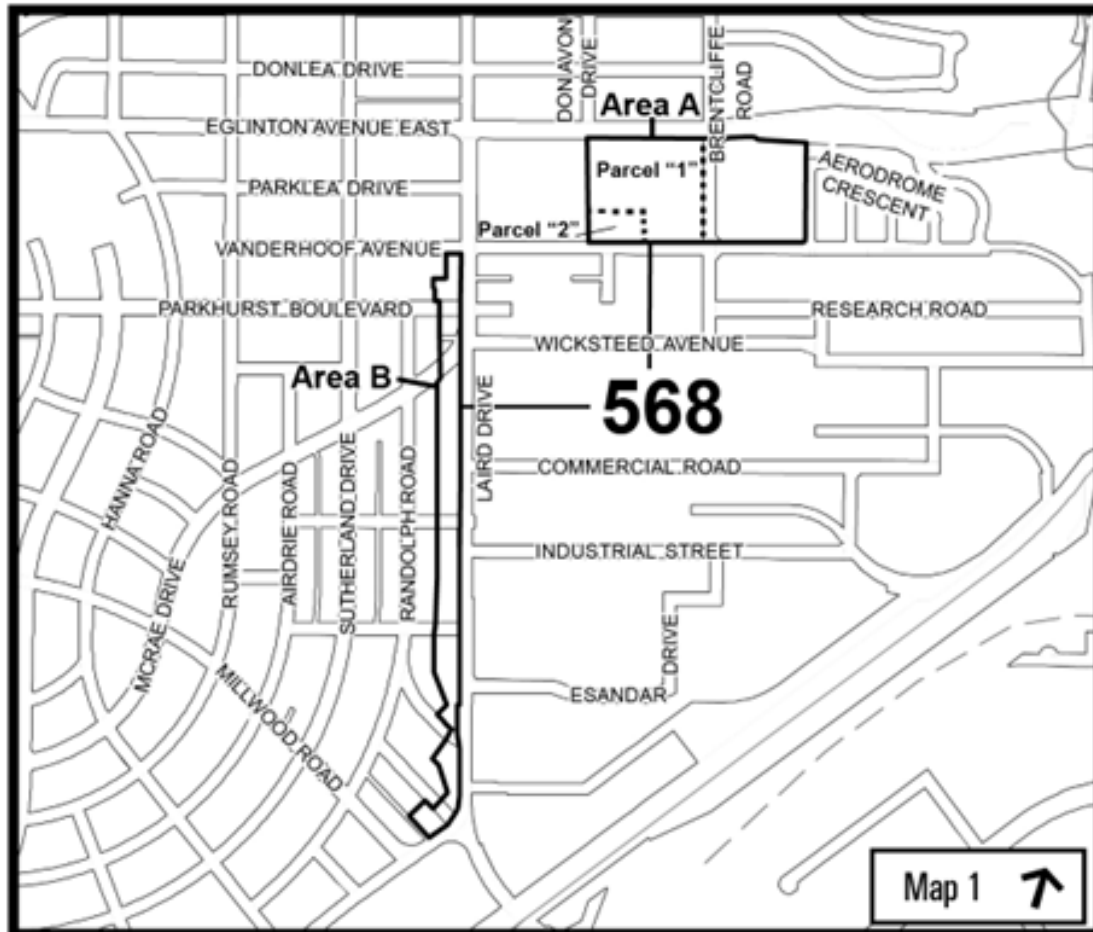
- a. Development that includes residential units is required to provide a minimum of 1,750 square metres of non-residential gross floor area.
 - b. The portion of the base building located west of the tower may have a maximum height of 5-storeys.
 - c. A maximum tower floorplate of 800 square metres is permitted.
 - d. The building may exceed the height of a 45-degree angular plane originating at the property line from a height of 80 per cent of the street right-of-way width.
2. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy No. 827 20 Brentcliffe Road is amended as follows:
 - a. Policy a) deleted and replaced with the following:
 - a) A minimum of 1,750 square metres of non-residential gross floor area will be provided in new development.
 - b. Policy d) i) is deleted and replaced with the following:
 - i) streetscape improvements identified in Laird in Focus; and
 - c. Policy f) is deleted and replaced with the following:
 - f) New development containing residential units on the site will secure a minimum amount of affordable housing as follows:
 - i) if a condominium development is proposed, a minimum of 6 new residential units shall be secured as affordable rental housing;
 - ii) the affordable housing shall be secured at affordable rents for a period of at least 25 years from the date of first residential occupancy of the unit; and

- iii) the unit mix of the affordable housing shall reflect the market component of the development, as appropriate, to achieve a balanced mix of unit types and sizes and support the creation of affordable housing suitable for families.

