

Authority: North York Community Council Report No. 8, Clause No. 25,
as adopted by City of Toronto Council on July 4, 5 and 6, 2000
Enacted by Council: July 6, 2000

CITY OF TORONTO

BY-LAW No. 428-2000

**Official Plan Amendment No. 491
To amend City of North York Official Plan
in respect of lands municipally known as
2-47 Sheppard Square, 1-5 Rean Drive and parts of 17 and 19 Barberry Place.**

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. 491 to the Official Plan of the City of North York, consisting of the attached text, schedule and map 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 6th day of July, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

**PREFACE AND EXPLANATORY NOTES
TO AMENDMENT NO. 491
TO THE OFFICIAL PLAN OF THE
CITY OF NORTH YORK**

LANDS AFFECTED BY THIS AMENDMENT

This amendment concerns the lands located south of Sheppard Avenue East, north of Highway 401, west of Bayview Avenue. The municipal address is 2-47 Sheppard Square, 1-5 Rean Drive and parts of 17 and 19 Barberry Place.

EFFECT OF AMENDMENT

The effect of this amendment would be to redesignate certain lands as Mixed Use (MU) and certain lands as Local Open Space (LOS) on Map C.1 - Land Use. This reflects the closure of the Sheppard Square Parkette and associated land exchange between the landowner and the City, the expansion of Rean Park through parkland dedications.

The effect of the amendment is also to introduce a new specific development policy for the Mixed Use lands abutting Sheppard Square and Barberry Place, which permits multiple family residential development to a maximum density of 3.0 FSI, and additional gross floor area to a maximum of 2,910 m² for indoor private recreational amenity area, to be secured through a Section 37 agreement. Development of these lands is required to proceed by way of a rezoning and plan of subdivision, conditional upon Council approval of road and park closures and park dedications.

PUBLIC MEETINGS

The North York Community Council considered Amendment Application UDOZ-99-20 and Draft Plan of Subdivision Application UDSB-1248 at a Public Meeting held on June 21, 2000, after written notice of such meeting had been sent to all persons assessed in respect of land 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 applications.

A meeting to consider this matter was held by Council of the City of Toronto on July 4, 5 and 6, 2000. Council adopted the recommendation of the North York Community Council to approve the applications.

On July 6, 2000, Council enacted By-law No. 428-2000.

**AMENDMENT NO. 491
TO THE OFFICIAL PLAN OF THE
CITY OF NORTH YORK**

The following text, schedule and map constitute Amendment No. 491 to the Official Plan of the City of North York.

ITEM 1

Clause 1

Map C.1 - Land Use, is hereby amended as shown on Schedule "A" to this amendment.

ITEM 2

Clause 1

Part C.9 - Specific Development, is hereby amended by adding the following:

