

Authority: North York Community Council Report No. 8, Clause No. 18,  
as adopted by Council on July 29, 30 and 31, 1998  
Enacted by Council: November 26, 1998

**CITY OF TORONTO**

**BY-LAW No. 824-1998**

**To adopt Amendment No. 465 of the Official Plan for the City of North York.**

WHEREAS authority is given to Council by 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 HEREBY ENACTS as follows:

- 1.** Amendment No. 465 to the Official Plan of the City of North York, consisting of the attached text and schedule, is hereby adopted.
- 2.** That this by-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED this 26th day of November, A.D. 1998.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

**PREFACE AND EXPLANATORY NOTES**

**TO AMENDMENT No. 465**

**TO THE OFFICIAL PLAN OF THE**

**CITY OF NORTH YORK**

**LANDS AFFECTED BY THIS AMENDMENT**

This amendment concerns a 1.3 ha parcel of land at the northeast corner of Sheppard Avenue West and Canyon Avenue, east of Bathurst Street. The current municipal description is 1 Canyon Avenue.

**EFFECT OF AMENDMENT**

The effect of this amendment would be to redesignate the table lands from Residential Density Four to Residential Density Five (RD5), and the lands below the stable top of bank from Residential Density Four to Valley Open Space (VOS). This amendment also recognizes the existing rental apartment house dwelling on the lands, and permits a new 11-storey, 9,550 m<sup>2</sup> apartment house dwelling to be developed, to a total maximum density of 2.9 FSI, pursuant to an agreement under Section 37 of the Planning Act.

**PUBLIC MEETINGS**

The North York Community Council considered Amendment Application UDOZ-97-48 at a statutory public meeting held on July 22, 1998, after written notice of such meeting had been sent to all persons assessed in respect of land and to all tenants within 120 metres of the subject lands. It was the Community Council's decision to recommend approval of the application.

A meeting to consider this matter was held by City Council on July 29, 30 and 31, 1998.

On November 26, 1998, Council enacted By-law No. 824-1998.

**AMENDMENT No. 465**  
**TO THE OFFICIAL PLAN OF THE**  
**CITY OF NORTH YORK**

The following text and schedule constitute Amendment No. 465 to the Official Plan of the City of North York.

**ITEM 1**

Map C.1 - Land Use Plan of the North York Official Plan - is amended in accordance with Schedule "A" attached hereto.

**ITEM 2**

**Clause 1**

Part C.9 - Specific Development - of the Official Plan is amended by adding the following:

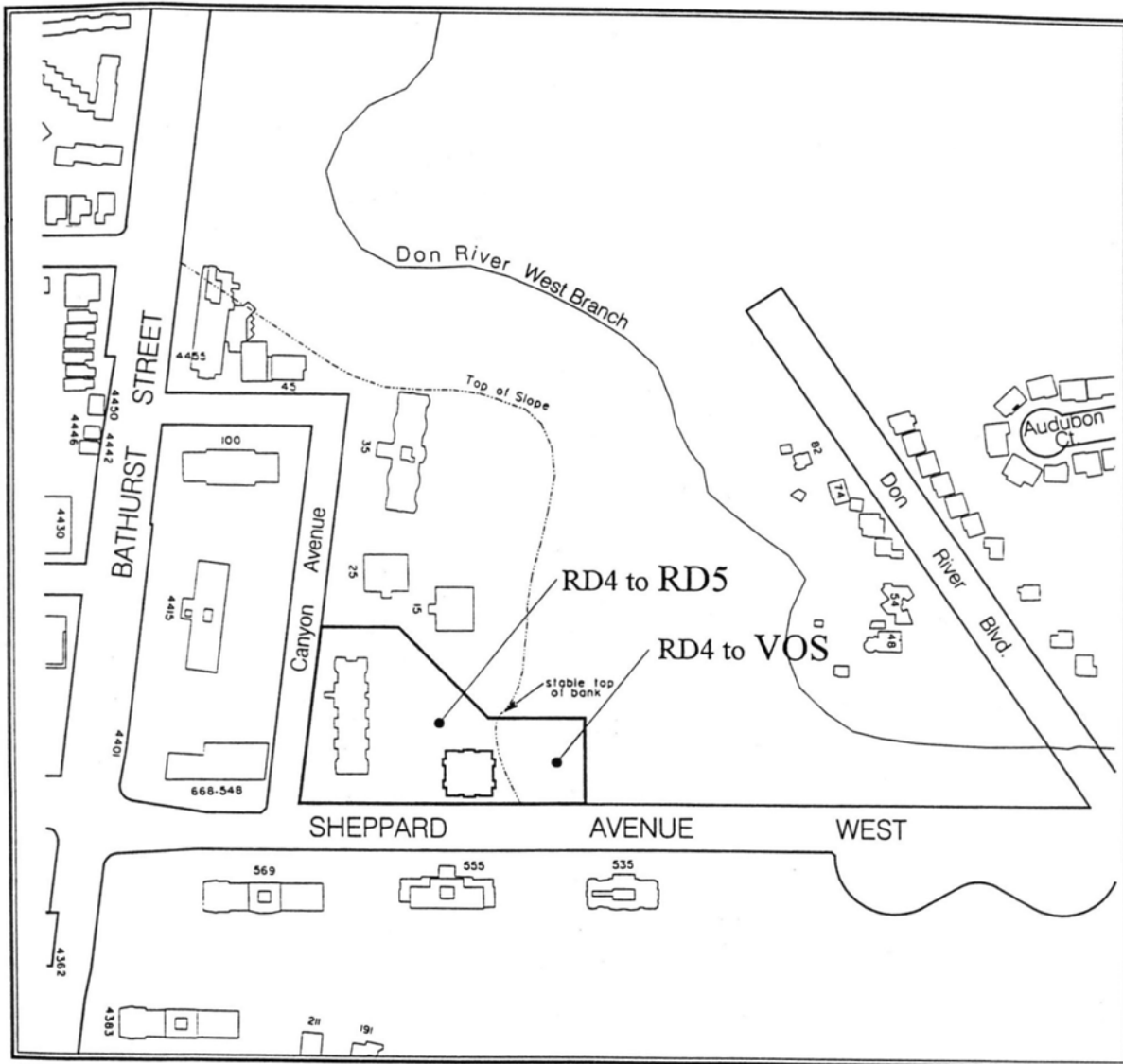
**"9.209 Lands at the northeast corner of Sheppard Avenue West and Canyon Avenue, east of Bathurst Street**

The above-noted lands may be developed with an 11-storey, 9,550 m<sup>2</sup> apartment house dwelling, in addition to an existing 17-storey, rental apartment house dwelling, provided that, pursuant to Section 37 of the Planning Act, additional services, matters or facilities to enhance and preserve the existing rental apartment house dwelling are provided to the satisfaction of the Director, Community Planning, North District. Notwithstanding its RD5 designation, the maximum permitted floor space index for these lands shall be 2.9."

**Clause 2**

Part C.9 Specific Development - of the Official Plan is amended by adding Map C.9.209 attached hereto.

**SCHEDULE "A"**  
**(Amendment No. 465)**



**LAND USE MAP**

Residential Density Four to RESIDENTIAL DENSITY FIVE  
 AND  
 Residential Density Four to VALLEY OPEN SPACE

File No. UDOZ-97-48  
 Prepared by: A.A.  
 Approved by: M.R.  
 Date: July 16/98  
 Filename: OP-268/3369