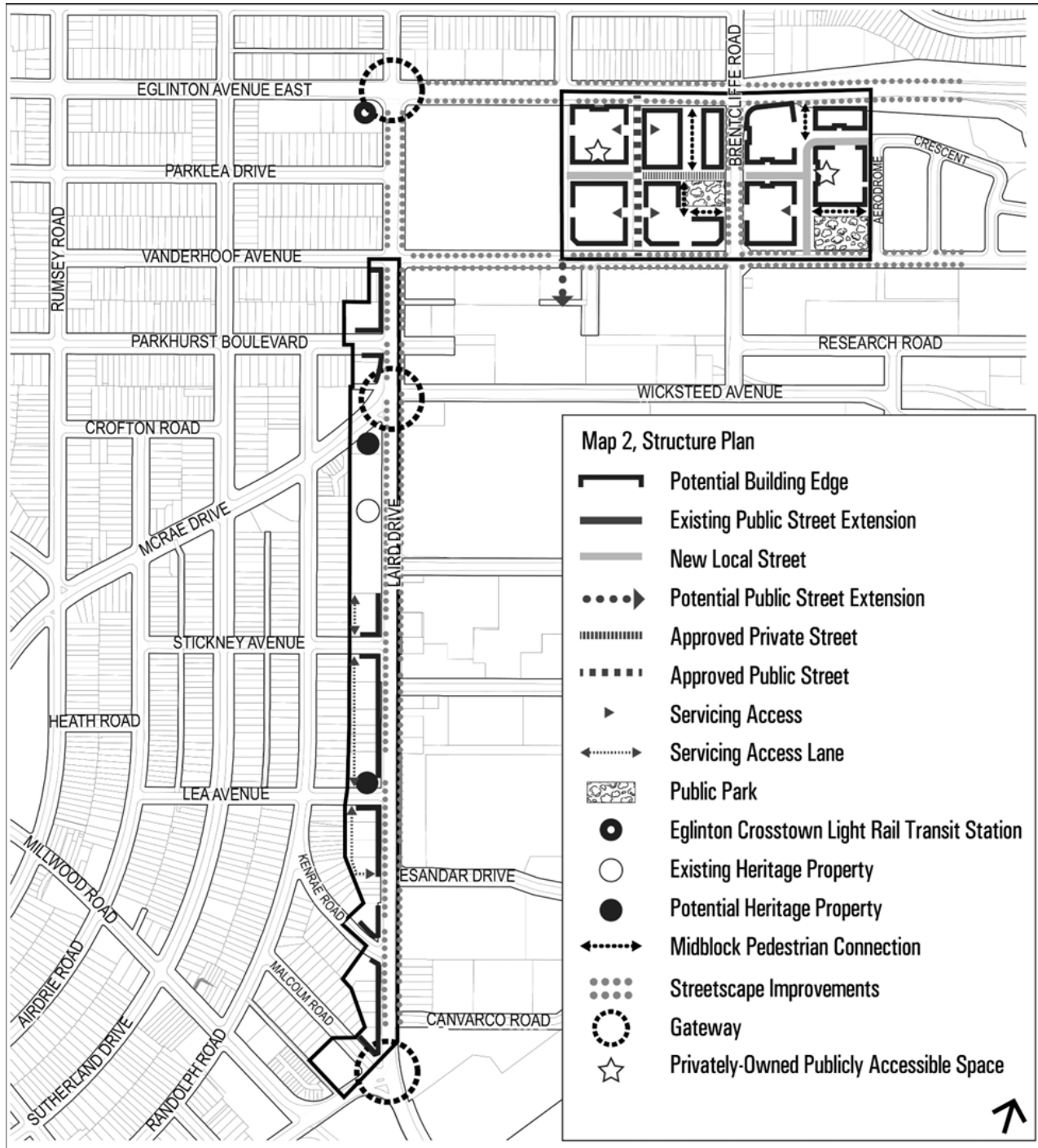
d. Policy h) i) is amended as follows:

