

CITY OF TORONTO

BY-LAW No. 189-2002(OMB)

To amend former City of North York Official Plan in respect of lands municipally known as 35 Cedarcroft Boulevard.

WHEREAS the Ontario Municipal Board by way of Order issued on December 28, 2001, determined to amend the Official Plan of the former City of North York;

THEREFORE:

1. Amendment No. 510 to the Official Plan of the former City of North York, consisting of the attached text and map is hereby adopted.

PREFACE AND EXPLANATORY NOTES**TO AMENDMENT NO. 510****TO THE OFFICIAL PLAN OF THE****FORMER CITY OF NORTH YORK****PART 1 - INTRODUCTION****GENERAL**

PART 1 - INTRODUCTION, is included for information purposes and is not an operative part of this Amendment.

PART 2 - THE AMENDMENT indicates specific amendments to the Official Plan of the City of North York, being affected by this Amendment.

1. PURPOSE

The purpose of this Amendment is to introduce certain site specific policies relating to a proposed residential development on the lands which are subject to the Amendment.

2. LOCATION

The lands which are the subject of this Amendment are located on the south side of Cedarcroft Boulevard, west of Bathurst Street and north of Antibes Drive, and municipally known as 35 Cedarcroft Boulevard. The lands are rectangular in shape and currently occupied with a 13-storey rental apartment building sited on the easterly portion with the westerly portion consisting of a large open space block.

3. BASIS

The owner of the lands has filed applications to amend the Official Plan and Zoning By-law in order to permit a stacked townhouse development on the westerly portion of the lands. The original application comprised 5-storey buildings containing 80 units and the project was revised to a 72 unit scheme and then to the current application which is a 56 unit scheme comprising three buildings having building heights of 4 storeys.

The existing site condition can best be described as a “tower in the park” concept which is no longer a proper urban design standard today. The proposed stacked townhouse project would represent an infill development of an underdeveloped site that will soften the transition from a 13 storey apartment to 2-storey single detached dwellings on adjacent properties.

The existing site enjoys 66% landscaped open space, which is double the 33% open space standard applied today for similar developments. With the proposed development, there will remain 52% open space on the combined property, which is well in excess of the current standard. The owner intends to improve the open space on the site through the construction of a new swimming pool, introduction of two new tot lots, a double row of trees along city streets and other landscape improvements throughout the lands. A view corridor through the lands will be maintained.

Parking for the proposed townhouse project will meet the current Zoning By-law parking standard of 1.75 spaces per unit and the existing apartment building will retain its current parking supply, also in compliance with the Zoning By-law.

There will be no adverse impacts as a result of the development, particularly considering shadow impacts, and the height of the proposed development with generous building setbacks and extensive landscaping.

The project will not impact on existing traffic patterns. Cedarcroft Boulevard and Torresdale Avenue are both classified as collector roads in the Official Plan which are intended to accommodate higher traffic flows. The traffic impacts associated with this development has been adequately assessed. All intersections in the area will continue to operate at an acceptable level of service with little or no change due to the proposed development. No road improvements or additional lanes will be required.

In all respects the additional density generated by the proposed development will have no adverse impacts and will be compatible with the surrounding land use. The proposed development is cost effective and makes proper use of the existing infrastructure in accordance with the Provincial Policy Statement. The proposed development represents good planning.

The Owner has agreed to enter into a Section 37 agreement with the City to, among other things, guarantee that the existing building will remain rental for 15 years.

