

Authority: North York Community Council Report No. 3, Clause No. 6,
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. 270-2002

**To adopt Amendment No. 519 of the Official Plan for the City of North York in respect of
lands municipally known as 1 York Gate Boulevard.**

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. 519 to the Official Plan of the City of North York, consisting of the attached text and schedules, 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 18th day of April, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

**PREFACE AND EXPLANATORY NOTES
TO AMENDMENT NO. 519
TO THE OFFICIAL PLAN OF THE
CITY OF NORTH YORK**

LANDS AFFECTED BY THIS AMENDMENT

This amendment concerns lands located at the northeast corner of Finch Avenue West and York Gate Boulevard. The current municipal description is 1 York Gate Boulevard.

EFFECT OF AMENDMENT

The effect of this amendment would be to delete Part C.9, Section 9.111.0 and redesignate these lands from Residential Density Four (RD-4) to Commercial on Map C.1 Land Use Plan.

This amendment also deletes Part C.9, Section 9.186.0 and replaces it with new text which would permit additional retail/commercial gross floor area in excess of 29,904 m² in return for community space to be secured by a Section 37 agreement.

PUBLIC MEETINGS

The North York Community Council considered this amendment at a statutory public meeting held on February 26, 2002, 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 the Community Council's decision to recommend approval of this application.

A meeting to consider this matter was held by City Council on April 16, 17 and 18, 2002.

On April 18, 2002, Council enacted By-law No. 270-2002.

**AMENDMENT NO. 519
TO THE OFFICIAL PLAN FOR THE
CITY OF NORTH YORK**

The following text and schedule constitute Amendment No. 519 to the Official Plan for the City of North York.

ITEM 1

Map C.1 - Land Use Plan of the Official Plan is amended in accordance with Schedule “A” attached hereto.

ITEM 2

Part C.9, Section 9.111.0 and Map C.9.111 are hereby deleted.

ITEM 3

Part C.9, Section 9.186.0 is deleted and replaced with the following:

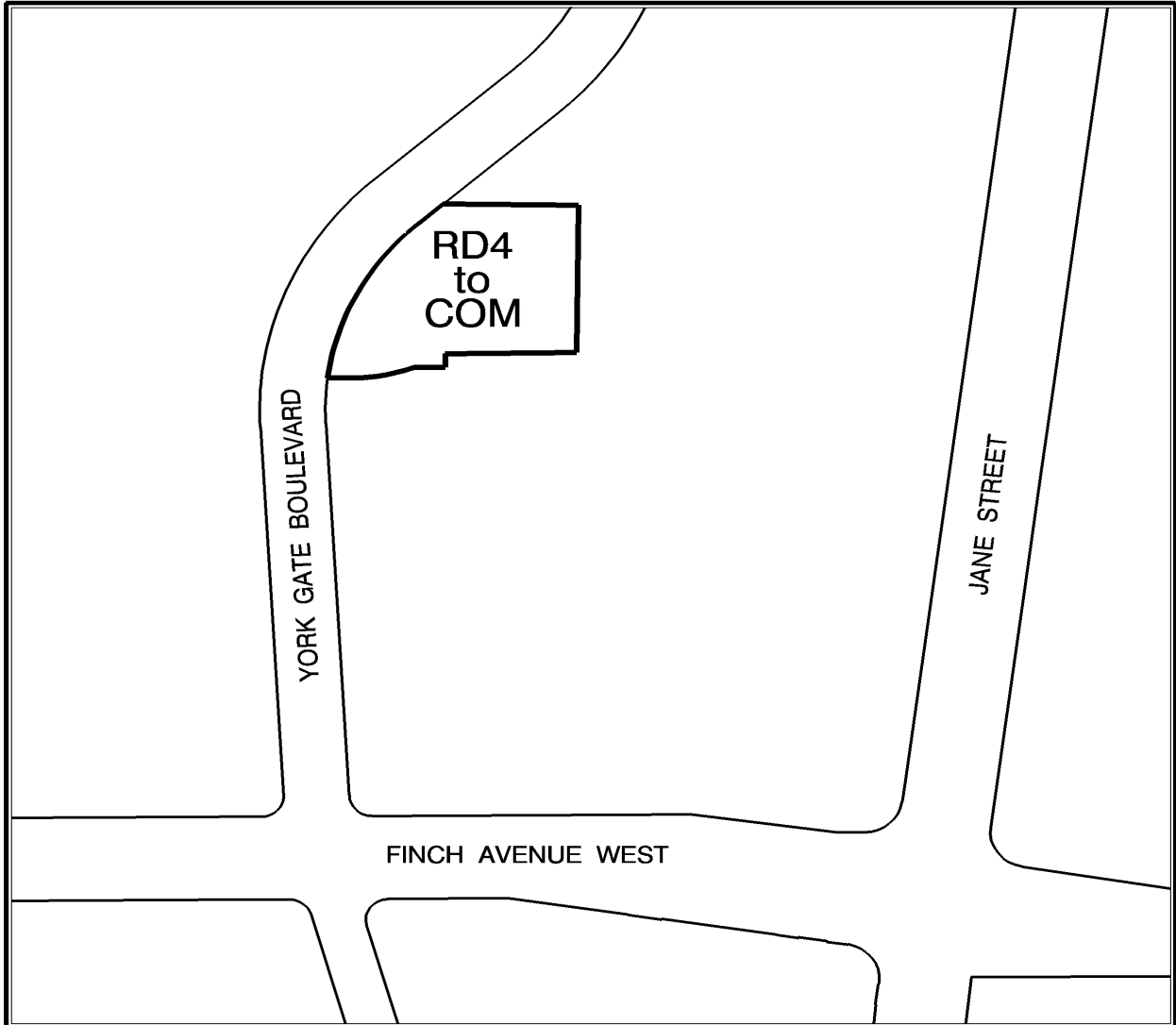
“9.186.0 LANDS ON THE NORTH SIDE OF FINCH AVENUE WEST BETWEEN
 JANE STREET AND YORK GATE BOULEVARD

For lands shown on Map C.9.186, Council may permit additional commercial/retail gross floor area in excess of 29,904 m² in return for community space to be secured by an agreement under Section 37 of the *Planning Act*. The community space will not be subject to gross floor area calculations or parking requirements”.

