

Authority: North York Community Council Report No. 7, Clause No. 17,
as adopted by City of Toronto Council on June 18, 19 and 20, 2002
Enacted by Council: October 3, 2002

CITY OF TORONTO

BY-LAW No. 816-2002

To amend former City of North York By-law No. 7625 in respect of lands municipally known as 8 and 10 Northtown Way.

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 Amendment No. 447 of 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 height and 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 are 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 owners of the lands hereinafter referred to have elected to provide the facilities, services and matters as hereinafter set forth; and

Whereas the increase in the 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 one or more agreements between the owners of such lands and the City of Toronto;

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

1. Section 64.25(5) of By-law No. 7625 is amended as follows:

- (a) In subsection (f), delete “6,733 m²” and replace it with “8,339 m²”, so that subsection (f) reads as follows:

“The total gross floor area permitted on the lands shown on Schedule “C3(5)” hereto shall not exceed 8,339 m² for non-residential uses, of which a minimum of 3,540 m² to a maximum of 4,300 m² shall be used for a grocery store.”

- (b) In subsection (j), add “or Building Envelope 2” after “within the Building Envelope” in the first sentence, so that subsection (j) reads as follows:

“All residential and non-residential buildings and structures shall be located within the Building Envelope or Building Envelope 2 as shown on Schedule “C3(5)”, with the exception of those buildings and structures existing as of the date of passing of this By-law. Notwithstanding the foregoing, all grocery stores shall be located within the Building Envelope as shown on Schedule “C3(5)””.

- (c) Add the following new paragraphs to subsection (m)(i):

“(F) the provision of a minimum of 1.5 m² per dwelling unit of indoor recreational amenity area for buildings constructed on lands included in Building Envelope 2;

(G) the provision of a maximum of 2.5 m² per dwelling unit of bicycle storage space for buildings constructed on lands included in Building Envelope 2;

(H) the provision of a public art contribution for buildings constructed on lands included in Building Envelope 2”.

- (d) In subsection (n)(i), delete the number “73,379 m²” and replace it with “111,404 m²”, and delete the number “80,112 m²” and replace it with “119,743 m²”, so that subsection (n)(i) reads as follows:

“111,404 m² of gross floor area to a maximum permitted gross floor area, for all permitted uses, of 119,743 m; plus”

- (e) Add the following new subsections to (n):

“(iii) a maximum of 1.5 m² per dwelling unit of indoor recreational amenity area for buildings constructed on lands included in Building Envelope 2;

(iv) a maximum of 2.5 m² per dwelling unit of bicycle storage space for buildings constructed on lands included in Building Envelope 2”.

- (f) In subsection (o), delete the number “768” and replace it with “1204” dwelling units, so that subsection (o) reads as follows:

“The maximum number of dwelling units shall be 1204 dwelling units”.

- (g) In subsection (p)(i), add “or metres” after “shown in storeys”, so that subsection (p)(i) reads as follows:

“as shown in storeys or metres on Schedule “C3(5)””; and”

2. Section 64.25(5) of By-law No. 7625 is amended by deleting Schedule “C3(5)” and replacing it with the revised Schedule “C3(5)” attached to this By-law.

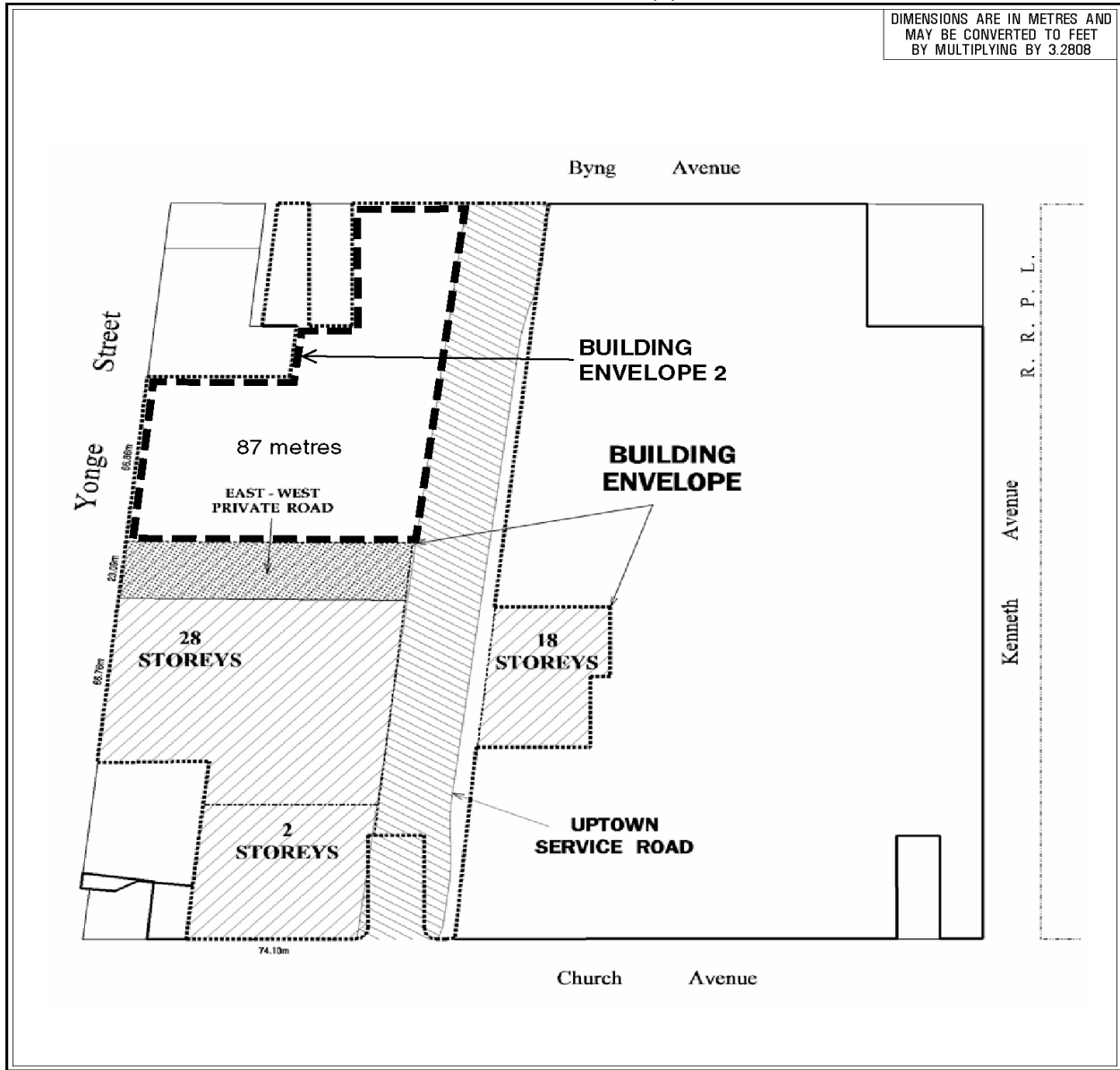
ENACTED AND PASSED this 3rd day of October, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "C3(5)"



<p>This is Schedule " C3(5) " to By-Law _____ passed the _____ day of _____, 20__</p>				 City Planning North
(Sgd.) _____ CLERK		(Sgd.) _____ MAYOR		
Location: Part of Block F, Registered Plan M-1299, City of Toronto				 SUBJECT PROPERTY
File No. TB CMB 2001 0015	Prepared by: A.K.	Approved by: A.M.	Date: May 17, 2002	Filename: C2(12).ai
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.				