- i) entering into one or more agreements as may be satisfactory to the City Solicitor to secure the provision of affordable housing; and

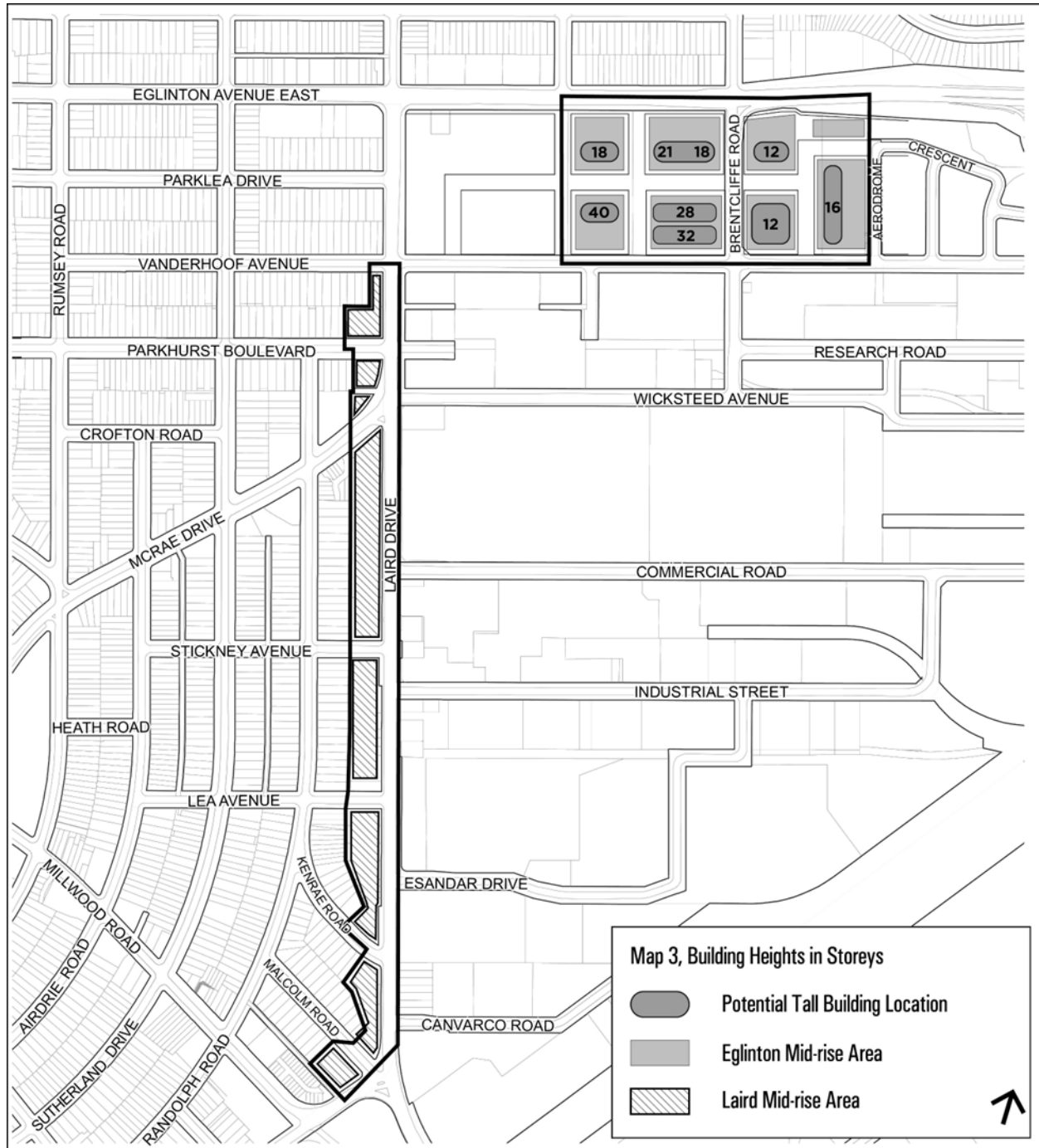
Appendix 1