ITEM 4

Map C.9.186.0 is deleted and replaced with Map C.9.186 contained in Schedule “B” attached hereto.

Schedule " A "
(Amendment No. 519)



LAND USE MAP

Amendment to Map C.1

File No. TB CMB 2001.0010
Prepared by: A.K.
Approved by: A.M.
Date: Feb. 5, 2002
Filename: OPA519



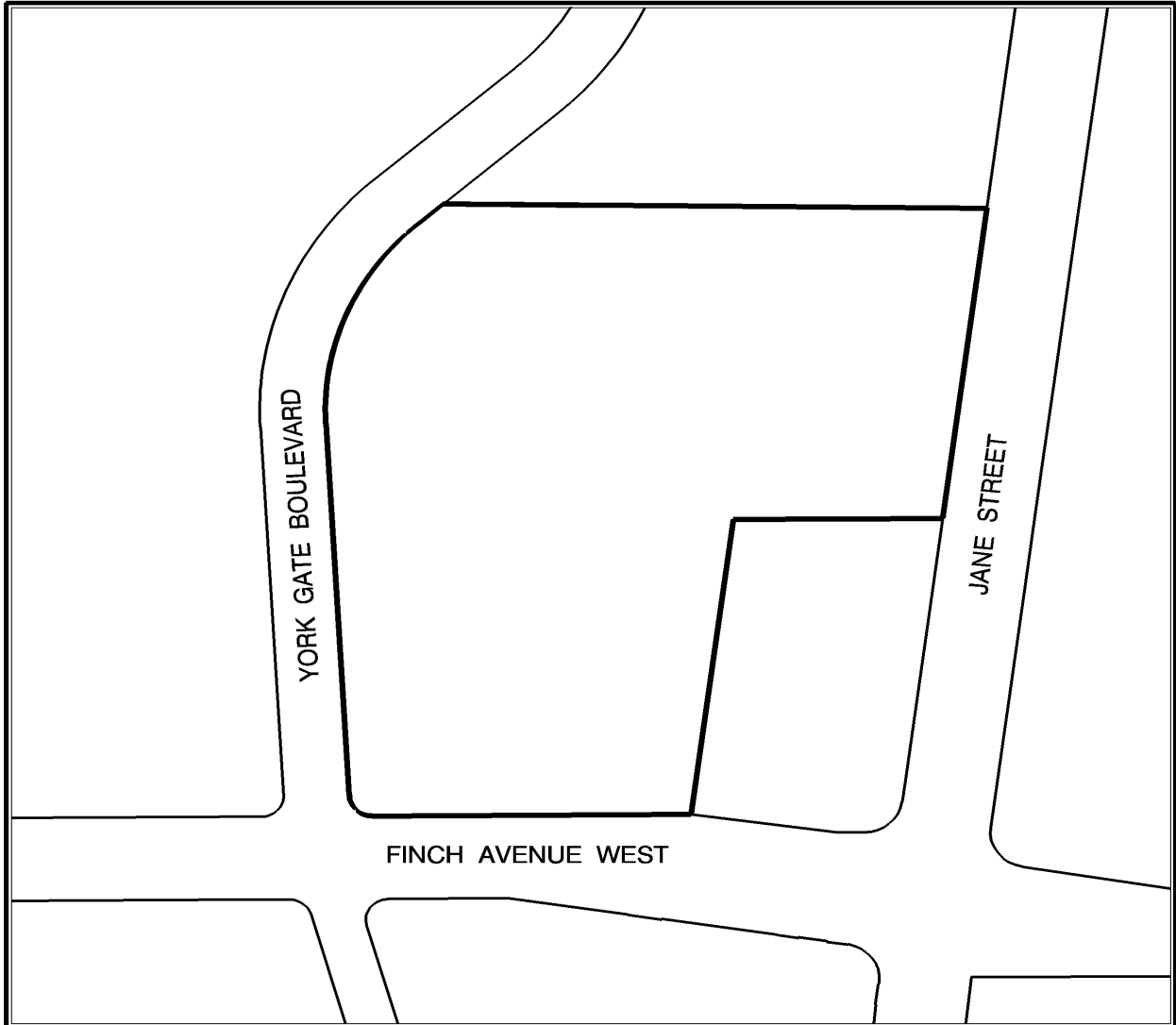
SCALE: N.T.S.



Location: Finch Avenue West & York Gate Boulevard

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.

Schedule " B "
(Amendment No. 519)



LAND USE MAP

Amendment to Map C.9.186

File No. TB CMB 2001.0010
Prepared by: A.K.
Approved by: A.M.
Date: Feb. 5, 2002
Filename: OPA519



SCALE: N.T.S.

SUBJECT PROPERTY

Location: Finch Avenue West & York Gate Boulevard

Source: Official Plan, By-Law, Lot Line, Street Line and Street Name Data - North York Planning Department.
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