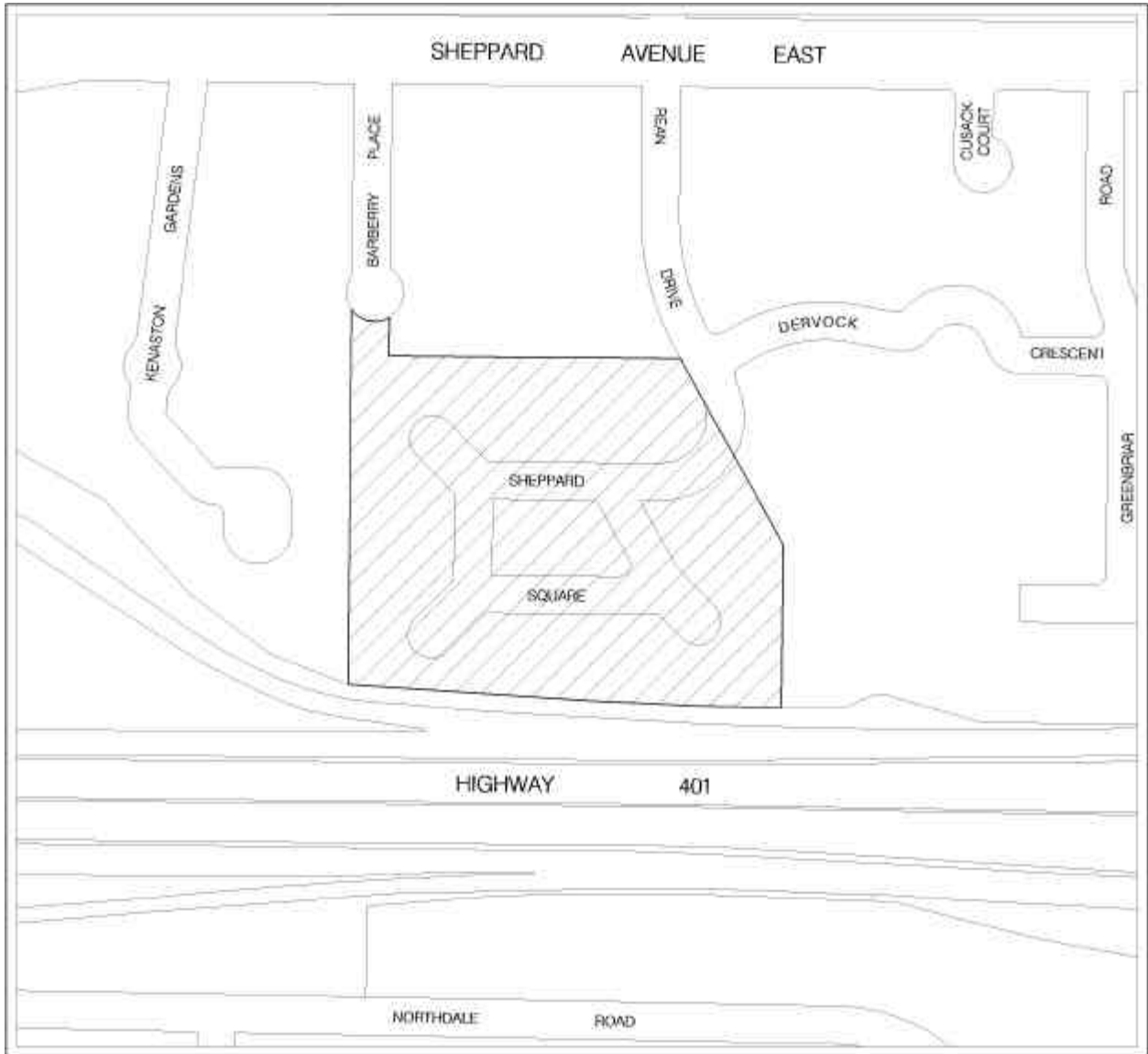
"C.9.223 LANDS ABUTTING SHEPPARD SQUARE AND BARBERRY PLACE

Certain lands south of Sheppard Avenue East, east of Bayview Avenue, abutting Sheppard Square and Barberrry Place, as shown on Map C.9.223 are designated Mixed Use (MU). Multiple family residential development and accessory uses are permitted to a maximum density of 3.0 FSI. Additional gross floor area to a maximum of 2,910 m² is permitted, provided such gross floor area is used for indoor private recreational amenity area, to be secured through a Section 37 agreement. Development of these lands shall proceed by way of a rezoning and plan of subdivision, conditional upon Council's approval of road and park closures and park dedications.

ITEM 3

Clause 1

Part C.9 - Specific Development, is hereby amended by adding Map C.9.223.



