

Authority: North York Community Council Report No. 3, Clause No. 23,  
as adopted by City of Toronto Council on April 14, 15 and 16, 2003  
Enacted by Council: May 23, 2003

**CITY OF TORONTO**

**BY-LAW No. 415-2003**

**To adopt Amendment No. 537 of the Official Plan for the former City of North York in respect of lands municipally known in the year 2002 as 115 Torbarrie Road.**

WHEREAS authority is given to Council by 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. Amendment No. 537 to the Official Plan of the City of North York, consisting of the attached text and schedules, is hereby adopted.
2. This By-law shall come into force and take effect on the day of its final passing.

ENACTED AND PASSED this 23rd day of May, A.D. 2003.

MEL LASTMAN,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**AMENDMENT NO. 537**  
**TO THE OFFICIAL PLAN FOR THE**  
**CITY OF NORTH YORK**

The following text and schedule constitute Amendment No. 537 to the Official Plan for the former City of North York.

**ITEM 1**

Map C.1 - Land Use Plan - of the Official Plan is amended in accordance with Schedule "A" attached hereto.

**ITEM 2**

Part C.9 - Specific Development - of the Official Plan is amended by adding Map C.9.245 attached hereto.

**ITEM 3**

Part C.9 - Specific Development - of the Official Plan is amended by adding the following:

"C.9.245      LANDS ON THE EAST SIDE OF TORBARRIE ROAD, SOUTH OF SHEPPARD AVENUE WEST.

1.      The lands shown on Map C.9.245 are subject to the following:

A distinct and cohesive character will be developed for this subdivision. The character will be consistent throughout the neighbourhood and will be expressed by a unifying landscape, streetscape and architectural treatment of the buildings and elements that make up this community.

New development will be compatible with existing residential neighbourhood to the south. The form and structure of development and its relationship to the adjacent residential neighbourhood, Highway 400 and Torbarrie Road, the Black Creek ravine and the Oakdale Golf and Country Club will be generally as follows:

**Structure**

- (a)      Landscaped interconnected streets and pedestrian routes that define development blocks, provide extensive public frontage to the park and storm water management facility lands, and protect and enhance views through the site into the Black Creek ravine to the east will be provided.

- (b) New streets will be public streets. Private streets, where they are appropriate, will be designed to integrate into the public realm and meet the design objectives for public streets.
- (c) A mix of building types with detached, semi-detached, townhouses the predominant forms; a low rise apartment building located in the north west portion of the site; and stacked townhouses located along Torbarrie Road may be provided.
- (d) Public and publicly accessible walkways will be provided where appropriate so pedestrians can comfortably access neighbourhood and community services and amenities, including the neighbourhood park.

**Built Form**

- (a) Ensure that buildings will:
  - (i) Provide adequate privacy, sunlight and sky views for residents by ensuring adequate distance between building walls and using landscaping, planting and fencing to enhance privacy where needed.
  - (ii) Be sited parallel to the street to have a consistent setback from the front property line.
  - (iii) Have heights, setbacks and scale that will be compatible with existing homes in the residential neighbourhood to the south and east, located along the edge of the site.
  - (iv) Provide overlook and enclosure at the edge of parks and open space.
  - (v) Provide entrances that are clearly visible, interesting and easy to enter with direct connection to the street.
  - (vi) Minimize the dominance of garages and driveways on streets and open space.
- (b) Noise attenuation along Torbarrie Road will be achieved through the placement, location and massing of buildings.
- (c) Large surface parking, servicing, loading and drop-off areas will be located to minimize disruptions to streets, parks and to support public safety.
- (d) A landscaped area with fencing, trees and other screening measures will be provided between different land uses along the south boundary.

- (e) The appropriate massing, setbacks and treatment of new development's relationship to the Oakdale Golf and Country Club to the north will be determined through a separate study.
- (f) Publicly accessible private amenity area and walkway connections will be provided as part of townhouse complex and apartment developments to complement the public open space system and residential streetscape.