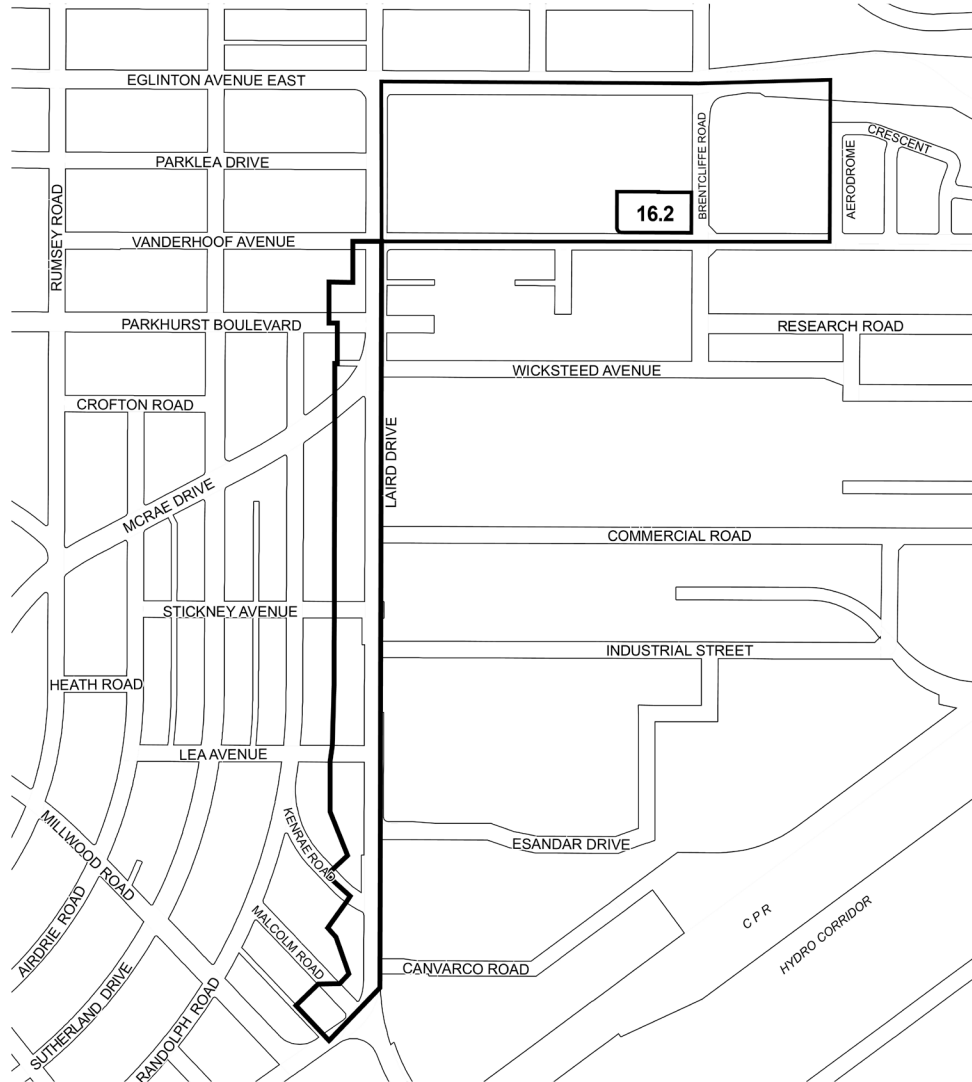
Appendix 2



Appendix 3



Appendix 4



Not to Scale



20 Brentcliffe Road & 100 Vanderhoof Avenue

MAP 5 : Site and Area Specific Policies



Site and Area Specific Policies