

Authority: North York Community Council Report No. 9, Clause No. 31,
as adopted by City of Toronto Council on November 30, December 1 and 2, 2004
Enacted by Council: July 21, 2005

CITY OF TORONTO

BY-LAW No. 684-2005

**To adopt Amendment No. 559 to the Official Plan for the former City of North York
with respect to lands municipally known as 188 Clifton Avenue.**

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

ENACTED AND PASSED this 21st day of July, A.D. 2005.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

PREFACE AND EXPLANATORY NOTES

TO AMENDMENT NO. 559

TO THE OFFICIAL PLAN OF THE FORMER CITY OF NORTH YORK

INTRODUCTION

The purpose of this amendment is to permit the development of a three-storey triplex dwelling and the addition of a third dwelling unit in the basement of an existing double duplex dwelling on the lands shown on Schedule “A” attached hereto.

LANDS AFFECTED BY THIS AMENDMENT

This amendment concerns lands located on the north side of Clifton Avenue and the west side of Wilson Heights Boulevard. The municipal address is 188 Clifton Avenue.

EFFECT OF THE AMENDMENT

The effect of this amendment would be to permit the construction of a three-storey triplex dwelling at the northwest corner of the intersection of Clifton Avenue and Wilson Heights Boulevard. The amendment would also permit a third dwelling unit to be located within the basement of the existing double duplex dwelling located at 188 Clifton Avenue to the west.

PUBLIC MEETINGS

North York Community Council considered this amendment at a statutory public meeting held on November 15, 2004, after written notice of such meeting had been sent to all persons assessed in the notification area. It was the Community Council’s decision to recommend that the amendment be adopted.

AMENDMENT NO. 559
TO THE OFFICIAL PLAN FOR THE
FORMER CITY OF NORTH YORK

The following text and schedule constitute Amendment No. 559 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.9.256 Lands on the north side of Clifton Avenue, west side of Wilson Heights Boulevard, known as 188 Clifton Avenue.

Notwithstanding the Commercial (COM) designation on this site, City Council may pass by-laws respecting such lands permitting a three-storey triplex dwelling and a third dwelling unit within the existing double duplex dwelling at 188 Clifton Avenue.”

Clause 2

Section C.9 is amended by adding map C.9.256 as attached in Schedule “A”

