

Authority: North York Community Council Report No. 2, Clause No. 15, adopted as amended, by City of Toronto Council on February 16, 2005, and Notice of Motion J(25), moved by Councillor Moscoe, seconded by Councillor Di Giorgio, as adopted by City of Toronto Council on June 14, 15 and 16, 2005
Enacted by Council: June 16, 2005

CITY OF TORONTO

BY-LAW No. 556-2005

To adopt Amendment No. 564 to the Official Plan for the former City of North York with respect to lands located at the northwest corner of Finch Avenue West and York Gate Boulevard.

WHEREAS authority is given to Council under 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. 564 to the Official Plan of the City of North York, consisting of the attached text, 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 16th day of June, A.D. 2005.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

PREFACE AND EXPLANATORY NOTES

TO AMENDMENT NO. 564

TO THE OFFICIAL PLAN OF THE FORMER CITY OF NORTH YORK

PART ONE – PREAMBLE

LOCATION AND DESCRIPTION

This amendment concerns lands bounded by Finch Avenue West on the south, York Gate Boulevard on the east, Norfinch Drive and the former Regina Pacis Separate Secondary School on the west, and the Hydro One hydroelectric corridor on the north. The site is currently vacant land and is subject to site-specific policy C.9.114, which permits the development of 1,296 dwelling units.

EFFECT OF THE AMENDMENT

The effect of this amendment would be to reduce the number of dwelling units permitted in site-specific policy C.9.114 from 1,296 to 999. As amended, the policy would permit the construction of two residential apartment buildings containing 780 dwelling units, 22 storeys and 19 storeys in height, on Finch Avenue West and 219 townhouse and semi-detached dwelling units to the north, at an overall density of 1.45 times the lot area.

PUBLIC MEETINGS

The North York Community Council considered this amendment at a statutory public meeting held on February 8, 2005, after written notice of such meeting had been sent to all persons assessed in the notification area. It was considered by Council on February 16, 2005 and adopted by Council on June 14, 15 and 16, 2005, subject to amendments regarding a requirement for contributions pursuant to section 37 of the *Planning Act*.

AMENDMENT NO. 564
TO THE OFFICIAL PLAN
FOR THE FORMER CITY OF NORTH YORK

PART TWO – THE AMENDMENT

The following text constitutes Amendment No. 564 to the Official Plan of the City of North York.

ITEM 1:

Section C.9 is amended by deleting “1296” in Policy C.9.114 and replacing it with “999”.

ITEM 2:

Section C.9 is amended by adding the following to Policy C.9.114:

“The zoning by-law for the subject property can be amended to permit a maximum of 999 dwelling units provided that the owner has entered into an agreement pursuant to section 37 of the *Planning Act*, and such agreement has been registered on title to the subject property, which secures the following contributions prior to the issuance of a building permit:

- (a) a contribution of \$500.00 per dwelling unit towards the provision of community amenities at one or more area facilities; and
- (b) a contribution of 0.5% of the gross construction cost of the development for the provision of public art.”