

Authority: North York Community Council Report No. 3, Clause No. 19,
as adopted by City Council on April 14, 15 and 16, 2003
Enacted by Council: June 26, 2003

CITY OF TORONTO

BY-LAW No. 527-2003

**To adopt Amendment No. 5 of the Official Plan in respect of lands municipally known as
27 - 49 Bales Avenue and 30, 32, 34 and 42 Glendora Avenue.**

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 has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; and

WHEREAS the Council of the City of Toronto, at its meeting of April 14, 15 and 16, 2003, determined to amend the Official Plan for the City of Toronto, which Official Plan was adopted by By-law No. 1082-2002;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Amendment No. 5 to the Official Plan, consisting of the attached text and map designated as Schedule A is hereby adopted.

ENACTED AND PASSED this 26th day of June, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. 5 TO THE OFFICIAL PLAN

COSMO RESIDENCES INC. AND 1420586 ONTARIO INC.

27 - 49 BALES AVENUE AND 30, 32, 34 AND 42 GLENDORA AVENUE

The following Text and Map, designated as Schedule A, constitute Amendment No. 5 to the City of Toronto Official Plan (being an amendment to the provisions of the Official Plan, Chapter 6, North York Centre Secondary Plan).

The sections headed “Purpose and Location” and “Basis” are explanatory only, and shall not constitute part of this amendment.

PURPOSE AND LOCATION:

This amendment concerns the lands located at the existing terminus of Bales Avenue and Anndale Drive, extending south to Glendora Avenue. The municipal address is 27 - 49 Bales Avenue and 30, 32, 34 and 42 Glendora Avenue.

The purpose of this amendment to Chapter 6, North York Centre Secondary Plan, is to allow an increase in residential gross floor area and an increase in total gross floor area permitted on the subject lands. It also amends the Long Range Development Levels of the North York Centre Secondary Plan to increase the residential gross floor area permissions and decrease the non-residential gross floor area permissions.

BASIS:

The amendment results in the conversion of the permitted commercial density on a portion of the site to residential density, and an increase in overall density. The development of the site with entirely residential uses can be supported in this instance on the basis that the site has no frontage on either Yonge Street or Sheppard Avenue East, but rather has a more interior location within the southeast quadrant of Yonge Street and Sheppard Avenue East. The proposed residential use is consistent with the general pattern of land uses permitted by the Official Plan in the vicinity of, but not at, this intersection. The increase in total gross floor area is small relative to the project size and can be supported with the proposed built form and through a review of matters related to transportation and other services.

OFFICIAL PLAN AMENDMENT:

1. Map 8-12, North York Centre South Site Specific Policies of Chapter 6, North York Centre Secondary Plan, is amended by adding site specific policy 12.26.
2. Chapter 6, North York Centre Secondary Plan, is amended by adding the following to Section 12:

“12.26 Lands located at the terminus of Bales Avenue and Anndale Drive, extending south to Glendora Avenue, known as 27 - 49 Bales Avenue and 30, 32, 34 and 42 Glendora Avenue.

Despite the *Mixed Use Area B* and *Mixed Use Area D* designations respecting the lands shown as 26 on Map 8-12, and despite the density limits set out in Section 3.2 of this Secondary Plan, by-laws may be passed respecting such lands permitting a maximum gross floor area of 43,970 m² for residential purposes, plus 262 m² used exclusively for Bicycle Storage Space, provided that:

- (a) the owner of the lands, at its expense and in accordance with and subject to the Section 37 Agreement referred to in subsection (b) below, will provide or fund the following facilities, services and/or matters on terms satisfactory to the City:

- (i) a minimum of 1.5 m² Recreational Amenity Area per unit to be provided in indoor facilities, and a minimum of 262 m² for Bicycle Storage Space for the project;
 - (ii) a pedestrian route from the development to the TTC subway station; and
 - (iii) a public art contribution; and
 - (b) the owner of the lands enters into an Agreement with the City satisfactory to the City Solicitor, pursuant to Section 37 of the *Planning Act*, to secure the facilities, services and matters required to be provided by subsection (a) herein, and such Agreement has been registered as a first priority against the title to the land”.
3. Figure 4.3.1 (Long Range Development Levels) of Chapter 6, North York Centre Secondary Plan is amended to decrease the North York Centre South Non-Residential Gross Floor Area (and relevant totals) by 7,782 m² and to increase the North York Centre South Residential Gross Floor Area (and relevant totals) by 9,763 m².



Official Plan Amendment # 5 - Schedule A

27-49 Bales Avenue and 30-34, 42 Glendora Drive

File # TB CMB 2002 0005

-  Site Location - Map 8-12, North York Centre South Site Specific Policies of Chapter 8, Secondary Plans, 8, North York Centre Secondary Plan is amended by adding site specific policy 12.26
-  Secondary Plan Boundary
-  Site Specific Policy Areas*

* The shaded areas on this map are subject to the specific policies set out in the North York Centre Secondary Plan, Section 12.

This map forms part of the Official Plan and should be interpreted in conjunction with the written text.

Not to Scale
05/2003