MAP C.9.223



SUBJECT AREA

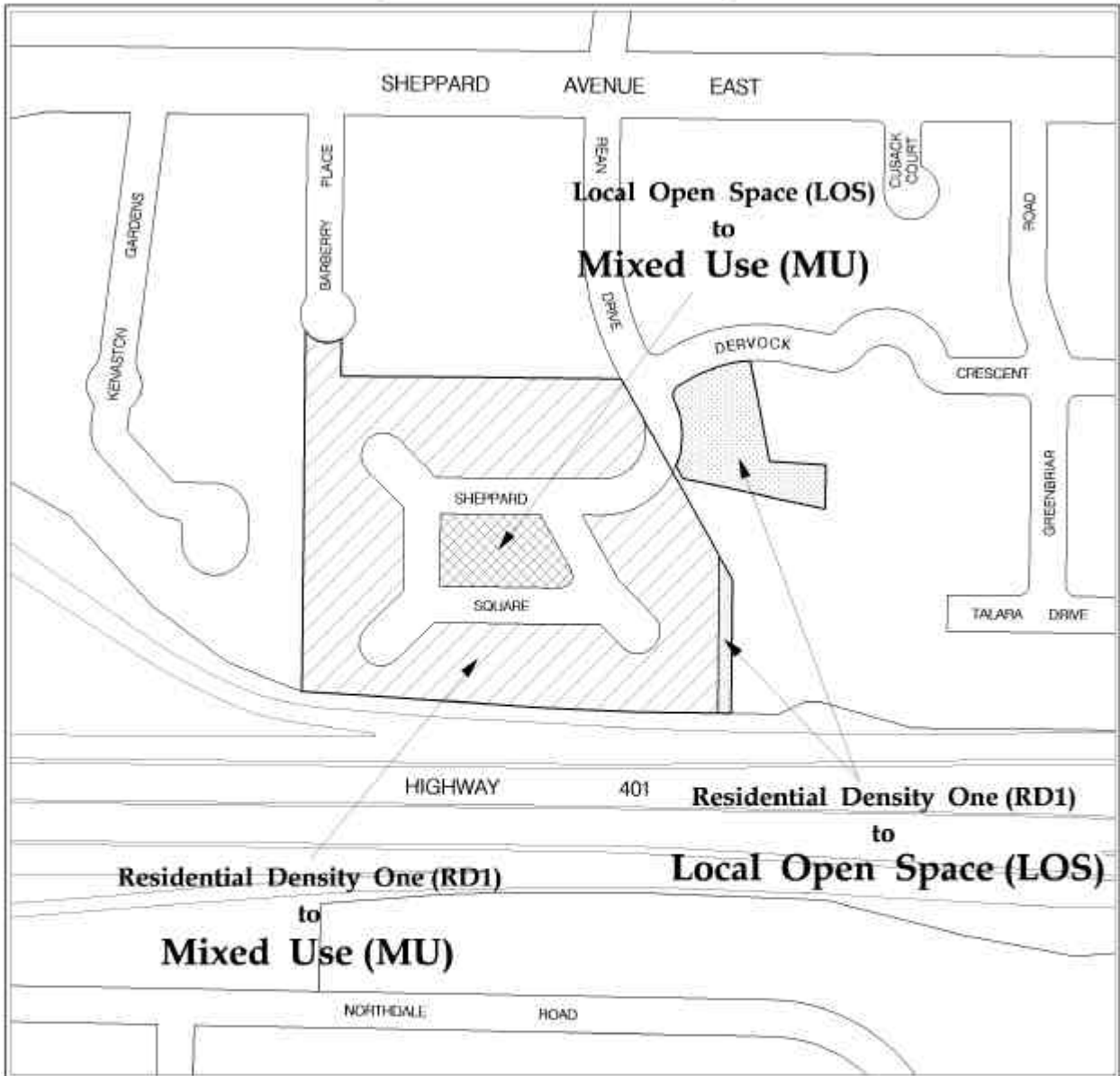
FILE NAME: OP-284

DATE: MAY 30/00



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.

Schedule " A "
(Amendment No. 491)



Amendment to Map C.1

<p>File No. L1912-99-024 L1912-024</p> <p>Prepared by: T. A.</p> <p>Approved by: R. I.</p> <p>Date: MAY 30 / 00</p> <p>Filename: UDOZ9920d</p> <p>Location:</p> <p><small>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.</small></p>		<p>Toronto City Planning Division</p> <p>SCALE: 0m 20 40 60 80</p> <p>SUBJECT PROPERTY</p>
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