

Authority: North York Community Council Report No. 3, Clause No. 5,  
as adopted by City of Toronto Council on April 16, 17 and 18, 2002  
Enacted by Council: April 18, 2002

## CITY OF TORONTO

### BY-LAW No. 265-2002

#### **To amend City of North York By-law No. 7625 in respect of lands known as Blocks 8 and 9, Plan 66M-2354 and Part 1, Plan 64R-16328.**

WHEREAS authority is given to Council by Sections 34 and 37 of 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*; and

WHEREAS the Official Plan of the former City of North York contains provisions relating to the authorization of increases in density of development; and

WHEREAS pursuant to Section 37 of the *Planning Act*, the Council of a municipality may, in a by-law passed under Section 34 of the *Planning Act*, authorize increases in the density of development otherwise permitted by the by-law that will be permitted in return for the provision of such facilities, services and matters as set out in the by-law; and

WHEREAS subsection 37(3) of the *Planning Act*, provides that, where an owner of land elects to provide facilities, services or matters in return for an increase in the height and density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

WHEREAS the owner of the lands hereinafter referred to have elected to provide the facilities, services and matters and hereinafter set forth; and

WHEREAS the increase in density of development permitted hereunder, beyond that otherwise permitted on the aforesaid lands by By-law No. 7625, as amended, is to be permitted in return for the provision of the facilities, services and matters set out in this By-law, which are to be secured by the one or more agreements between the owner of such lands and the City of Toronto; and

WHEREAS the City of Toronto has required the owner of the aforesaid lands to enter into one or more agreements having been executed dealing with certain facilities, services and matters in return for the increase in density in connection with the aforesaid lands as permitted by this By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules "B" and "C" of By-law No. 7625 are amended in accordance with Schedule 1 of this By-law.

2. Section 64.20-A(52) of By-law No. 7625 of the former City of North York is amended by adding the following clauses after Section 64.20-A(52)(j)(x) and before Section 64.20-A(52)(k):

“Density Incentive Private Recreational Use (xi) 1,072.5 m<sup>2</sup> attributable to the provision of private indoor recreational space accessory to a residential use, provided such Gross Floor Area is located on Blocks 8 and 9, Plan 66M-2354 only.

Surplus MTO Lands (xii) 2682.8 m<sup>2</sup> attributable to surplus MTO lands legally described as Part 1 on Plan 64R-16328”.

3. Section 64.20-A(52) of By-law No. 7625 of the former City of North York is amended by deleting subsection 64.20-A(52)(k) and replacing it with the following:

“Residential Units (k) Residential Units  
The maximum number of dwelling units shall be 2,656 units, of which, a minimum of 611 dwelling units shall be located on Blocks 4 and 5, Plan 66M-2354 and a minimum of 45 dwelling units shall be located on Blocks 8 and 9, Plan 66M-2354”.

4. Section 64.20-A(52) of By-law No. 7625 of the former City of North York is amended by adding the following subsection after 64.20-A(52)(w):

“Section 37 Agreement Blocks 8 and 9, Plan 66M-2354 - (x) In order to permit the density incentive permitted under subsection 64.20-A(52)(j)(xi), the owner of Blocks 8 and 9, Plan 66M-2354, at their expense, shall enter into an agreement pursuant to Section 37 of the *Planning Act* and to the satisfaction of the City, to secure the provision of a private recreation centre with a minimum gross floor area of 1072.5 m<sup>2</sup>”.

5. Schedule RM6(52) of By-law No. 7625 of the former City of North York is amended by adjusting the boundary to include the lands being zoned C1(66) in accordance with Schedule 1 of this By-law.

6. Schedule C1(66) of By-law No. 7625 of the former City of North York is amended by adjusting the boundary to include the lands being zoned C1(66) in accordance with Schedule 1 of this By-law.
7. Schedule C1(66) of By-law No. 7625 of the former City of North York is amended by adjusting the line delineating the “14m M.T.O. minimum yard setback from Highway No. 401 Property Line” to coincide with the new boundary of Schedule C1(66) established by Section 6 above.