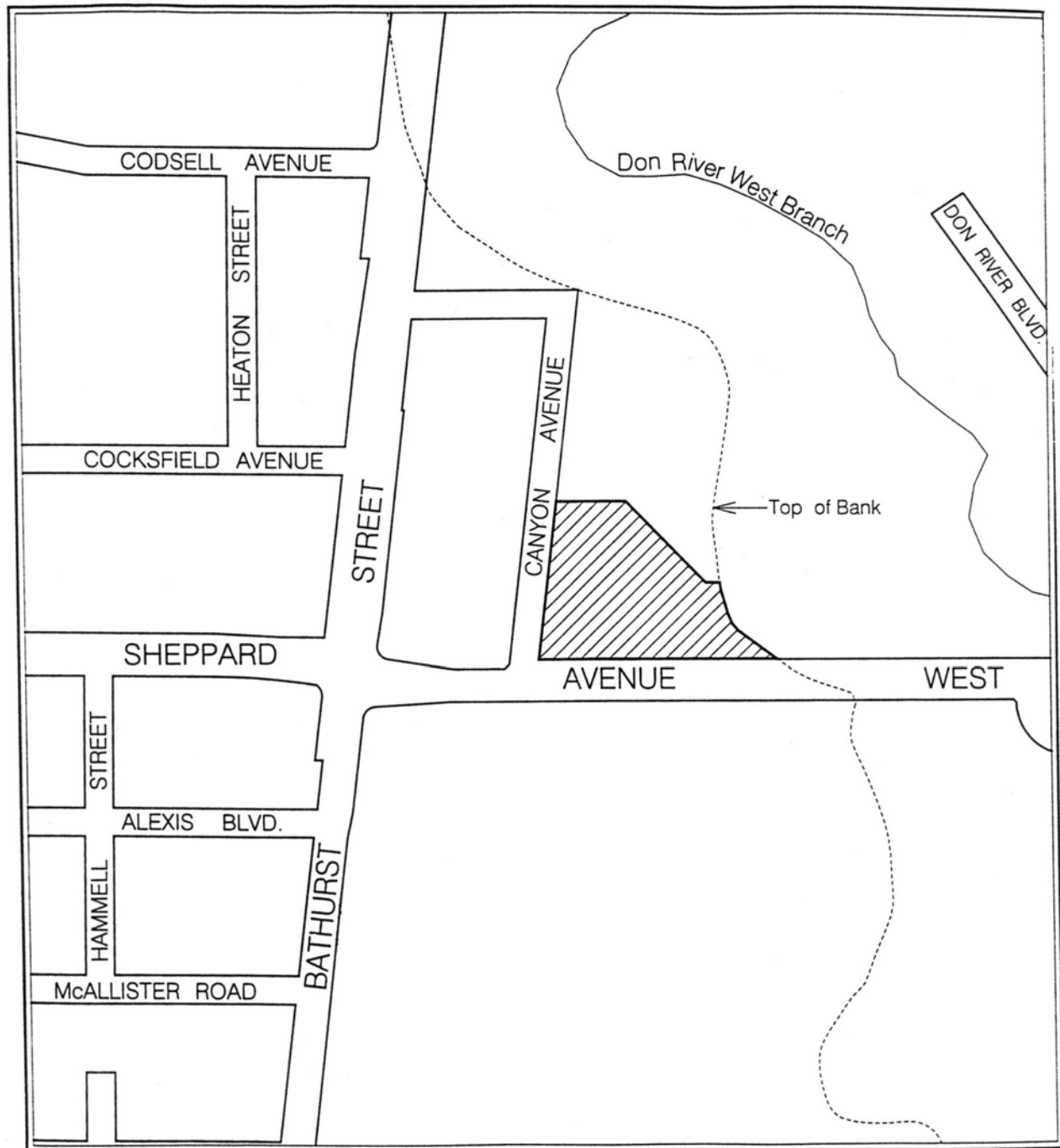
**Location:**

Source: Official Plan, By-Law, Lot Line, Street Line and Street Name Data - North York Planning Department.  
 Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.

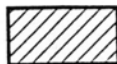


Scale:  
 0m 20 40 60 100

**SUBJECT  
 PROPERTY**



MAP C . 9 . 209



SUBJECT AREA

FILE NAME : OP-269/3374

DATE : July 16/98

Source: Lot Line, Street Line and Street Name Data - North York Planning Department.  
 Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.