

CITY OF TORONTO

BY-LAW No. 1124-2007(OMB)

**To adopt Amendment No. 556 to the Official Plan for the former City of North York
with respect to lands municipally known as 1900 Bayview Avenue.**

WHEREAS the Ontario Municipal Board, by way of Order No. 3501 issued on December 15, 2006, determined to amend the Official Plan for the former City of North York with respect to lands municipally known as 1900 Bayview Avenue;

THEREFORE the Ontario Municipal Boards orders as follows:

- 1.** The text and maps annexed hereto as Schedule “A” are hereby adopted as amendments to the Official Plan for the former City of North York.
- 2.** This is Official Plan Amendment No. 556.

PURSUANT TO THE ORDER/DECISION NO. 3501 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON DECEMBER 15, 2006 IN BOARD FILE NO. PL041180.

AMENDMENT NO. 556
TO THE OFFICIAL PLAN FOR THE
FORMER CITY OF NORTH YORK

The following text and schedule constitute Amendment No. 556 to the Official Plan for the former City of North York.

ITEM 1

Map C.1 – Land Use Plan – of the Official Plan is amended in accordance with Schedule “A” attached hereto.

ITEM 2

Clause 1

Part C.9 – Specific Development – of the Official Plan is amended by adding the following:

“C.9.(254) Lands on the west side of Bayview Avenue between Mount Hope Cemetery and Sunnydene Park (municipally known as 1900 Bayview Avenue).

1. Notwithstanding the Residential Density Five (RD5) designation on this property, redevelopment for multiple unit housing in an apartment form shall only be permitted in the form of two low to medium rise residential buildings and subject to,
 - (1) new site specific zoning standards as provided herein, and more specifically incorporated into the implementing zoning by-law; and
 - (2) the facilities, services and matters set forth in section 7 herein being provided and maintained by the owner of this property, at its expense and in accordance with and subject to the Section 37 Agreement referred to therein and set forth in the implementing zoning by-law.
2. The proposed residential buildings shall be designed to be compatible with surrounding land uses including the abutting stable low density neighbourhood and natural ravine located to the north.
3. Site plan approval shall be required which will provide for a high quality design for the buildings, as well as significant new landscaping which includes year round screening. The objective of the site plan approval is to minimize overview, shadowing and environmental impact on abutting residential and ravine lands, within the context of the agreed built form.

4. The following design considerations shall be incorporated into the development through the zoning by-law and site plan approval: screened rooftop elements, a top floor set back from the main face of the building and distinguished from the main body of the building, and no continuous and unbroken balcony on the north façade of the building.
5. The maximum density of development shall not exceed 2.15 FSI as measured to the staked top of bank line as shown on Schedule “A”. Further, the minimum building setbacks and maximum heights for all buildings and a 10 metre naturalised buffer will be as shown on Schedule “A”.
6. The maximum height of each floor will be set out in metres in the implementing zoning by-law, but in general terms shall not exceed 6 floors plus rooftop equipment for the east building and 5 floors plus rooftop equipment for the west building. The above-noted heights shall be measured from an average established grade based on 146 metres CGD, and more specifically shown on a Building Height Schedule in the implementing zoning by-law.
7. The owner of the property, at its expense and in accordance with and subject to a Section 37 Agreement entered into with the City and registered on the property as a first priority subject only to the fee simple interest in the lands, to the satisfaction of the City Solicitor prior to the issuance of any building permit for the property, shall
 - (1) prepare and implement an environmental management plan for the lands located below the staked bank line and within the 10 metre buffer beyond the staked bank line, to the satisfaction of the City, and provide a Letter of Credit to the City in the amount of \$207,000.00 prior to the issuance of any building permit for the property to secure this obligation and if required by the City enter into a Conservation Easement satisfactory to the City for the 10 metre buffer area;
 - (2) provide a Letter of Credit to the City in the amount of \$43,000.00 prior to the issuance of any building permit for the property to secure improvements to Sunnydene and Sherwood Parks, to the satisfaction of the City;
 - (3) convey to the City for nominal consideration, all the lands below the staked bank line, to the satisfaction of the City;
 - (4) maintain the 10 metre buffer lands in a naturalised state in accordance with the environmental management plan approved by the City;
 - (5) grant the City an easement over the 10 metre buffer lands to allow maintenance access to the ravine slope below the staked bank line, and such temporary easement(s) and rights-of-ways as may be required to access City lands adjacent to the property, prior to the issuance of any building permit for the property, to the satisfaction of the City Solicitor;

