

CITY OF TORONTO

BY-LAW No. 133-2008(OMB)

**To adopt Amendment No. 549 of the Official Plan for the former City of North York
with respect to lands municipally known as 1200-1202 York Mills Road.**

WHEREAS the Ontario Municipal Board by way of Order issued on January 7, 2008, determined to amend the Official Plan for the former City of North York;

THEREFORE, the Ontario Municipal Board has approved:

1. “Amendment No. 549 to the Official Plan of the former City of North York, consisting of the attached text and map.”

PURUSANT TO THE ORDER/DECISION OF THE ONTARIO MUNICIPAL BOARD
ISSUED JANUARY 7, 2008 IN BOARD FILE NO. PL021010.

AMENDMENT NO. 549**TO THE OFFICIAL PLAN FOR THE
FORMER CITY OF NORTH YORK**

The following text constitutes Amendment No. 549 to the Official Plan of the City of North York.

ITEM 1

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

C.9.251 Lands on the north side of York Mills Road, east of the Don Valley Parkway.

Section 37

Council may pass by-laws applicable to the lands delineated on Map C.9.251 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 rental apartment dwelling units, on site amenity space and funding for off site improvements.

Height and Density

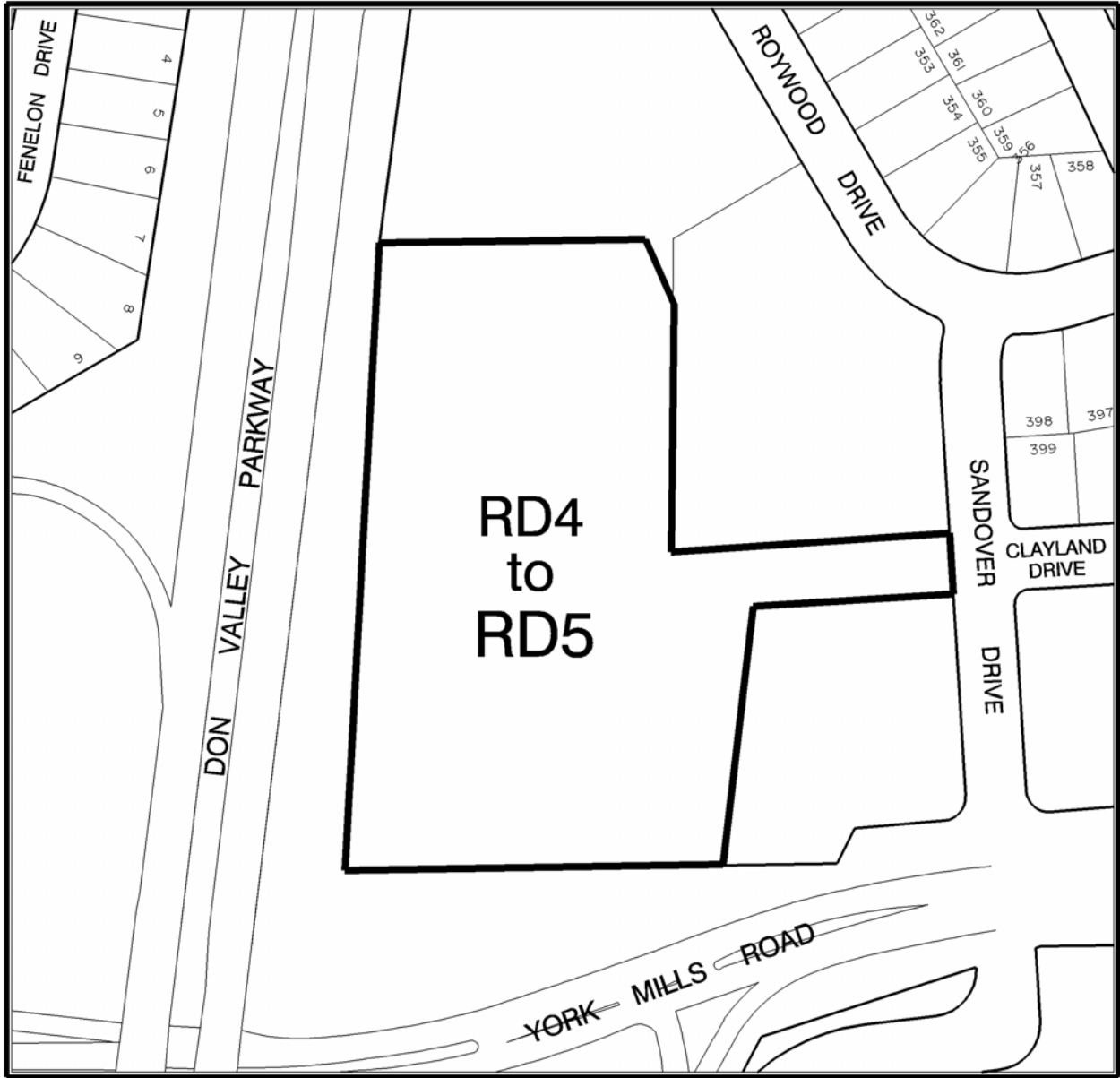
Notwithstanding the RD4 designation of the lands shown on Map C.9.251, the maximum height of new development on the site shall not exceed the lesser of 50 metres or 16 storeys, and the total maximum density on the site shall not exceed 2.8 FSI, recognizing that these lands are developed with existing 22 storey and 16 storey residential buildings.



