

CITY OF TORONTO

BY-LAW No. 315-2008(OMB)

**To adopt Amendment No. 572 to the Official Plan for the former City of North York
with respect to lands municipally known as 475 and 485 Patricia Avenue.**

WHEREAS the Ontario Municipal Board pursuant to an Order issued March 27, 2008 confirming Order No. 3288, dated November 23, 2006, upon hearing the appeal of Vianovus Capital Corporation, under Section 22(7) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, deems it advisable to amend the former City of North York Official Plan;

THEREFORE the Official Plan for the former City of North York is amended as follows:

1. The text and maps attached hereto as Schedule "A" and "B" are hereby adopted as Amendment No. 572 to the Official Plan of the former City of North York.
2. This is Official Plan Amendment No. 572.

PURSUANT TO ORDER ISSUED MARCH 27, 2008 AND DECISION/ORDER NO. 3288 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON NOVEMBER 23, 2006 IN BOARD FILE NO. PL060386.

AMENDMENT NO. 572**TO THE OFFICIAL PLAN OF THE
FORMER CITY OF NORTH YORK****PART TWO – THE AMENDMENT**

The following text constitutes Amendment No. 572 to the Official Plan of the former City of North York.

ITEM 1**Clause 1**

1. Map C.1 (Land Use Map) is amended by designating the lands as RD4 from RD1 and RD3 as shown in Schedule “A” attached.

Clause 2

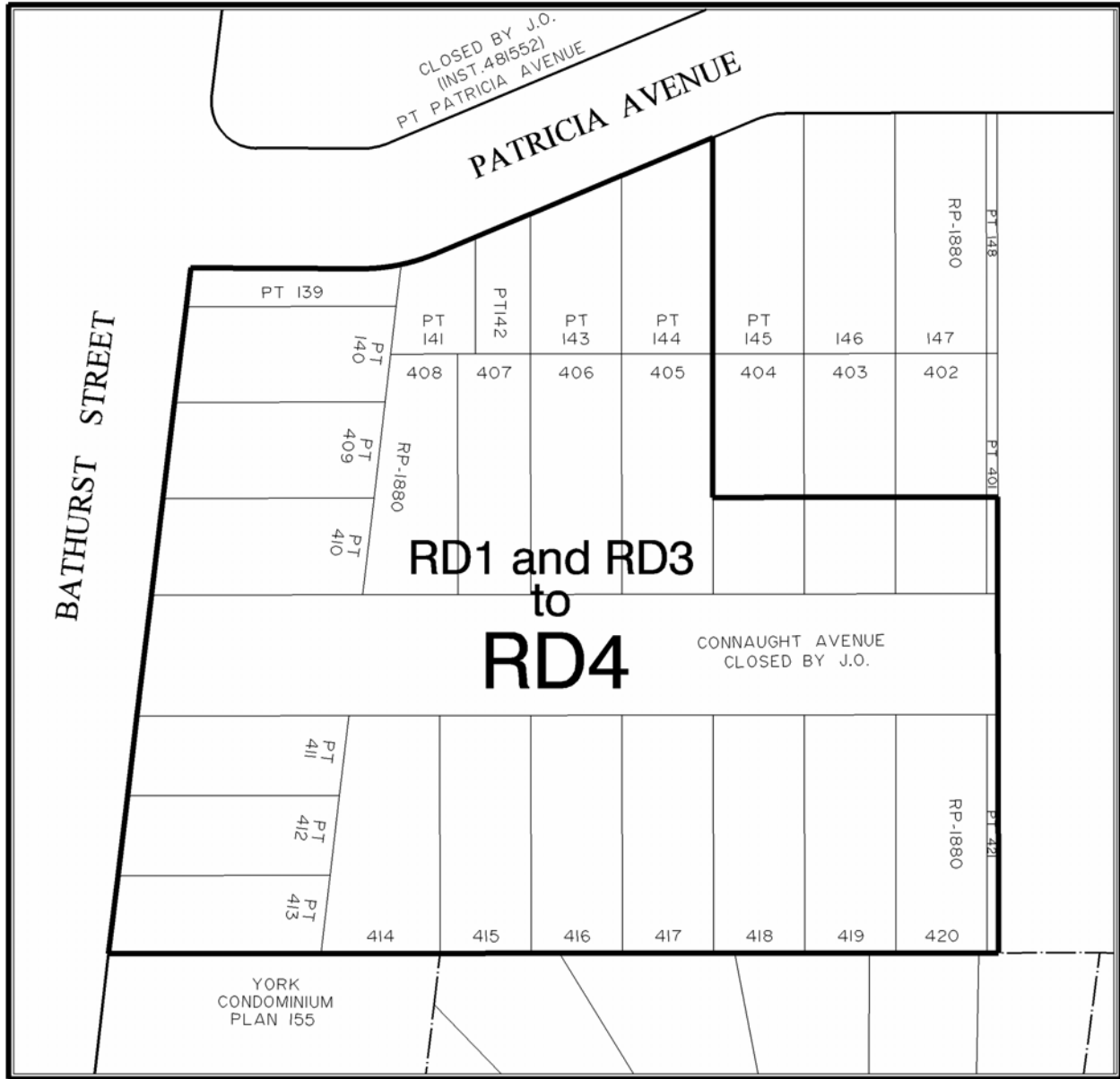
2. Part C.9 is amended by adding the following policy:

“C.9.263 LANDS ON THE EAST SIDE OF BATHURST STREET AND SOUTH OF PATRICIA AVENUE, MUNICIPALLY KNOWN AS 475 AND 485 PATRICIA AVENUE.