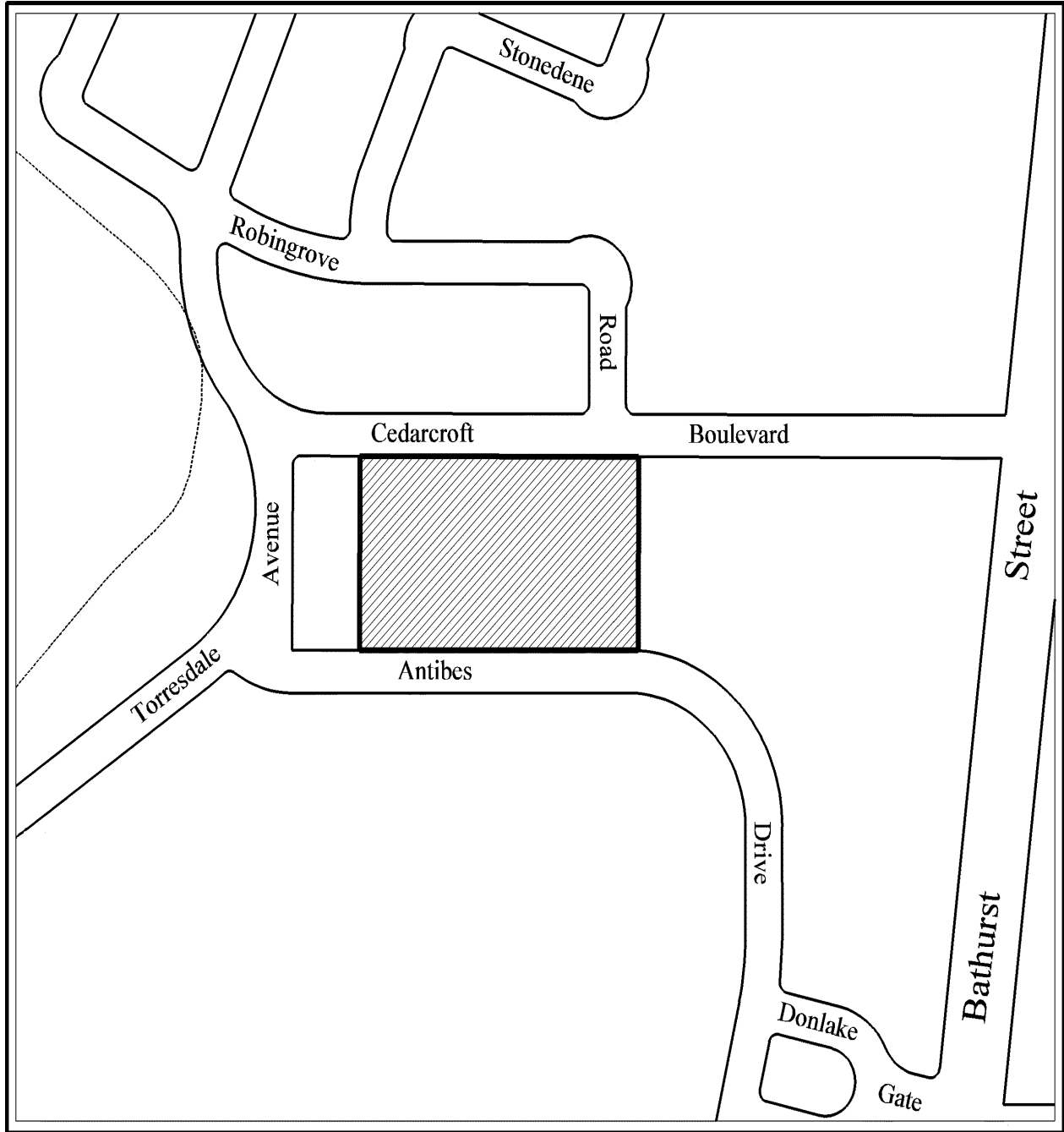
PART 2 - THE AMENDMENT

1. The Official Plan of the City of North York, as amended, is hereby further amended by adding the following to Part C.9 (SPECIFIC DEVELOPMENT):

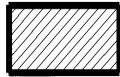
C.9.232 LANDS KNOWN MUNICIPALLY AS 35 CEDARCROFT BOULEVARD

Notwithstanding the Residential Density Four (RD4) designation of the lands known municipally as 35 Cedarcroft Boulevard, as shown on Map C.9.232 attached hereto, such lands may be developed to a maximum floor space index of 2.0. The additional density shall be reflected in the form of an infill townhouse development at a medium density. Council may, in an amendment to the Zoning By-law, require the owner of the lands to enter into an agreement pursuant to Section 37 of the *Planning Act*, providing that the existing apartment building will remain rental for 15 years and for a cash contribution of \$20,000.00 for improvements to the existing building and its grounds.

PURSUANT TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON DECEMBER 28, 2001 IN BOARD FILE NO. PL001310.



MAP C.9.232



SUBJECT AREA

FILE NAME : OPA510.dgn

DATE : Sept. 10, 2001



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.