### **Parks and Open Space**

- (a) A park block that satisfies the City's parkland dedication requirements will be provided. The park block will be located adjacent to the Black Creek ravine and will be a visual, functional and physical focus for the community and the communities to the east and south.
- (b) A storm water management (SWM) pond will be located contiguous to the park and Black Creek ravine and will be designed and developed comprehensively to provide a landscaped open space focus for the surrounding community. The comprehensive plan will provide for a connective recreational pedestrian walkway system.

### **Tree Preservation**

- (a) A strategy will be identified for preserving trees within the site. Trees within the park and stormwater management block, along the neighbourhood edge to the south and east, and along the Black Creek ravine edge to the east, and along the north boundary will be preserved, where possible.

### **IMPLEMENTATION:**

The submission of Urban Design Guidelines and a District Landscape Plan indicating the relationship of proposed buildings, structures and open spaces to adjacent developments and development sites, public spaces, roadways and pedestrian routes is required prior to registration of the plan of subdivision. Together, these will demonstrate how the policies in C.9.245.1. can be achieved.

## **2. Residential Density Two (RD-2)**

For the lands designated as Residential Density Two (RD-2) on Map C.9.245:

- (a) A maximum net density of 1.2 F.S.I. is permitted.
- (b) For Blocks 151 and 152, multiple attached stacked dwellings at a maximum height of 4 storeys shall only be permitted to be located within 55 metres of the Torbarrie Road property line.

- (c) For Block 150, multiple attached stacked dwellings at a maximum height of 4 storeys shall only be permitted to be located within 55 metres of the Torbarrie Road property line, excluding the portion of the RD-2 lands within 60.5 metres of the south property line”.

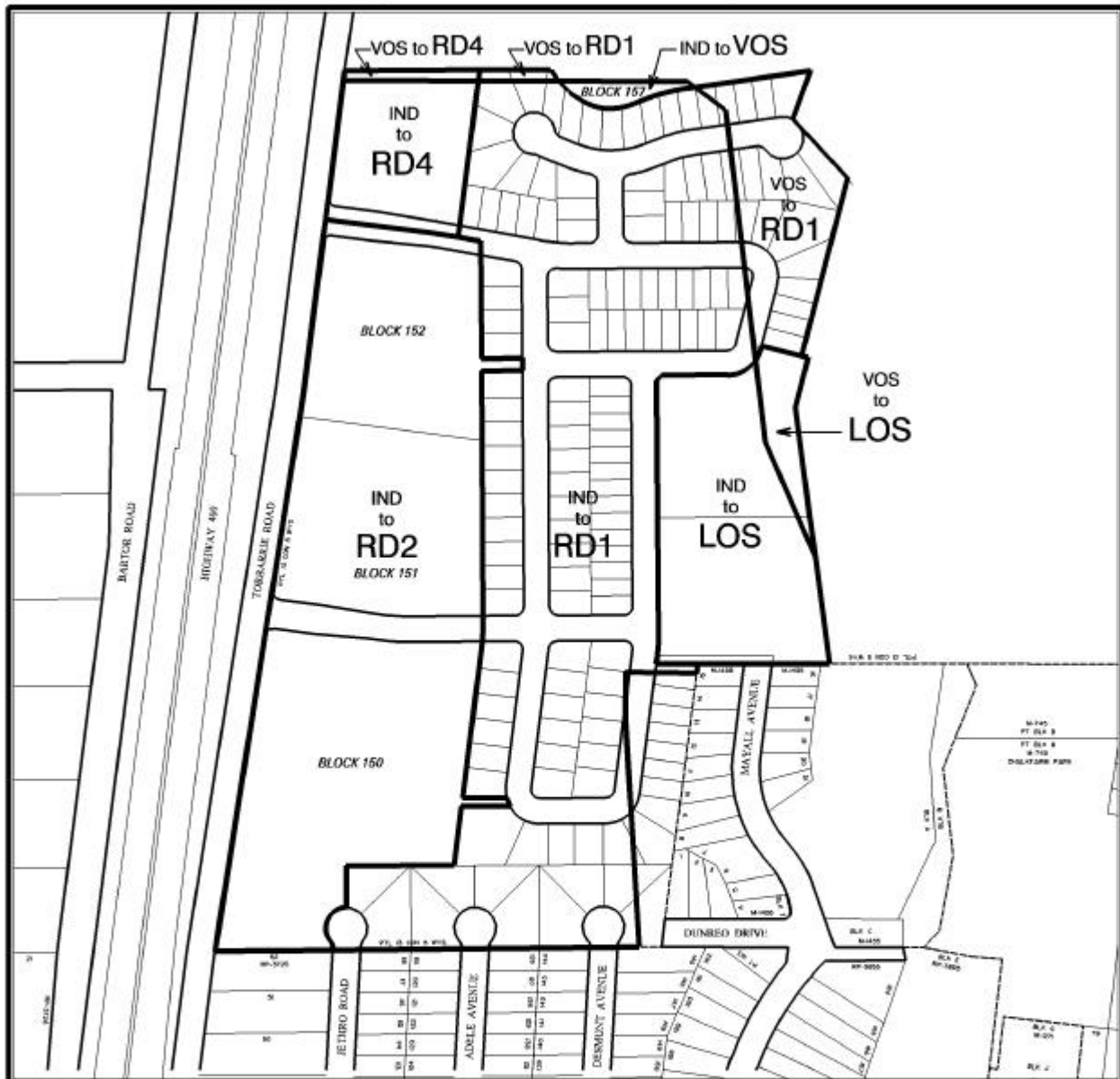
3. Residential Density One (RD-1)