Notwithstanding the Residential Density Four (RD4) designation of the lands, City Council may pass by-laws respecting such lands permitting a density of 1.77 F.S.I for a 10 storey residential building provided that the owner, at its expense and in accordance with and subject to the agreement pursuant to Section 37 of the *Planning Act* referred to in the by-law adopting this Official Plan Amendment, provides for the following facilities, services or matters on terms satisfactory to the City:

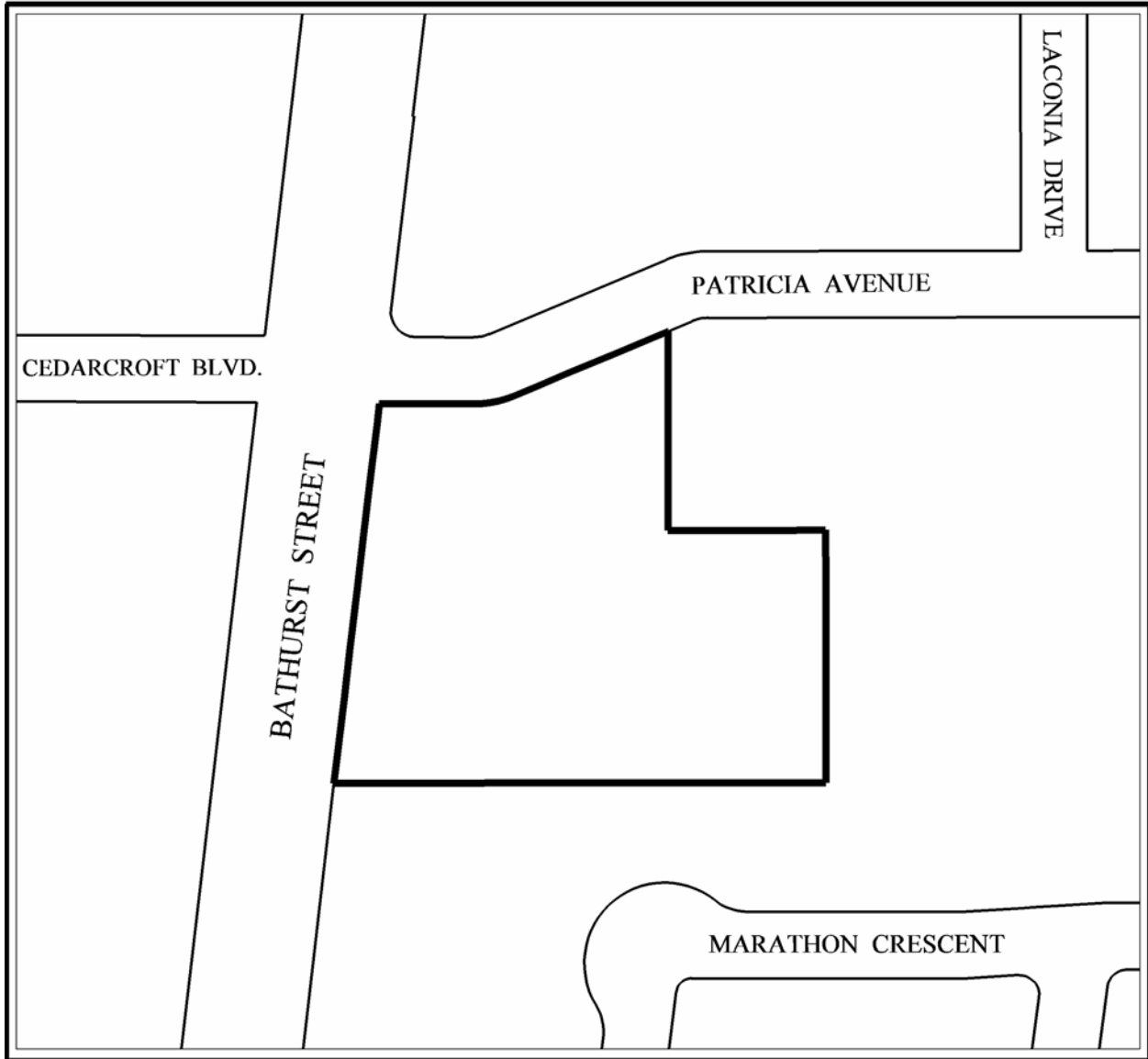
- (i) The owner shall construct and install a new children’s playscape for use by the existing school (Eitz Chaim School) on the western side of the subject property, to a value of \$30,000.00; and
 - (ii) Securing of a traffic management plan, which includes the provision of an on-site drop off and pick-up for the existing school, including access across the adjacent place of worship.
3. The density of development permitted by this By-law is permitted provided the owner enters into one or more agreements satisfactory to the City of Toronto, pursuant to Section 37 of the *Planning Act*, to secure the facilities, services and matters required to be provided by Section 2 and such agreement or agreements have been registered as a first priority against the title to the land.



Schedule " A "
(Amendment No. 572)



LAND USE MAP		
Amendment to Map C.1 Land Use		
File No. 05 104461 Prepared by: A.K. Approved by: K.J. Date: March 8, 2006 Filename: OPA572	Not to scale SUBJECT PROPERTY	
Location: 146, 147, 402-408, 414-420, Part of Lots 139-145, 148, 401, 409-413 & 42 Registered Plan 1880, and Part of Connaught Boulevard (closed by Bylaw 14170)		
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.		

Schedule " B "
(Amendment No. 572)



MAP C.9.263	 SUBJECT AREA	FILE NAME: OPA572 DATE: MARCH 8, 2006 
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Source: Lot Line, Street Line and Street Name Data - City of Toronto City Planning Division
Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.