

Authority: North York Community Council, Report No. 6, Clause No. 6,
as adopted by City of Toronto Council on June 3, 4 and 5, 1998
Enacted by Council: December 17, 1998

CITY OF TORONTO

BY-LAW No. 902-1998

To adopt Amendment No. 461 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. 461 to the Official Plan of the City of North York, consisting of the attached text, is hereby adopted.
- 2.** That the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of the aforementioned Amendment No. 461 to the Official Plan for the City of North York.
- 3.** This By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED this 17th day of December, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

PREFACE AND EXPLANATORY NOTES

TO AMENDMENT NO. 461

TO THE OFFICIAL PLAN OF THE

CITY OF NORTH YORK

LANDS AFFECTED BY THIS AMENDMENT

This amendment concerns the lands located at the southwest intersection of York Mills Road and Old York Mills Road. The current municipal address of the property is 22 Old York Mills Road.

EFFECT OF THE AMENDMENT

The effect of this amendment is to permit stand-alone residential uses on the subject property and, in accordance with a temporary use by-law enacted for this site, surface parking for a temporary period.

PUBLIC MEETINGS

The North York Community Council considered Amendment Application UDOZ-96-27 at a statutory public meeting held on May 27, 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.

Council adopted the recommendations of the North York Community Council on June 3, 1998. On December 17, 1998, Council enacted By-law No. 902-1998 which authorized submission of this amendment to the North York Official Plan to the Minister for approval.

AMENDMENT NO. 461
TO THE OFFICIAL PLAN OF THE
CITY OF NORTH YORK

The following amendments to Part D.5 - York Mills Office Centre Secondary Plan constitute Amendment No. 461 to the Official Plan of the City of North York.

Clause 1

Section 1 - Land Use Strategy, Subsection 1.4 - Area #4 is amended to add the following to the end of the final sentence:

“, with the exception of the southwest corner of York Mills Road and Old York Mills Road, in which stand-alone residential uses are permitted.”

Clause 2

Section 2 - Gross Floor Area and Density is amended to add the following paragraph:

“Within Area #4, in order to encourage the provision of indoor recreational space, storage space for residential units, and mechanical and garbage space to serve the new development, the area dedicated for such space shall be excluded from the calculation of permitted density. The calculation of density will be considered over all of the lands north of Old York Mills Road and south of York Mills Road in Area # 4.”

Clause 3

Section 3 - Sight Lines, Yard and Height Restrictions is amended to add the following paragraph:

“Notwithstanding the height and sight line limitations applicable to the subject site in Area #4, the height of all buildings to be erected in this area shall be restricted so as not to obstruct sight lines across the valley from top of bank to top of bank. Pipes and chimneys may exceed the relevant height limitation by a maximum of 1.0 metre, but the area of the roof occupied by such structures exceeding the limitation shall be restricted by Council.”

Clause 4

Section 5 - Temporary Use By-laws is amended to add the following:

“b) Southwest corner of York Mills Road and Old York Mills Road.”