

Authority: North York Community Council Report No. 5, Clause No. 27,
as adopted by City of Toronto Council on June 9, 10 and 11, 1999
Enacted by Council: July 29, 1999

CITY OF TORONTO

BY-LAW No. 452-1999

**To amend City of North York Official Plan in respect of lands municipally known as
5172 Yonge Street (Gibson House).**

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. 474 to the Official Plan of the City of North York, consisting of the attached text and schedule, is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED this 29th day of July, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

**PREFACE AND EXPLANATORY NOTES
TO AMENDMENT NO. 474
TO THE OFFICIAL PLAN OF THE
CITY OF NORTH YORK**

LANDS AFFECTED BY THIS AMENDMENT

This amendment concerns the lands located on the west side of Yonge Street north of Park Home Avenue. The municipal address is 5172 Yonge Street. The lands are also known as the Gibson House lands.

EFFECT OF AMENDMENT

The effect of this amendment would be to add a site specific policy to the North York Centre Plan which makes it clear that the lands currently designated Local Open Space (LOS) retain their density of 4.5 which may be transferred in whole or in part at a later date in accordance with the policies of the Official Plan. The intended use for these lands remains as a historical museum and open space.

PUBLIC MEETINGS

The North York Community Council considered Amendment Application UDZ-98-30 at a statutory public meeting held on May 26, 1999, 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 and a notice was posted on the site during the 20 day notice period. It was North York Community Council's decision to recommend approval of the application.

A meeting to consider this matter was held by Council of the City of Toronto on June 9, 10 and 11, 1999. Council adopted the recommendation of the North York Community Council to approve the application.

On July 29, 1999, Council enacted By-law No. 452-1999.

**AMENDMENT NO. 474
TO THE OFFICIAL PLAN FOR THE
CITY OF NORTH YORK**

The following text and schedule constitute Amendment No. 474 to the Official Plan of the City of North York.

ITEM 1

Clause 1

Map D.1.10 (Downtown Site Specific Policies) is amended by adding the lands municipally known as 5172 Yonge Street as 12.24 as shown in Schedule “A”, attached.

Clause 2

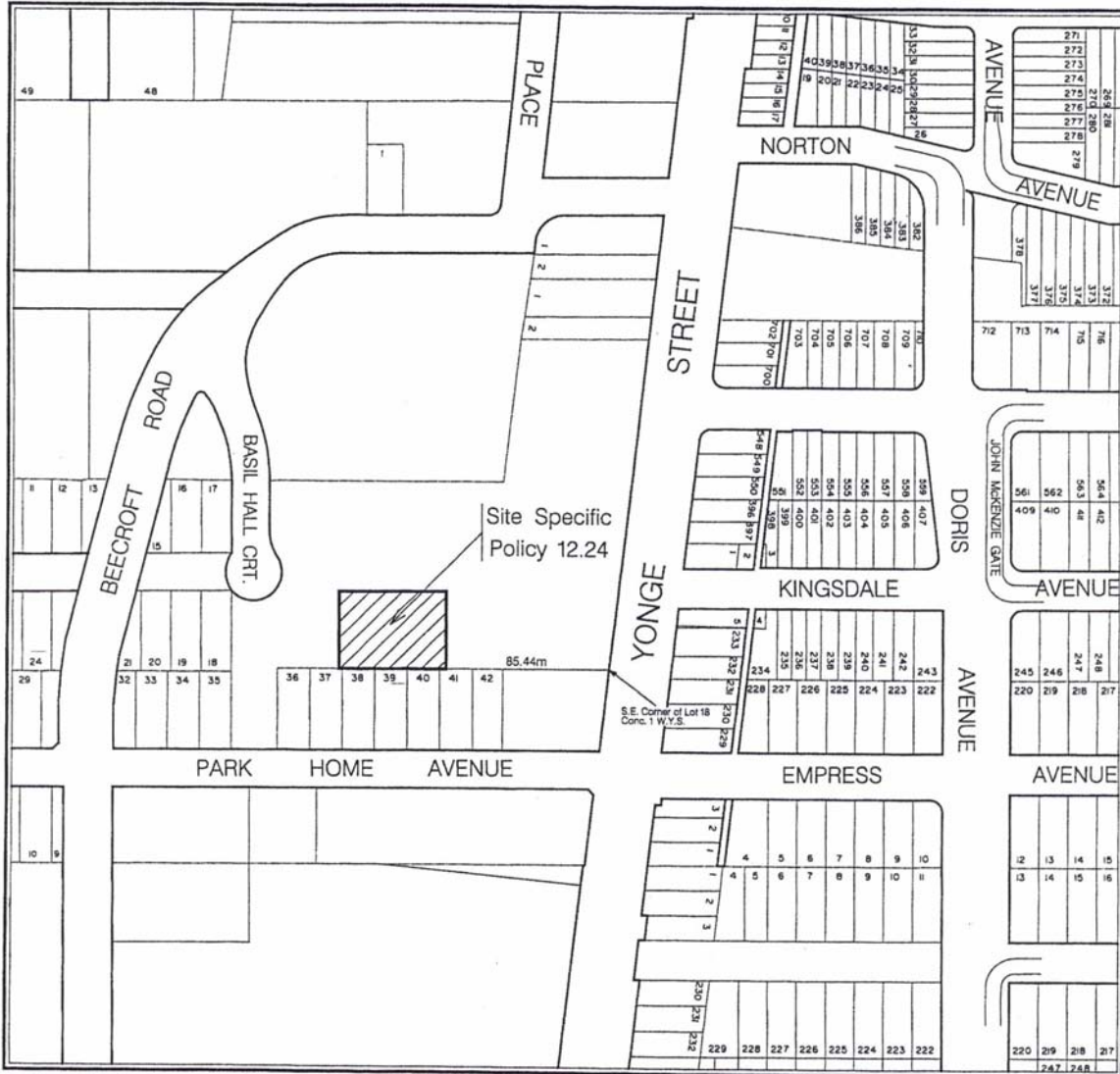
Section 12 (Downtown Site Specific Policies) is amended by adding the following policy:

“12.24 Lands on the West Side of Yonge Street, Known as 5172 Yonge Street (Gibson House)

Despite the Local Open Space (LOS) designation of the lands, a density of 4.5 Floor Space Index is assigned to the land. The existing building at 5172 Yonge Street is considered to be a heritage building which is excluded from the calculation of density and, as such, will be retained.

The density assigned to this site may be transferred in whole or in part in accordance with Section 3.4 of this Secondary Plan subject to rezoning. A maximum of 4,552 m² of density may be transferred for the purposes of commercial, institutional, public parks, recreational, residential and transit terminal uses provided the density transferred from this donor site for residential purposes does not exceed 2,276 m².”

Schedule " A "
(Amendment No. 474)



LAND USE MAP

Add Site Specific Policy 12.24
to Map D.1.10

File No. UDZ-98-30
Prepared by: ANG.A.
Approved by: K.W.
Date: APR.26/99
Filename: SBL2955



Location: Part of Lot 18, Conc. 1, W.Y.S. City of Toronto

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.