

CITY OF TORONTO

BY-LAW No. 356-2003(OMB)

To adopt Amendment No. 487 of the Official Plan for the former City of North York in respect of lands known municipally as 1555 Jane Street.

WHEREAS the Ontario Municipal Board by way of Order issued on March 14, 2003 determined to amend the Official Plan for the former City of North York;

THEREFORE, the Ontario Municipal Board has approved:

- 1.** Amendment No. 487 to the Official Plan of the former City of North York, consisting of the attached text and map.

PURSUANT TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED MARCH 14, 2003 IN BOARD FILE NO. PL0001145.

AMENDMENT NO. 487
THE OFFICIAL PLAN FOR THE FORMER
CITY OF NORTH YORK

The following text constitutes Amendment No. 487 to the Official Plan of the former City of North York.

ITEM 1

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

C.9.221 Lands on the east side of Jane Street south of Harding Avenue.

Section 37: Council may pass by-laws applicable to the lands delineated on Map C.9.221 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.

Height and Density: Notwithstanding the ACA designation of the lands shown on Map C.9.221, the maximum height of new development on the site shall not exceed the lesser of 25 metres or 8 storeys, and the total maximum density on the site shall not exceed 2.3 FSI, recognizing that these lands are developed with an existing 18 storey residential building and a one storey retail store.

Notwithstanding Part C.10, Section 2.3.0(3), the height of multiple attached dwellings on these lands may exceed the horizontal distance separating that part of the multiple detached dwellings from the nearest residential property line that coincides with the boundary between the Arterial Corridor Area and an area designated RD4.

ITEM 2

Part C.9 is amended by adding Map C.9.221.



DATE: JUNE 14/2000

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.