

Authority: North York Community Council Item 29.35, as adopted by City of Toronto Council on November 30, December 1, 2, 4 and 7, 2009
Enacted by Council: August 27, 2010

CITY OF TORONTO

BY-LAW No. 1012-2010

To adopt Amendment No. 585 to the Official Plan for the former City of North York with respect to lands municipally known as 555 Finch Avenue West.

WHEREAS authority is given to Council under 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. The text and maps attached hereto as Schedule "A" and "B" are hereby adopted as Amendment No. 585 to the Official Plan of the former City of North York.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED this 27th day of August, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT No. 585
TO THE OFFICIAL PLAN
OF THE FORMER CITY OF NORTH YORK

ITEM 1:

Part C.9 – Specific Development of the Official Plan is amended by adding Map C.9.276 attached hereto.

ITEM 2:

Clause 1:

1. Part C9 is amended by adding the following policy:

"C.9.276

LANDS ON THE SOUTH SIDE OF FINCH AVENUE WEST, WEST OF BATHURST STREET (MUNICIPALLY KNOWN AS 555 FINCH AVENUE WEST)

In addition to the General Institution Policies (G-INS) of this Plan, the lands shown on Map C.9.276 may be used for the following uses:

- Residential Uses, including Seniors Housing;
- Home for the Aged;
- Day Nurseries and Child Care Facilities;
- Office Uses and Professional Medical Offices;
- Retail and Service Commercial Uses;
- Recreation Uses; and
- Community Facility Uses

The gross floor area of all buildings on the lands shall not exceed a maximum density of 2.73 FSI attributable to the net development site as defined in the Zoning By-law. Council will pursue of the conveyance of a U-shaped public road through the site to provide addresses and access to development parcels contained within the net development site.

Notwithstanding Part C-4, Section 2.4.2, the following affordable housing provisions shall apply to the lands affected by this Specific Development Policy:

- a) "Affordable" shall mean housing which is priced or rented at or below an amount where the total monthly shelter cost is one times the average City of Toronto rent, by unit type (number of bedrooms), as reported annually by the Canadian Mortgage and Housing Corporation.
- b) Of the first 600 residential dwelling units constructed on the site, a minimum of 90 units shall be affordable.
- c) Twenty percent of any additional residential dwelling units constructed beyond the initial 600 units shall be affordable to a maximum of 110 affordable residential dwelling units.

Council may enter into a legal agreement under Section 37 of the *Planning Act* to secure the positive features of the development proposal for the lands, seen as specific community benefits as identified in consultation with the local community.

Schedule " A "

(Amendment No. 585)



LAND USE MAP

File No. 04 166416

Prepared by: J.C.

Approved by: C.V.

Date: Oct. 19, 2009

Filename: OPA585

City Planning Division
North District

SCALE:

**SUBJECT
PROPERTY**

Location: Part of Lot 20, Concession 2, West of Yonge Street, City of North York

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.

