

Authority: North York Community Council Item 20.45,
as adopted by City of Toronto Council on December 1, 2 and 3, 2008
Enacted by Council: December 3, 2008

CITY OF TORONTO

BY-LAW No. 1253-2008

To amend the former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 5270 and 5290 Yonge Street.

WHEREAS authority is given to Council by Section 34 of 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. Section 64.20-A (174) of By-law No. 7625 is hereby amended as follows:

“64.20-A (174) RM6 (174)

- (a) Schedule RM6(174) is hereby removed and replaced with Schedule RM6(174) attached to this By-law;
- (b) the word “and” is deleted from the end of subsection (v)(B);
- (c) subsection (v)(C) is renumbered (v)(C)(i) and the word “and” is added at the end of said subsection following the semi-colon;
- (d) a new subsection (v)(C)(ii) is added after subsection (v)(C)(i) as follows:
 - (ii) the owner shall provide a monetary contribution satisfactory to the City, to fund 298.11 m² of proposed gross floor area, for the provision of public recreation centres or social facilities serving the North York Centre Area, and/or toward the cost of the City acquiring lands necessary for the completion of planned service roads and associated road network and buffer areas in the North York Centre to be provided in the form of a certified cheque to the City of Toronto no later than the earlier of six months from the occupancy of the non-residential portion of the development, and prior to the issuance of the first building permit for the Retirement Residence, and which shall be indexed to the Toronto Real Estate Board Market Watch Index from the date of the Section 37 Agreement and as further set out in that Agreement. The certified cheque shall be secured by a letter of credit, delivered prior the occupancy of the non-residential portion of the development. The letter of credit shall be returned to the owner upon receipt of the certified cheque. The amount of the monetary contribution shall be equal to the market value, based on land value, of 298.11 m² of proposed gross floor area, as determined by the Director of Real Estate Services which is \$144,402.04 to be indexed as specified above.

(e) subsection (v)(D)(iii) is deleted and replaced with the following:

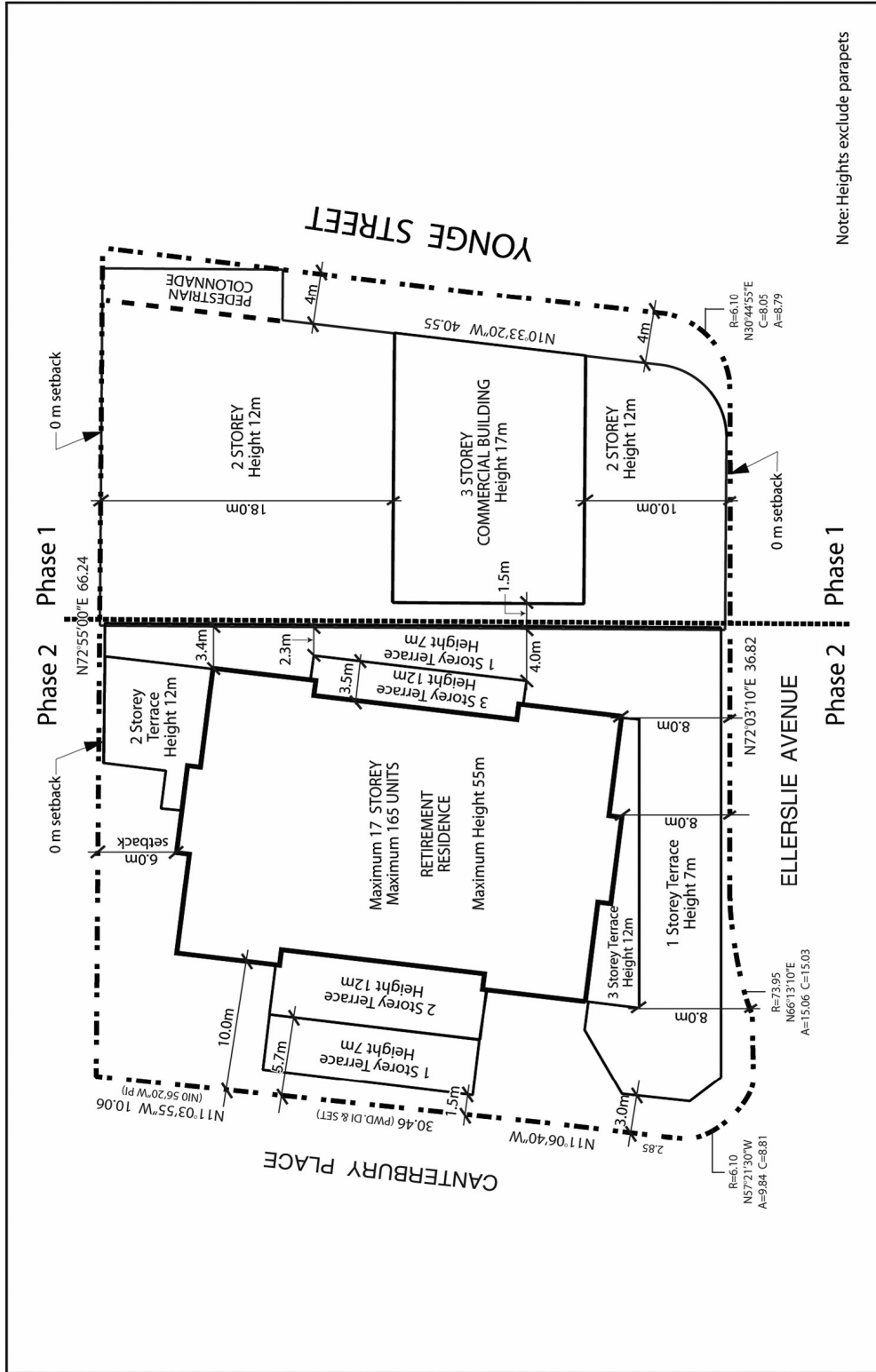
(iii) a maximum of 2,322.19 m² of Gross Floor Area attributable to the monetary contribution specified in subsections (v)(C)(i) and (ii) above.”

ENACTED AND PASSED this 3rd day of December, A.D. 2008.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)



Note: Heights exclude parapets

Schedule RM6(174)

File # 08_208425



Not to Scale



From Applicant's Drawings

Date: 10/16/2008

Approved by: B.D.Raimo

