

**CITY OF TORONTO**

**BY-LAW No. 1145-2004(OMB)**

**To adopt Amendment No. 539 to the Official Plan of the former City of North York in order to implement a site-specific amendment affecting the lands municipally known as 4691 Bathurst Street, 500 Ellerslie Avenue and 45 to 51 Farrell Avenue.**

WHEREAS the Ontario Municipal Board, pursuant to its Order No. 0854, issued on June 24, 2003, deems it advisable to amend the Official Plan of the former City of North York;

THEREFORE the Official Plan for the former City of North York is amended by the Ontario Municipal Board as follows:

1. That the attached Amendment No. 539 to the Official Plan of the former City of North York is hereby adopted pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

PURSUANT TO ORDER NO. 0854 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JUNE 24, 2003 IN BOARD FILE NO. PL020930.

**SCHEDULE “A”****AMENDMENT NO. 539****TO THE OFFICIAL PLAN OF THE****CITY OF NORTH YORK**

The following text and schedule constitute Amendment No. 539 to the Official Plan of the former City of North York.

**ITEM 1**

Referring to the Official Plan for the former City of North York Planning Area. Map C.1 the land Use Map, is amended as shown on Schedule A.

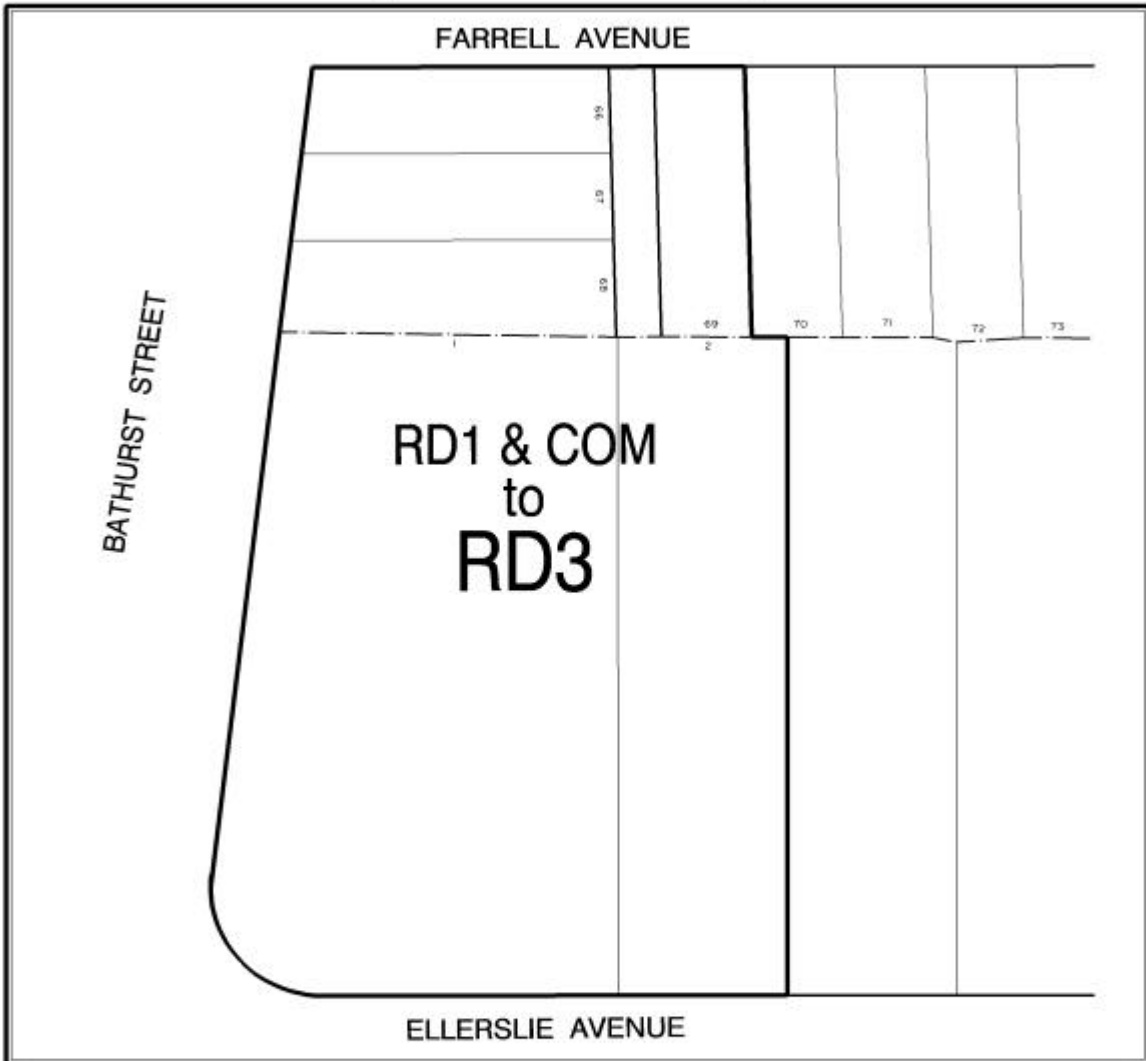
**ITEM 2**

The lands located at 500 Ellerslie Avenue, 4691 Bathurst Street, and 45 to 51 Farrell Avenue, designated Residential Density 1 and Commercial, be amended to RD3 with a Specific Development C.9 Policy (C.9.246) which reads as follows:

1. **Permitted Uses:** multiple attached dwellings;
2. **Height and Density:**

Notwithstanding the Residential Density 3 designation, the maximum density will be 1.6 fsi. The maximum height permitted on the site shall be specified in the Zoning By-law.

**Schedule " A "**  
( Amendment No. 539 )



<b>Amendment to C.1 Land Use Map</b>		<b>TORONTO</b> <small>City Planning Division North York</small>							
<b>Residential Density One and Commercial to Residential Density Three</b>									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">File No. TB CMB 2002 0010</td></tr> <tr><td style="padding: 2px;">Prepared by: A.K.</td></tr> <tr><td style="padding: 2px;">Approved by: N.F.</td></tr> <tr><td style="padding: 2px;">Date: Feb. 28, 2003</td></tr> <tr><td style="padding: 2px;">Filename: OPA539</td></tr> </table>	File No. TB CMB 2002 0010	Prepared by: A.K.	Approved by: N.F.	Date: Feb. 28, 2003	Filename: OPA539	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">SCALE: Not to Scale</td> </tr> <tr> <td style="text-align: center; padding: 5px;"> <div style="border: 1px solid black; width: 20px; height: 10px; margin: 0 auto;"></div> <b>SUBJECT PROPERTY</b> </td> </tr> </table>		SCALE: Not to Scale	<div style="border: 1px solid black; width: 20px; height: 10px; margin: 0 auto;"></div> <b>SUBJECT PROPERTY</b>
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<b>Location: Part of Lots 1 &amp; 2 RP 2334 and Lot 69 &amp; Part of Lots 66,67 &amp; 68 RP 3178, City of Toronto</b>									
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.									