

Authority: North York Community Council Report No. 6, Clause No. 33,
as adopted by City of Toronto Council on July 20, 21 and 22, 2004
Enacted by Council: July 22, 2004

CITY OF TORONTO

BY-LAW No. 691-2004

To adopt Amendment No. 553 to the Official Plan of the former City of North York with respect to lands known municipally as 1929 Bayview Avenue.

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. 553 to the Official Plan of the City of North York, consisting of the attached text, schedule and map is hereby adopted.
2. This By-law shall come into force and take effect upon the By-law becoming final under the provisions of the *Planning Act*.

ENACTED AND PASSED this 22nd day of July, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. 553**THE OFFICIAL PLAN FOR THE
CITY OF NORTH YORK**

The following text, schedule and map constitute Amendment No. 553 to the Official Plan of the City of North York.

ITEM 1

Map C.1 – Land Use, is hereby amended as shown on Schedule “A” to this amendment.

ITEM 2

Part C.9 - Specific Development, is amended by adding the following:

C.9.253 Lands on the east side of Bayview Avenue, north of the north limit of properties fronting onto the north side of Glenvale Boulevard.

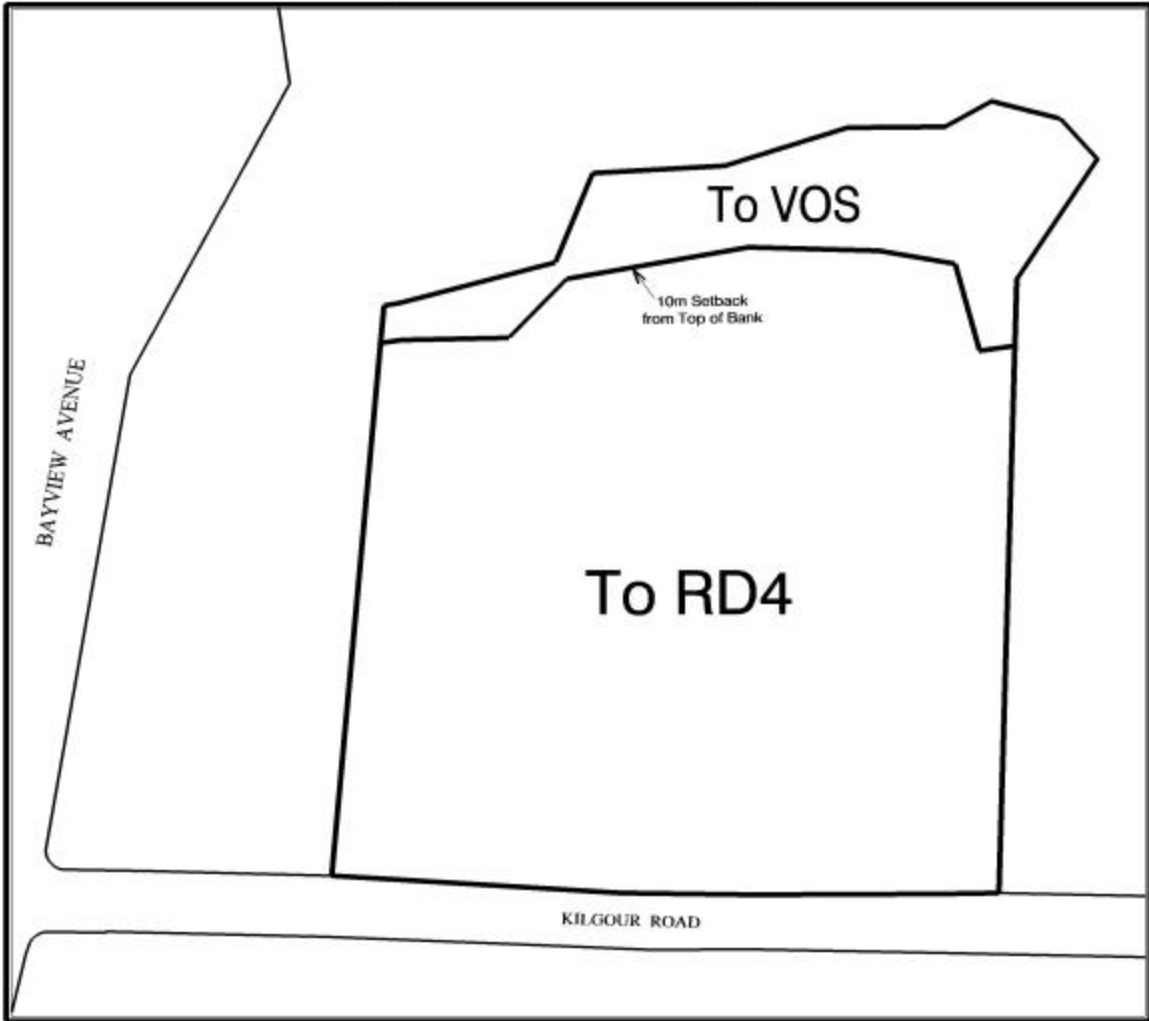
Section 37: Council may pass by-laws applicable to the lands delineated on Map C.9.253 to permit increases in the density and height of development otherwise permitted, to permit the erection and use of development hereinafter described, provided the owner enters into an agreement or agreements pursuant to Section 37 of the *Planning Act* to secure funding for off site community or park improvements, a contribution to the Capital Revolving Fund for affordable housing and a contribution to pay for the upgrading of an existing pathway on abutting lands, and is required to register such agreement or agreements on title to such lands.