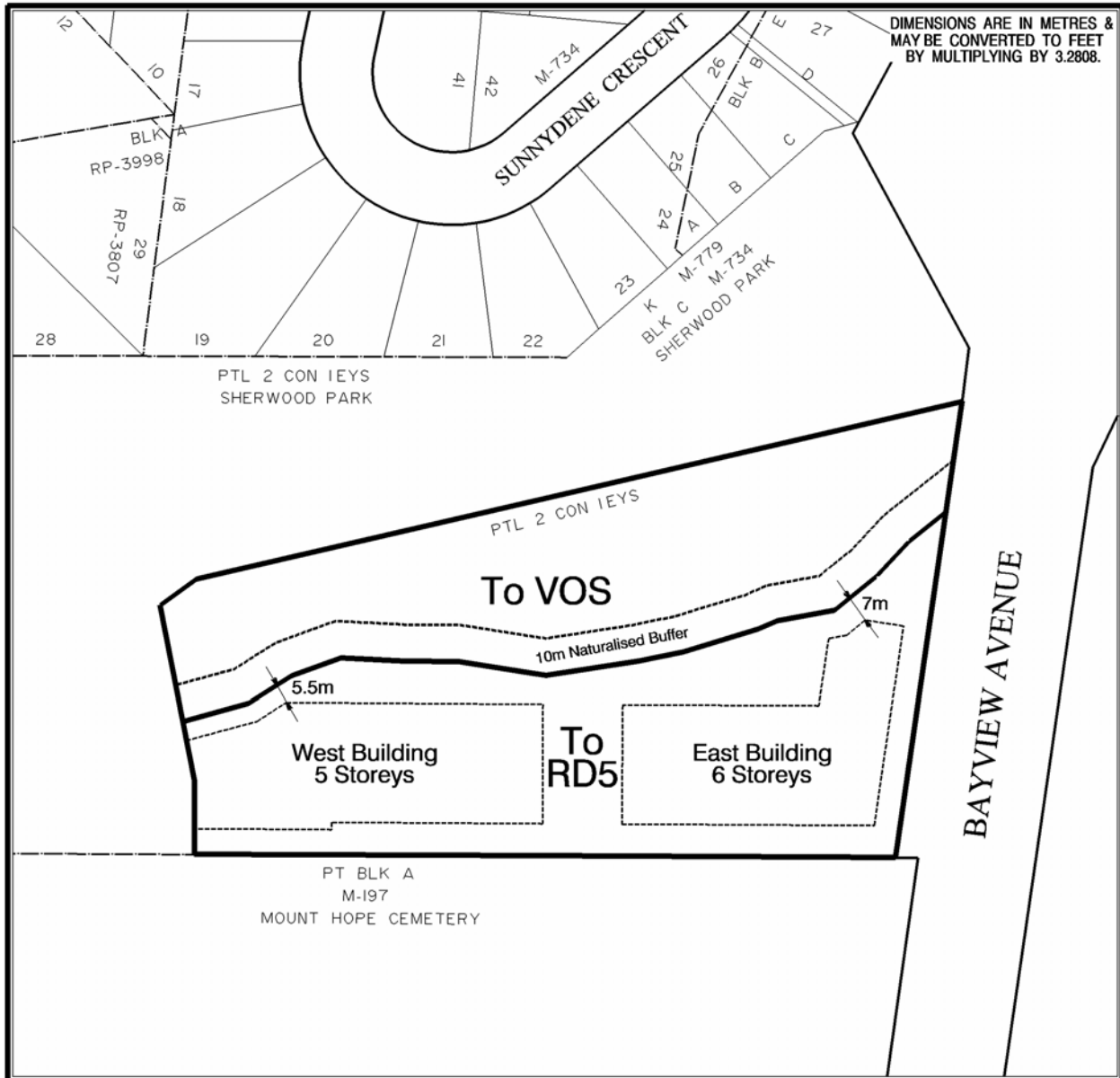
- (6) purchase from the City the closed road allowance and six-inch reserve at the southerly end of the property for a purchase price of \$700,000.00, prior to the issuance of any building permit for the property, to the satisfaction of the City Solicitor, which money shall be used for parkland improvements in the area and primarily for reforestation;
- (7) in exchange for a limiting distance agreement and easement agreements respecting City lands located immediately to the west of the property, the owner shall naturalise such City lands to the satisfaction of the City, at a cost of \$30,000.00; and
- (8) maintain and improve as a naturalised passive area a 3.048 metre wide portion of the lands conveyed to the owner pursuant to (6) herein, in accordance with a plan satisfactory to the City, and if required enter into a Conservation Easement satisfactory to the City;"

Clause 2

Part C.9 of the Official Plan is amended by adding Map C.9.(254) attached to this Official Plan Amendment.

