

Authority: North York Community Council Report No. 6, Clause No. 19,
as adopted by City of Toronto Council on July 22, 23 and 24, 2003
Enacted by Council: September 24, 2003

CITY OF TORONTO

BY-LAW No. 877-2003

**To adopt Amendment No. 538 of the Official Plan for the former City of North York in
respect of lands known as south-east corner of Yonge Street and Avondale Avenue
Part of Block 4, Plan 66M-2354.**

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. 538 to the Official Plan of the former City of North York, consisting of
the attached text is hereby adopted.

ENACTED AND PASSED this 24th day of September, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

PREFACE AND EXPLANATORY NOTES**TO AMENDMENT NO. 538****TO THE OFFICIAL PLAN OF THE FORMER****CITY OF NORTH YORK****INTRODUCTION**

The purpose of this amendment is to permit density incentives for street related retail uses that are at grade, whether sheltered and directly accessible from a public street or public pedestrian walkway.

LANDS AFFECTED BY THIS AMENDMENT

This amendment affects the lands located at the south-east corner of Yonge Street and Avondale Avenue which lands are legally described as Blocks 4 and 5, Plan 66M-2354.

EFFECT OF THE AMENDMENT

The effect of this amendment would be to permit a density incentive on the subject lands for the provision of street related retail uses. The gross floor area of street related retail uses is exempt from the calculation of gross floor area provided that the retail uses are at grade, weather sheltered and directly accessible from a public street or public pedestrian walkway.

PUBLIC MEETINGS

The North York Community Council considered Amendment Application TB CMB 2002 0014 at a statutory public meeting held on July 9, 2003, after written notice of such meeting had been sent to all persons assessed in respect of land within 120 metres of the subject lands.

COUNCIL DIRECTION

It was the Community Council's decision to recommend approval of the application.

AMENDMENT NO. 538
TO THE OFFICIAL PLAN FOR THE FORMER
CITY OF NORTH YORK

The following text and schedule constitute Amendment No. 538 to the Official Plan of the former City of North York.

ITEM 1:

Clause 1

The following text constitutes Amendment No. 538 to the Official Plan of the former City of North York.

ITEM 1

Clause 1

Part D.1, The North York Centre Secondary Plan, is hereby amended by adding the following at the end of Section 12.16:

“(x) Density Incentive - Blocks 4 and 5, Plan 66M-2354.

On lands described as Blocks 4 and 5, Plan 66M-2354, the gross floor area of street related retail uses are exempted from the calculation of gross floor area, provided such uses are at grade, directly accessible from a public street or public pedestrian walkway and provided that they are weather sheltered in accordance with the pedestrian comfort guidelines of the North York Centre Secondary Plan”.