For the lands designated as Residential Density One (RD-1) on Map C.9.245:

- (a) A maximum combined density of 24 net units per hectare for single detached and semi-detached dwellings shall be permitted;
- (b) Part C.4 Section 3.3 1) 1. to 4 inclusive of the North York Official Plan shall not apply.

**Schedule "A"**

(Amendment No. 537)

**LAND USE MAP****Amendment to Map C.1 Land Use**

File No.

TB CMB 2001 0013

and

TB SUB 2001 0003

Prepared by: A.K.

Approved by: C.R.

Date: May 8, 2003

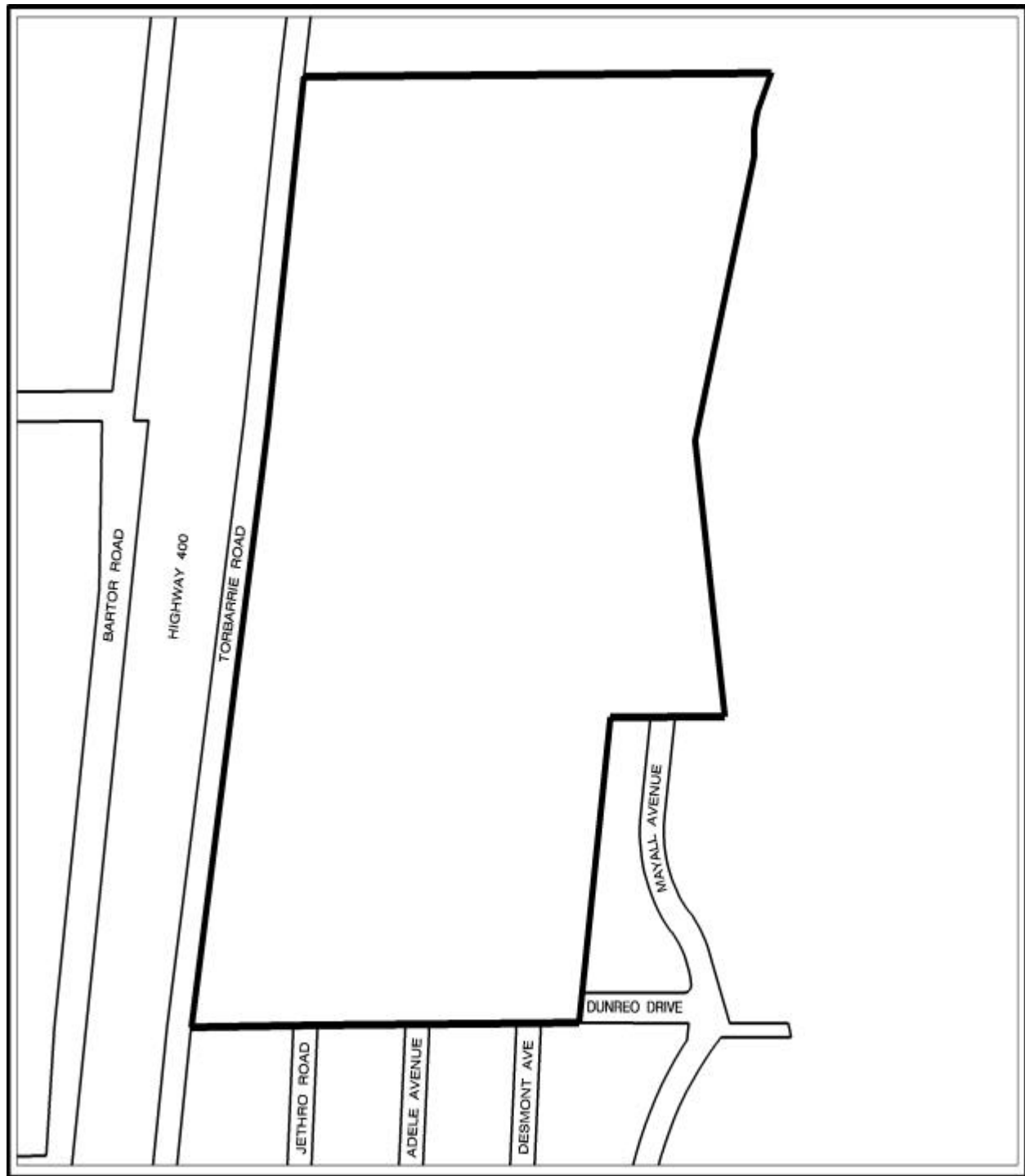
Filename: OPA537



SCALE:

N.T.S.

**SUBJECT  
PROPERTY****Location: Part of Lots 13 and 14, Concession 5, W.Y.S.**Source: Official Plan, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto  
Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets



MAP C.9.245



SUBJECT AREA

FILE NAME : OPA537

DATE : Feb. 2003



Source: Lot Line, Street Line and Street Name Data - City of Toronto

Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.

**PREFACE AND EXPLANATORY NOTES**  
**TO AMENDMENT NO. 537**  
**TO THE OFFICIAL PLAN OF THE FORMER**  
**CITY OF NORTH YORK**

**LANDS AFFECTED BY THIS AMENDMENT**

This amendment concerns lands located on the east side of Torbarrie Road, south of Sheppard Avenue West. The current municipal description is 115 Torbarrie Road.

**EFFECT OF AMENDMENT**

The effect of this amendment is as follows:

1. Redesignate the lands from Industrial (IND), Valley Open Space (VOS) and Residential Density One (RD-1) to following designations:
