

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

CITY OF TORONTO

BY-LAW No. 528-2003

**To adopt Amendment No. 542 of the Official Plan for the former City of North York 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 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. 542 to the Official Plan of the (former) City of North York, consisting of the attached text and map is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

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

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

PREFACE AND EXPLANATORY NOTES

TO AMENDMENT NO. 542

TO THE OFFICIAL PLAN FOR THE (FORMER) CITY OF NORTH YORK

LANDS AFFECTED BY THIS AMENDMENT

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.

EFFECT OF AMENDMENT

The effect of this amendment to the 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.

PUBLIC MEETING

A statutory Public Meeting to consider the application was held by North York Community Council 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 North York Community Council's decision to recommend approval of the application.

A meeting to consider this matter was held by Council of the City of Toronto on April 14, 15 and 16, 2003. Council adopted the recommendation of the North York Community Council to approve the application.

On June 26, 2003, Council enacted By-law No. 528-2003.

AMENDMENT NO. 542

TO THE OFFICIAL PLAN OF THE FORMER CITY OF NORTH YORK

The following text and map constitute Amendment No. 542 to the Official Plan of the former City of North York.

Clause 1

Map D.1.10 (Downtown Site Specific Policies) of the North York Centre Secondary Plan (OPA No. 447) is amended by adding a site-specific designation 12.26.

Clause 2

Part D.1, The North York Centre Secondary Plan (OPA No. 447), is amended by amending Section 12 as follows:

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

Despite the Downtown Mixed Use - 2 and the Downtown Residential- 1 designations respecting the lands shown as 12.26 on attached Map D.1.10, Council may pass by-laws 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, shall provide or fund the following facilities, services and/or matters on terms satisfactory to the City of Toronto:
 - (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 of Toronto 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”.

Clause 3

Figure 4.3.1 (Long Range Development Levels) of the North York Centre Secondary Plan (OPA No. 447) is amended to decrease the Downtown Non-Residential Gross Floor Area (and relevant totals) by 7,782 m² and to increase the Downtown Residential Gross Floor Area (and relevant totals) by 9,763 m².