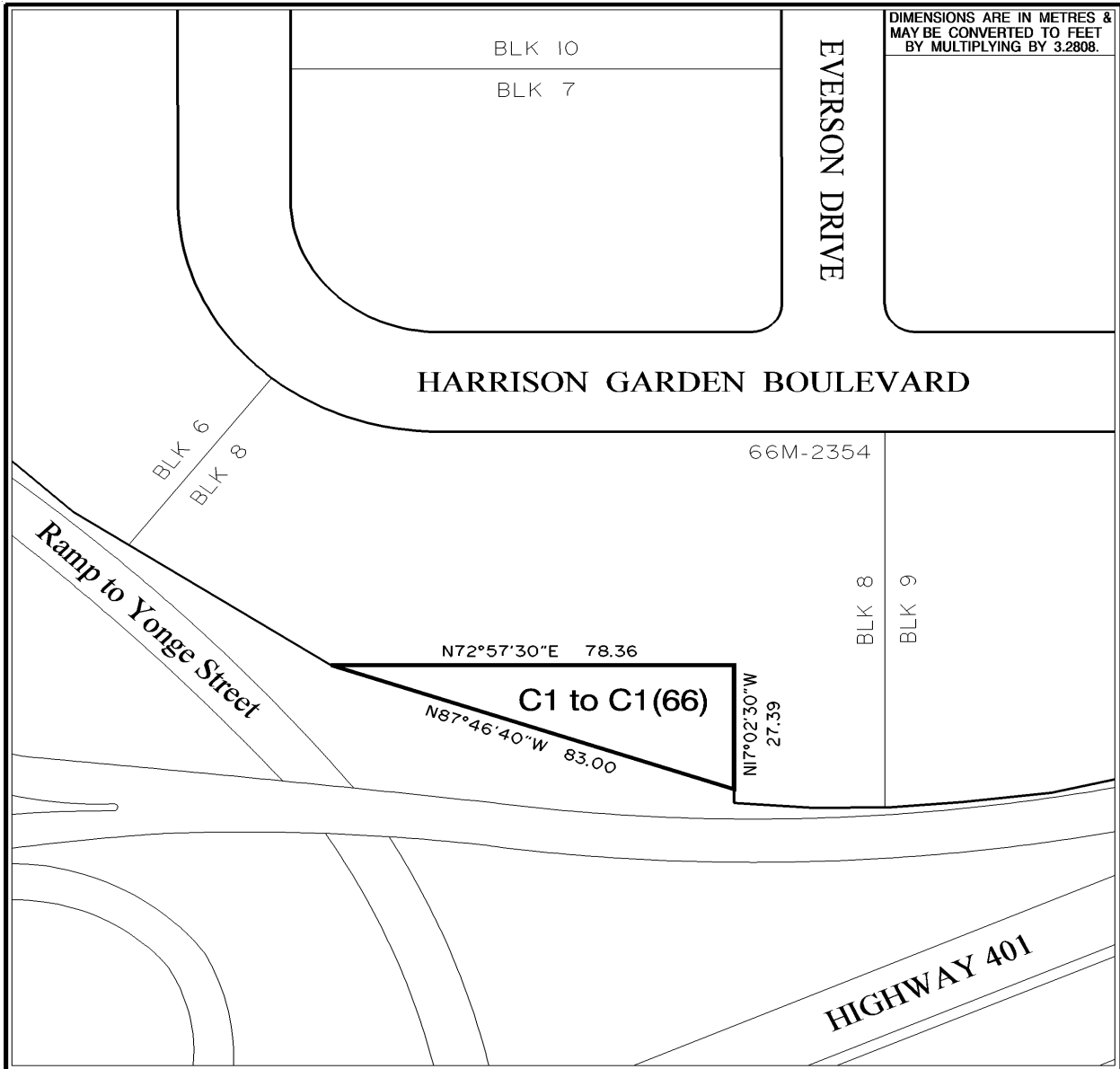
ENACTED AND PASSED this 18th day of April, A.D. 2002.



CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE "1"**



<p><b>This is Schedule " 1 " to By-Law _____</b></p> <p><b>passed the _____ day of _____, 20 ____</b></p>		 City Planning Division North District		
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR			
<p><b>Location: Part 1, Plan 64R-16328, City of Toronto</b></p>				
<p><b>File: TB ZBL 2001 0011</b></p>	<p><b>Prepared by: A.K.</b></p>	<p><b>Approved by: D.M.</b></p>	<p><b>Date: Feb. 7, 2002</b></p>	<p><b>Filename: C1(66)_2</b></p>
<p><small>Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District. Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.</small></p>			 SUBJECT PROPERTY	