Height and Density: The lands are redesignated from General – Institutional and Valley Open Space to Residential Density Four (RD4) and Valley Open Space as shown on Schedule “A”. Within the Residential Density Four (RD4) designation, semi-detached houses, townhouses and apartments are permitted up to a maximum density of 1.6 FSI. Within the Residential Density Four (RD4) designation, the maximum height of new development on the site shall not exceed 8 storeys.

ITEM 3

Part C.9 – Specific Development is hereby amended by deleting Map C.9.144 and adding Map C.9.144 attached hereto.

Schedule " A "
(Amendment No. 553)



Amendment to Map C.1

**From General Institutional
and Valley Open Space
to
Residential Density Four
and Valley Open Space**



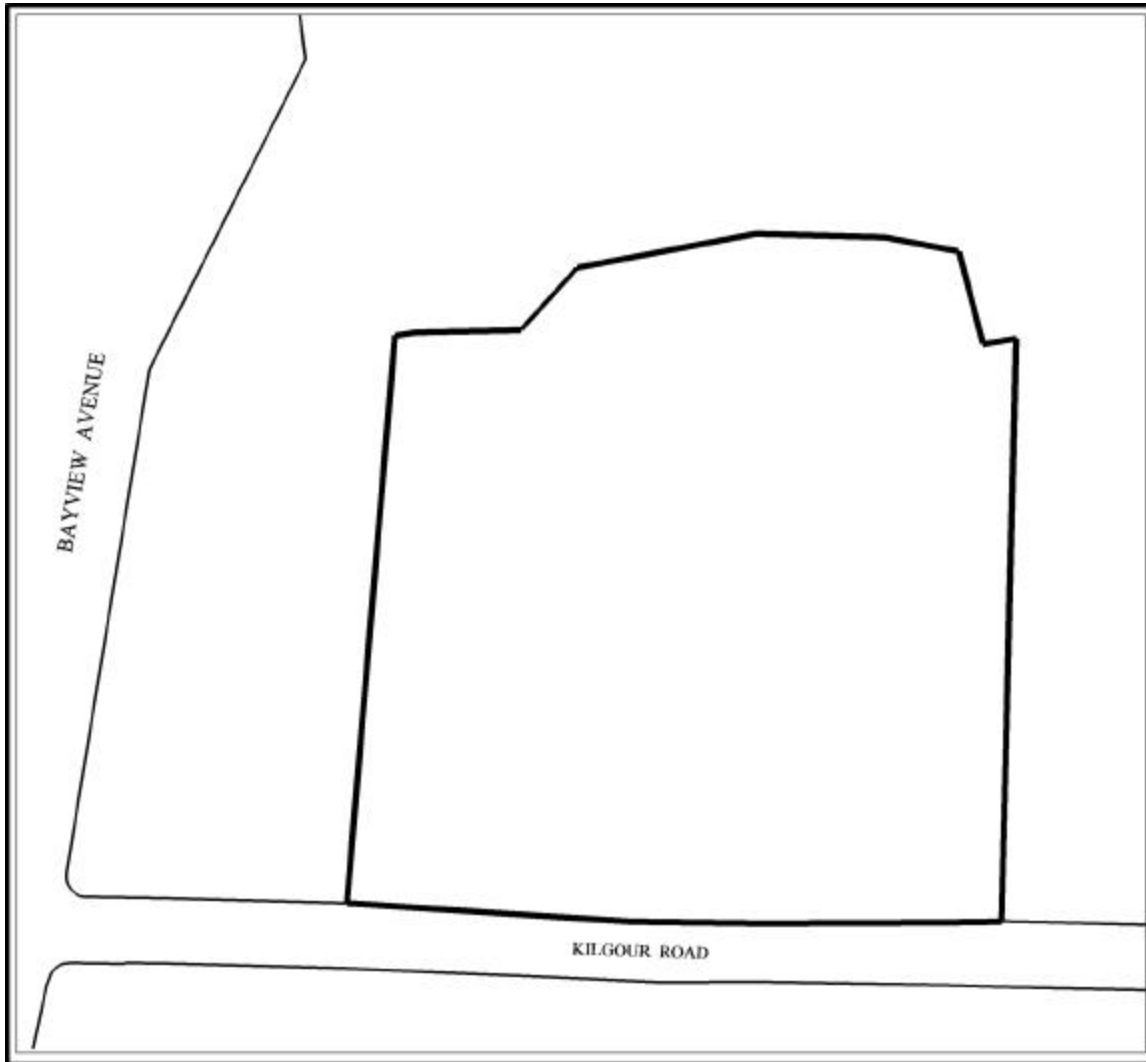
SCALE: Not to Scale



File No. 03 183175
Prepared by: A.K.
Approved by: L.P.
Date: June 16, 2004
Filename: OPA553

Location: Part of Lots 2 and 3 Concession 2 East of Yonge Street, City of Toronto

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.



