

Authority: North York Community Council Report No. 10, Clause No. 40,  
as adopted by City of Toronto Council on October 3, 4 and 5, 2000  
Enacted by Council: October 5, 2000

**CITY OF TORONTO**

**BY-LAW No. 703-2000**

**To amend City of North York Official Plan in respect of lands  
which are subject to OPA 447.**

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 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 the following text amendment to Official Plan Part D.1, the North York Centre Secondary Plan:

1. Amendment No. 495 to the Official Plan of the City of North York, consisting of the attached text, is adopted.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED this 5th day of October, A.D. 2000.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

**PREFACE AND EXPLANATORY NOTES  
TO AMENDMENT NO. 495  
TO THE OFFICIAL PLAN OF THE  
CITY OF NORTH YORK**

**LANDS AFFECTED BY THIS AMENDMENT**

This amendment concerns the lands within the North York Centre.

**EFFECT OF AMENDMENT**

The effect of this amendment would be to add new text to Official Plan Part D.1, the North York Centre Secondary Plan, Section 5.4 BUILDING HEIGHTS, to specify how amendments to height limits would be considered and processed.

**PUBLIC MEETINGS**

The North York Community Council considered File No. UD03 HEI at a statutory public meeting held on September 19, 2000, 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 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 October 3, 4, and 5, 2000.

On October 5, 2000, Council enacted By-law No. 703-2000.

**AMENDMENT NO. 495  
TO THE OFFICIAL PLAN OF THE  
CITY OF NORTH YORK**

The following text constitutes Amendment No. 495 to the Official Plan of the City of North York.

**ITEM 1**

Section 5.4 HEIGHT LIMITS of Official Plan Part D.1 – the North York Centre Secondary Plan is hereby amended in accordance with the following:

1. Renumber the existing text under Section 5.4 BUILDING HEIGHTS as Section 5.4.1, and add the following new section:

“5.4.2 It is the policy of Council to discourage site-specific amendments to the height limits shown on Map D.1.6. When considering an application for such an amendment, Council shall be satisfied that the contemplated increase in height:

- (a) is necessary to provide for desirable flexibility in built form;
- (b) would have no appreciable impact on the residential amenity of properties within the stable residential area defined in Section 1.19; and
- (c) meets the urban design objectives of Section 5;

whereupon the provisions of Section 1.16 shall be deemed to be satisfied.

Nothing herein shall be interpreted or applied so as to encourage, facilitate or justify any increase in density beyond the limits specified in Section 3 of this Secondary Plan.”