  - Residential Density One (RD-1) to permit single detached dwellings and semi-detached dwellings at a maximum combined net density of 24 units per hectare;
  - Residential Density Two (RD-2), at a maximum net density of 1.2 F.S.I.. For Blocks 151 and 152, multiple attached stacked dwellings at a maximum height of 4 storeys shall only be permitted to be located within 55 metres of the Torbarrie Road property line. For Block 150, multiple attached stacked dwellings at a maximum height of 4 storeys shall only be permitted to be located within 55 metres of the Torbarrie Road property line, excluding the portion of the RD-2 lands within 60.5 metres of the south property line;
  - Residential Density Four (RD-4);
  - Valley Open Space; and
  - Local Open Space.
2. Apply Urban Design Principles to the subject lands to ensure that a distinct and unifying character will be consistent throughout this residential subdivision. This will be expressed by a unifying landscape, streetscape and architectural treatment of the buildings and elements that make up this subdivision.



**PUBLIC MEETINGS**

The North York Community Council considered this amendment at a statutory public meeting held on April 2, 2003, after written notice of such meeting had been sent to all persons assessed in respect of land and to all tenants within 120 metres of the subject lands. It was the Community Council's decision to recommend approval of this application.

A meeting to consider this matter was held by City Council on May 23, 2003.

On May 23, 2003, Council enacted By-law No. 415-2003.