MAP C.9.253



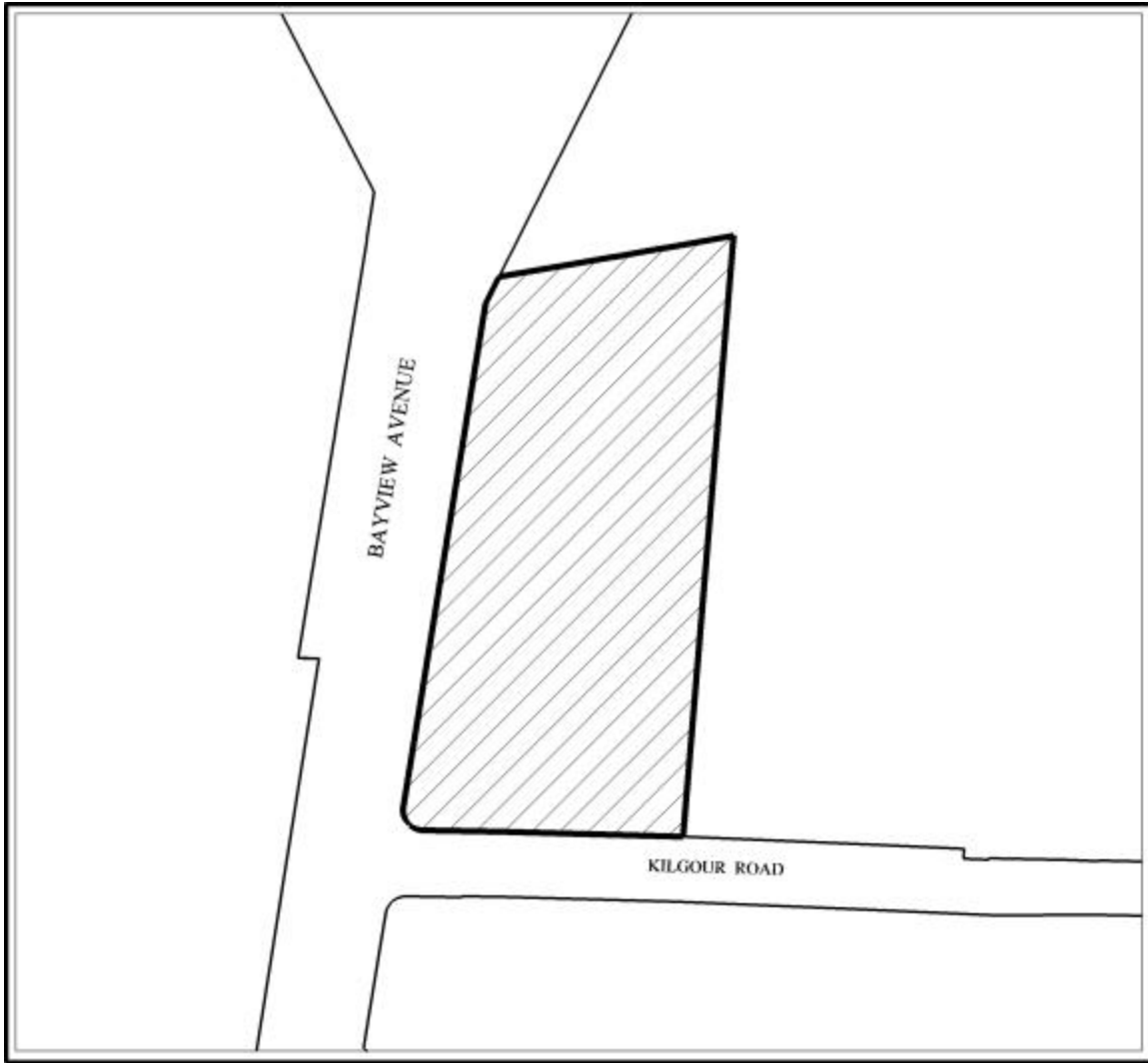
SUBJECT AREA


FILE NAME : OPA553

DATE : June 16, 2004



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.



MAP C.9.144	 SUBJECT AREA	FILE NAME : OPA553 DATE : June 20, 2004
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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.