

Authority: North York Community Council Report No. 9, Clause No. 34,
adopted as amended, by City of Toronto Council on November 30,
December 1 and 2, 2004
Enacted by Council: February 3, 2005

CITY OF TORONTO

BY-LAW No. 29-2005

**To adopt Amendment No. 557 to the Official Plan for the former City of North York in
respect of the lands within the North York Centre Secondary Plan.**

WHEREAS authority is given to Council of the City of Toronto 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. The text attached hereto as Schedule "A" is hereby adopted as Amendment No. 557 to
the Official Plan of the former City of North York.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED this 3rd day of February, A.D. 2005.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

PREFACE AND EXPLANATORY NOTES

TO AMENDMENT NO. 557

TO THE OFFICIAL PLAN FOR THE FORMER

CITY OF NORTH YORK

LANDS AFFECTED BY THIS AMENDMENT

This amendment concerns the lands located within the North York Centre Secondary Plan area.

EFFECT OF AMENDMENT

This proposed general amendment relates to mechanisms for funding the Service Road network, and Public Recreation Centres and Social Facilities, through the density incentives of the Secondary Plan. The effect of this amendment is to provide an additional incentive in the form of a monetary contribution toward the City's cost of acquiring lands necessary for the Service Road and associated road network and buffer areas identified in the Secondary Plan. The amendment also provides a revised density incentive to allow for a monetary contribution toward the City's cost of constructing and furnishing Public Recreation Centres and Social Facilities.

PUBLIC MEETING

A statutory Public Meeting to consider the proposed amendment was held by North York Community Council on November 16, 2004, after notice of such meeting had been provided in accordance with the requirements of the *Planning Act*. It was North York Community Council's decision to recommend adoption of the amendment.

A meeting to consider this matter was held by Council of the City of Toronto on November 30 and December 1 and 2, 2004.

SCHEDULE “A”
AMENDMENT NO. 557
TO THE OFFICIAL PLAN OF THE FORMER
CITY OF NORTH YORK

The following text constitutes Amendment No. 557 to the Official Plan of the former City of North York.

A. Part D.1, The North York Centre Secondary Plan, is amended so that it reads as follows:

3.3 DENSITY INCENTIVES

- (a) Figure 3.3.1 shows incentives for the provision of specific uses and facilities. The gross floor area of such facilities is exempted from the calculation of density, to the extent provided for in Figure 3.3.1. Council shall secure the provision and maintenance of such facilities by appropriate legal agreements.
- (b) In lieu of the provision of public recreational centres and social facilities, including school facilities, in exchange for the additional density as set out in Figure 3.3.1, Council may accept a monetary contribution towards the cost of constructing and furnishing the same facilities at another location serving the North York Centre, provided:
 - (i) Council is satisfied that the provision of the facility within the development is not practical or feasible, or alternative arrangements for the provision of the facility are preferable; and
 - (ii) arrangements to expend the funds for the provision of the specified facility in a timely fashion at an alternative location have been secured in an appropriate legal agreement.

The amount of the monetary contribution shall be equal to the market value of the gross floor area thereby obtained, as specified in Figure 3.3.1.

- (c) Council may also accept a monetary contribution towards the cost of acquiring land necessary for completion of the Service Roads identified in Sections 8.6 and 8.7, and associated road network and buffer areas, such contribution to be used for no other purpose. The amount of the monetary contribution shall be equal to the market value of the gross floor area obtained through this incentive, as specified in Figure 3.3.1.
- (d) As used herein, “market value” refers to the land value of density in the North York Centre.

- B. Figure 3.3.1, Incentives, is amended by adding the following at the bottom of the table:

USE	INCENTIVE
Provision of Service Roads	
<ul style="list-style-type: none">lands required for portions of the Service Roads, and Associated Road Network or Buffer Areas identified in Maps D.1.8 and D.1.9 but not yet acquired by the City	The gross floor area attributable to the monetary contribution