ITEM 2

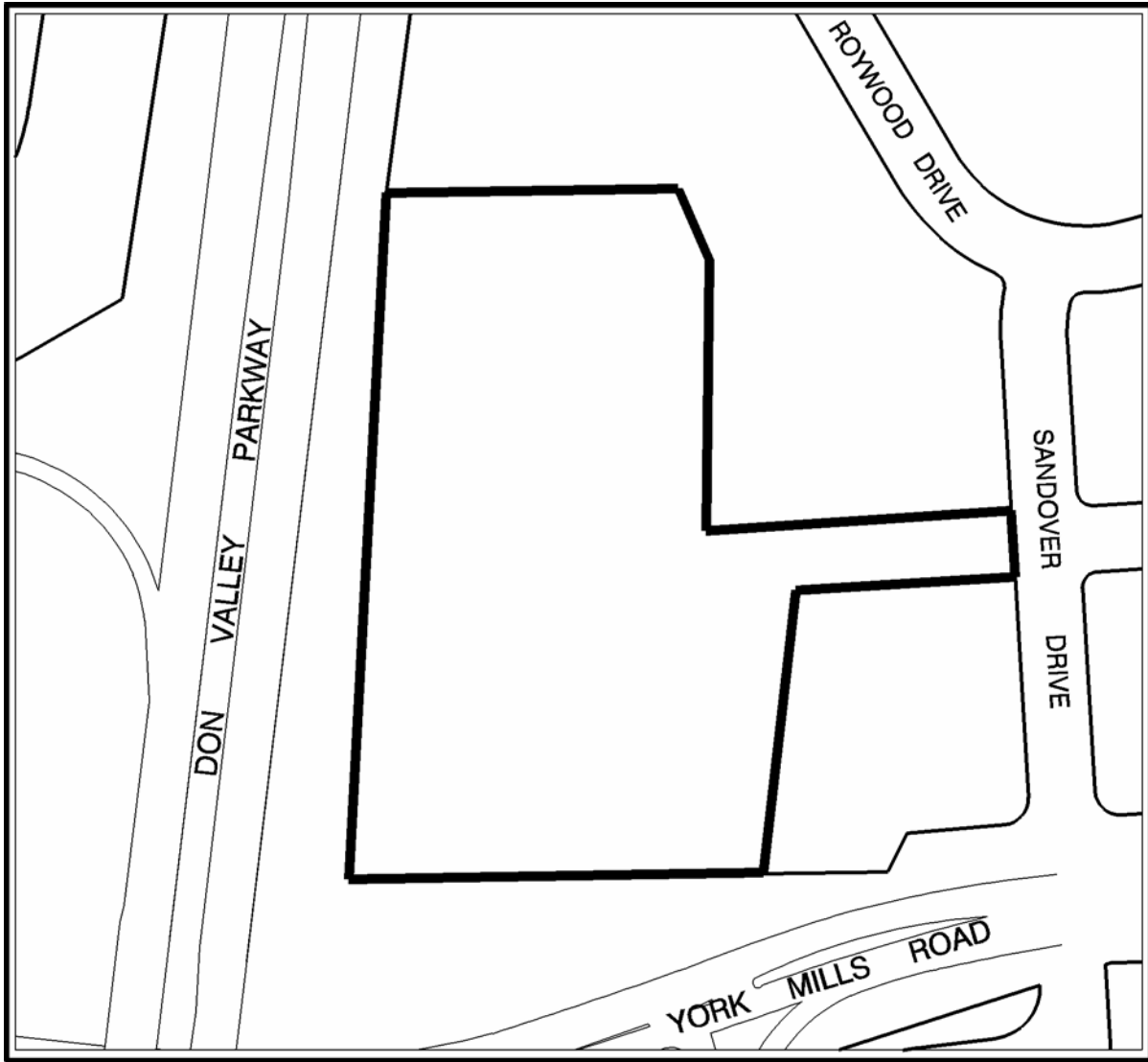
Part C.9 is amended by adding Map C.9.251.

PURSUANT TO THE ORDER/DECISION OF THE ONTARIO MUNICIPAL BOARD
ISSUED JANUARY 7, 2008 IN BOARD FILE NO. PL021010.

Schedule " A "
(Amendment No. 549)



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| LAND USE MAP | |  |
| <p>File No. TD CMB 2001 0006 Prepared by: A.A. Approved by: LP. Date: AUG. 18, 2003 Filename: OPA549</p> | <p>RESIDENTIAL DENSITY FOUR (RD4) to RESIDENTIAL DENSITY FIVE (RD5)</p> | |
| | | <p>SCALE: N.T.S.</p> <div style="text-align: center;">  SUBJECT PROPERTY </div> |
| <p>Location: <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 as-built curb lines of streets.</small></p> | | |



MAP C.9.251



SUBJECT AREA

FILE NAME: OPA549

DATE: AUG. 19, 2003



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.