

Authority: North York Community Council Report No. 7, Clause No. 28, as adopted by City of Toronto Council on September 22, 23, 24 and 25, 2003; and Notice of Motion J(54), moved by Councillor Filion, seconded by Councillor Jenkins, 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. 731-2004

To adopt Amendment No. 548 to the Official Plan for the former City of North York with respect to lands known municipally as 134, 136 and 138 Finch Avenue West, the rear portions of 16, 18 and 18A Altamont Road and part of Lot 23, Registered Plan 2056.

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. 548 to the Official Plan of the (former) City of North York, consisting of the attached text and map 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 22nd day of July, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

PREFACE AND EXPLANATORY NOTES**TO AMENDMENT NO. 548****TO THE OFFICIAL PLAN FOR THE****(FORMER) CITY OF NORTH YORK****LANDS AFFECTED BY THIS AMENDMENT**

This amendment concerns lands located on the north side of Finch Avenue West, west of Yonge Street between Altamont Road and Carney Road. The subject site may be described as 134, 136 and 138 Finch Avenue West; the rear portions of 16, 18 and 18A Altamont Road; and part of Lot 23, Registered Plan 2056.

EFFECT OF AMENDMENT

The effect of this amendment to the Central Finch Area Secondary Plan is to allow, for the portion of the site within the Central Finch Residential – Two (CFR-2) designation, increases in density and height, a decrease in side yard setbacks from adjacent residential lots, and an exemption from the angular plane height provision. The amendment also includes in the Central Finch Area Secondary Plan additional lands in the northeast portion of the site, with an approximate area of 89 m², as a boundary adjustment.

PUBLIC MEETING

A statutory Public Meeting to consider the application was held by North York Community Council on September 10, 2003, 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 North York Community Council's decision to recommend approval of the application, subject to additional requirements.

A meeting to consider this matter was held by Council of the City of Toronto on September 22, 23, 24 and 25, 2003, at which Council adopted the recommendation of the North York Community Council to approve the application.

On July 22, 2004, Council enacted By-law No. 731-2004.