Schedule " A "

(Amendment No. 556)

**Amendment to Map C.1**

**From General Institutional
to
Residential Density Five
and Valley Open Space**



SCALE: N.T.S.

**SUBJECT
PROPERTY**

File No. 03 035361

Prepared by: A.K.

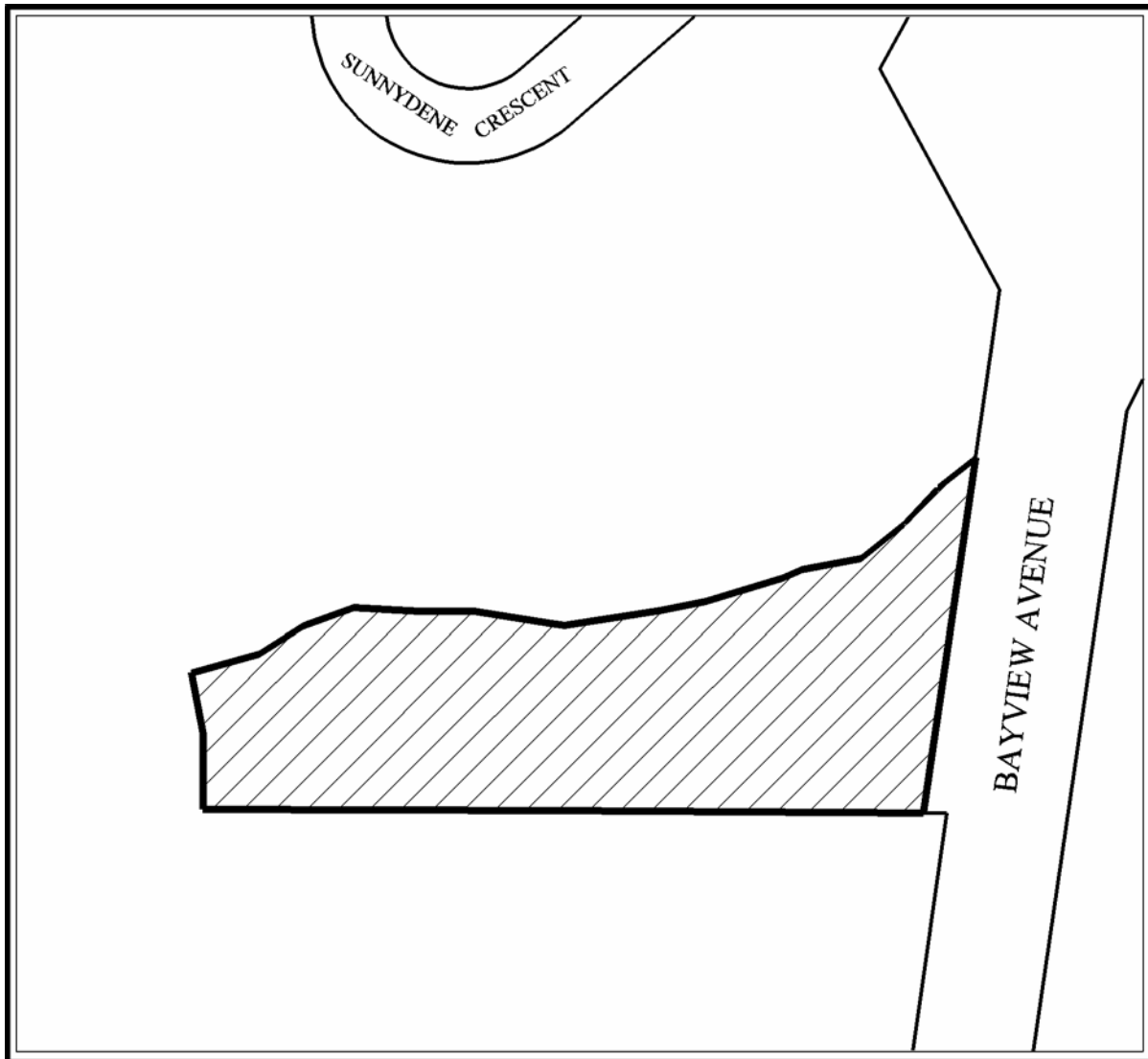
Approved by: R.G..

Date: Sept. 23, 2005

Filename: OPA556

Location: Part of Lot 2, Concession 1 East of Yonge Street, City of Toronto

Source: Official Plan, By-Law, Lot Line, Street Line and Street Name Data - North York Planning Department.
Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.

**MAP C.9.254****SUBJECT AREA**

FILE NAME : OPA556

DATE : SEPTEMBER 2005

Source: Lot Line, Street Line and Street Name Data - North York Planning Department.Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.