

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 16, 2005

**CITY OF TORONTO**

**BY-LAW No. 144-2005**

**To adopt Amendment No. 558 to the Official Plan of the former City of North York, with respect to lands located within the block bounded on the south by Finch Avenue West, on the west by Greenview Avenue, on the north by Hendon Avenue and on the east by Duplex Avenue.**

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 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. 558 to the Official Plan of the former City of North York, consisting of the attached text, is hereby adopted.
2. This By-law shall come into force and effect on the day of final passing thereof.

ENACTED AND PASSED this 16th day of February, A.D. 2005.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**PREFACE AND EXPLANATORY NOTES**

**TO AMENDMENT NO. 558**

**TO THE OFFICIAL PLAN OF THE**

**FORMER CITY OF NORTH YORK**

**LANDS AFFECTED BY THIS AMENDMENT**

This amendment concerns lands located within the block bounded on the south by Finch Avenue West, on the west by Greenview Avenue, on the north by Hendon Avenue and on the east by Duplex Avenue, excepting the lands known municipally as 35 Hendon Avenue.

**EFFECT OF AMENDMENT**

The lands are governed by the provisions of the North York Centre Secondary Plan. The effect of the amendment to this Secondary Plan would be as follows:

- (a) The prime frontage area depicted on Map D.1.2 of the Secondary Plan would include the Finch Avenue West frontage of the lands in order to enable street-related retail uses to qualify for the density exemption specified in Section 3.3.
- (b) The requirement of the Secondary Plan that exempt bicycle storage space be located below grade would be waived in order to enable above-grade bicycle storage lockers to qualify for the density exemption specified in Section 3.3.
- (c) The requirement of Section 6.7 of the Secondary Plan that private outdoor recreational space be located at grade would be waived in order to enable rooftop podium recreational space to be included in the calculation of the private outdoor recreational space requirement.

**PUBLIC MEETING**

A statutory public meeting to consider this amendment application was held by North York Community Council on November 16, 2004, 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, as amended.

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

On February 16, 2005, City of Toronto Council enacted By-law No. 144-2005.

**AMENDMENT NO. 558**  
**TO THE OFFICIAL PLAN OF THE**  
**FORMER CITY OF NORTH YORK**

The following text constitutes Amendment No. 558 to the Official Plan of the former City of North York.

**Clause 1**

Part D.1, the North York Centre Secondary Plan, is amended by adding the following to Section 13:

“13.12       LANDS LOCATED WITHIN THE BLOCK BOUNDED ON THE SOUTH BY FINCH AVENUE WEST, ON THE WEST BY GREENVIEW AVENUE, ON THE NORTH BY HENDON AVENUE AND ON THE EAST BY DUPLEX AVENUE, EXCEPTING THE LANDS KNOWN MUNICIPALLY AS 35 HENDON AVENUE.

The Prime Frontage Area depicted on Map D.1.2 includes lands fronting onto the north side of Finch Avenue West between Duplex Avenue and Greenview Avenue.

Notwithstanding the provisions of Section 3.3, the gross floor area of bicycle storage lockers next to indoor above-grade parking may be exempted from the calculation of density.

Notwithstanding the provisions of Section 6.7(b) and (d), rooftop podium recreational space may be included in the calculation of the private outdoor recreational space requirement.”

**Clause 2**

Map D.1.2 (Prime Frontage Area) of the North York Centre Secondary Plan is amended to include in the Prime Frontage Area the lands fronting onto the north side of Finch Avenue West between Duplex Avenue and Greenview Avenue.

**Clause 3**

Map D.1.11 (Uptown Site Specific Policies) of the North York Centre Secondary Plan is amended by adding site specific policy designation 13.12.