AMENDMENT NO. 548
TO THE OFFICIAL PLAN OF THE
FORMER CITY OF NORTH YORK

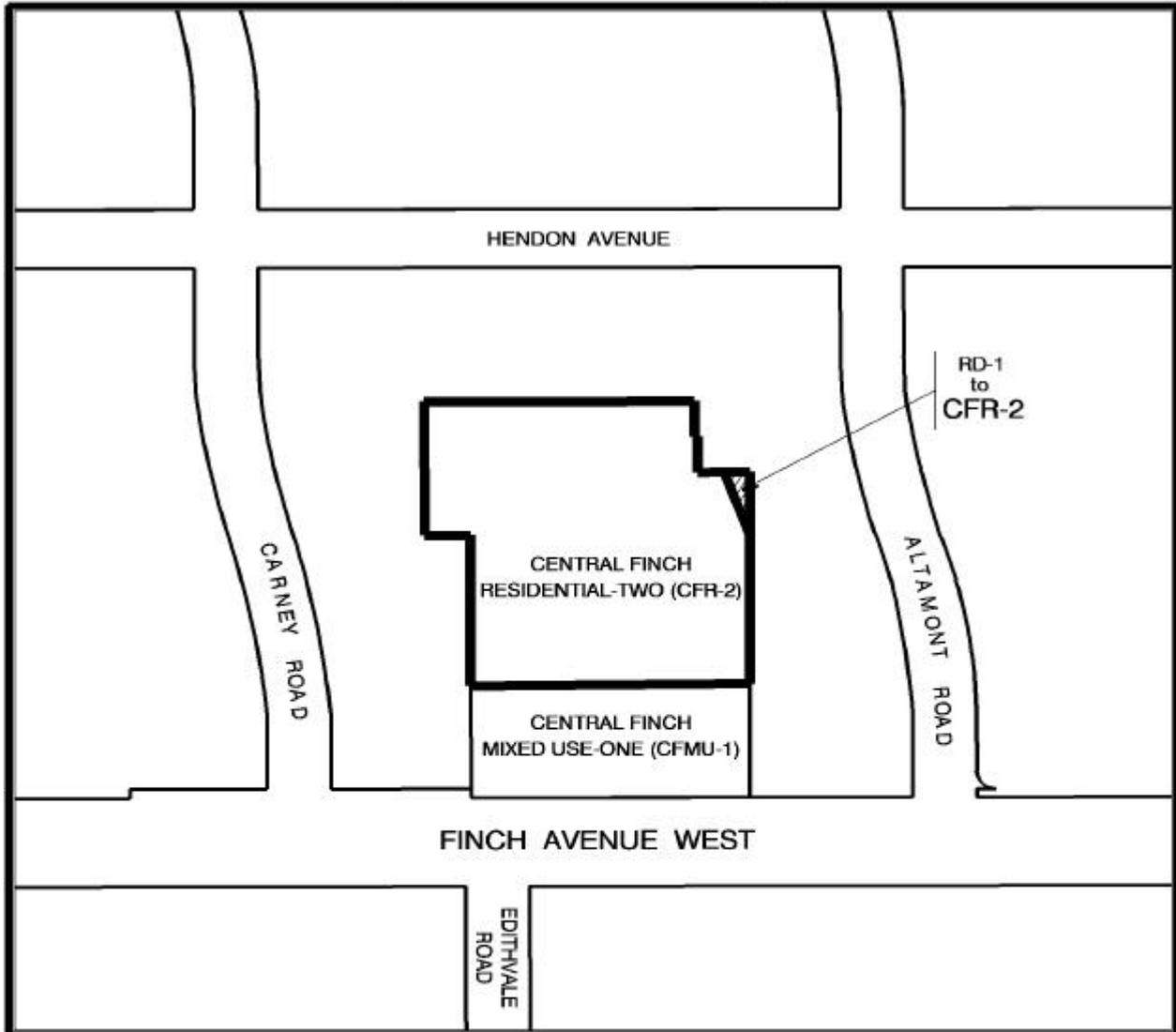
The following text and map constitute Amendment No. 548 to the Official Plan of the former City of North York.

1. Map C.1, the Land Use Plan, is amended by including the lands indicated (in shading) on Schedule A attached hereto as part of the Central Finch Area Secondary Plan.
2. Map D.12.1, “Central Finch Area (West of Yonge Street)”, is amended by designating the lands indicated (in shading) on Schedule A attached hereto as “Central Finch Residential – Two (CFR-2)”.
3. Part D.12, The Central Finch Area Secondary Plan, is amended by amending Section 3.6.8 as follows:

“3.6.8 On the lands located on the north side of Finch Avenue West, between Altamont Road and Carney Road, described as 134, 136 and 138 Finch Avenue West; the rear portions of 16, 18 and 18A Altamont Road; and part of Lot 23, Registered Plan 2056, despite the designation of Central Finch Residential – Two (CFR-2) for the rear portion of the subject site, Council may pass by-laws respecting the CFR-2 designated portion of the site permitting the following:

- (i) a maximum density of 1.1 FSI;
- (ii) minimum west side yard setback of 6.0 m and minimum east side yard setback of 2.0 m to the adjacent residential lots for the northernmost townhouse block;
- (iii) a maximum building height of 3.5 storeys or 10 metres, whichever is the lesser; and
- (iv) angular planes that exceed 70 percent of the horizontal distance separating that part of the building from the nearest residential property line that coincides with the boundaries of the Secondary Plan area.”

Schedule " A "
(Amendment No. 548)



LAND USE MAP		 City Planning Division <small>Map Source</small>
RESIDENTIAL DENSITY ONE (RD1) to CENTRAL FINCH RESIDENTIAL-TWO (CFR-2)		
File No. Y2 2003-0011 & Y2 2003-0012 Prepared by: A.A. Approved by: C.C. Date: Aug. 25, 2003 Filename: OPA548	SCALE: N.T.S. <div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div> SUBJECT PROPERTY	
Location: All of Lots 9 & 10 & Part of Lots 23 & 26, R.P. 2056, City of Toronto <small>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 or built curb lines of streets.</small>		