

CITY OF TORONTO

BY-LAW No. 2-2005(OMB)

To adopt Amendment No. 552 to the Official Plan for the former City of North York with respect to lands known municipally as 2772 and 2778 Keele Street.

WHEREAS the Ontario Municipal Board pursuant to its Order No. 1686, dated October 25, 2004, upon hearing the appeal of Grande Murano Ltd., under Section 22(7) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, deems it advisable to amend the former City of North York Official Plan; and

WHEREAS authority is given to the Ontario Municipal Board under Subsections 17(50) and 22(11) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to approve this Amendment;

THEREFORE the Official Plan for the former City of North York is amended as follows:

1. Amendment No. 552 to the Official Plan of the City of North York, consisting of the attached text and schedule, is hereby adopted.

PURSUANT TO DECISION/ORDER NO. 1686 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON OCTOBER 25, 2004, IN BOARD FILE NO. PL040304.

PREFACE AND EXPLANATORY NOTES**TO AMENDMENT NO. 552****TO THE OFFICIAL PLAN OF THE FORMER****CITY OF NORTH YORK****INTRODUCTION**

The purpose of this amendment is to permit the development of an 8 to 10 storey residential apartment building on the lands shown of Schedule B attached hereto.

LANDS AFFECTED BY THIS AMENDMENT

This amendment concerns lands located on the west side of Keele Street north of Wilson Avenue. The municipal addresses are 2772 and 2778 Keele Street.

EFFECT OF THE AMENDMENT

The effect of this amendment would be to permit the construction of a residential apartment building with 10 storeys along Keele Street and stepping down to 8 storeys towards the rear. The amendment would permit an increase in density from 1.0 FSI to 2.5 FSI over the site. The amendment includes a site specific policy for the securement of community benefits through a Section 37 Agreement. These benefits include the provision of landscaping on the Downsview Library property and streetscape improvements on Keele Street north of the intersection of Keele Street and Wilson Avenue.

PUBLIC MEETINGS

The Toronto North Community Council considered this amendment at a statutory public meeting held on May 4, 2004, after written notice of such meeting had been sent to all persons assessed in the notification area. City of Toronto Council considered this amendment at its meetings of May 18, 19 and 20, 2004 and again at its meeting of June 22, 23 and 24, 2004.

AMENDEMENT NO. 552
TO THE OFFICIAL PLAN
FOR THE FORMER CITY OF NORTH YORK

The following text and schedule constitute Amendment No. 552 to the Official Plan of the (former) City of North York.

ITEM 1:

Clause 1

Section C.9 is amended by adding the following policy:

“C.9 252 Lands on the west side of Keele Street, north side of Wilson Avenue, known as 2772 and 2778 Keele Street.

Notwithstanding the Residential Density Three (RD-3) designation on this site, City Council may pass by-laws respecting such lands permitting a density of 2.5 F.S.I., based on the gross site area prior to any road widening dedications and excluding any part of the building used for unenclosed balconies, mechanical or telecommunications purposes, indoor recreational amenity or service areas, or parking facilities, for an 8 to 10 storey apartment building, provided the owner, at its expense and in accordance with and subject to the agreement pursuant to Section 37 of the *Planning Act* referred to in the by-law adopting this Official Plan Amendment provides funds for the following facilities, services and or matters on terms satisfactory to the City:

- (1) \$ 200,000 for the provision of landscaping on the Downsview Library property and streetscape improvements on Keele Street north of the intersection of Keele Street and Wilson Avenue”.

Clause 2

Section C.9 is amended by adding Map C.9.252, as attached in Schedule ‘B’

