

Authority: North York Community Council Item 22.31,  
as adopted by City of Toronto Council on March 21, 2013

**CITY OF TORONTO**

**BY-LAW No. 614-2013**

**To adopt Amendment No. 202 to the Official Plan for the City of Toronto respecting the  
lands known municipally as 3, 5, 11, 17 and 21 Allenbury Gardens and  
3, 5 Kingslake Road.**

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 enacts:

1. The attached Amendment No. 202 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

Enacted and passed on May 10, 2013.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**AMENDMENT NO. 202 TO THE OFFICIAL PLAN**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2013 AS  
3, 5, 11, 17 and 21 Allenbury Gardens and 3, 5 Kingslake Road**

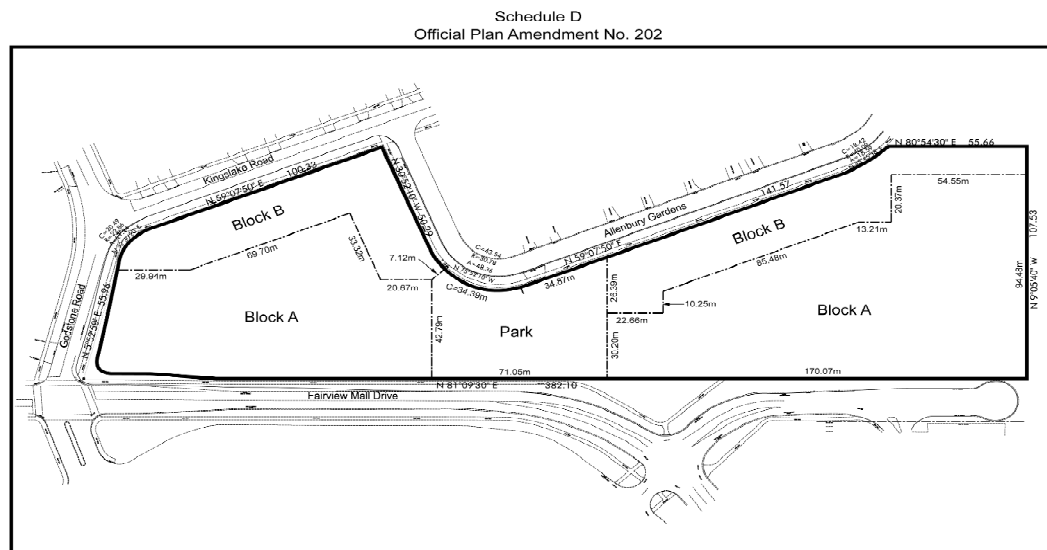
The Official Plan of the City of Toronto is amended as follows:

1. Map 19, Land Use Plan, is amended by re-designating the lands known municipally as 3, 5, 11, 17 and 21 Allenbury Gardens and 3, 5 Kingslake Road from Neighbourhoods to Apartment Neighbourhoods and Parks, as shown on the attached Schedule A.
2. Map 9-2, Key Development Areas, of Chapter 6, Section 9 (Sheppard East Subway Corridor Secondary Plan) is amended by adding the lands known municipally in 2013 as 3, 5, 11, 17 and 21 Allenbury Gardens and 3, 5 Kingslake Road as a Key Development Area with a density of 2.8 and by designating the lands as Apartment Neighbourhoods and Parks as shown on the attached Schedule B.
3. Chapter 6, Section 9 (Sheppard East Subway Corridor Secondary Plan) is amended by adding the following subsection to Section 4.2 (Development Nodes), Subsection D (Don Mills Node):

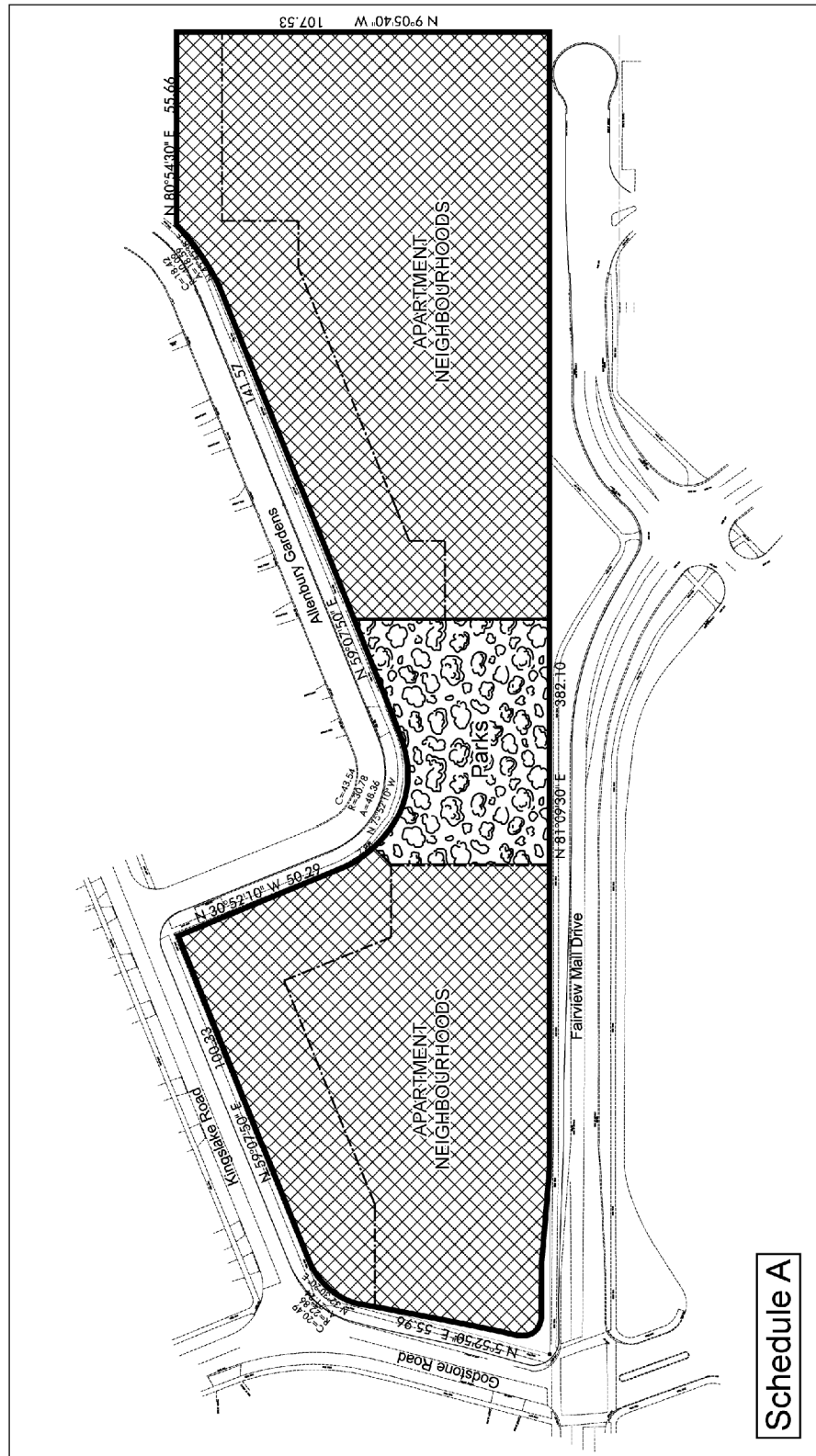
**4.2.9 3, 5, 11, 17 and 21 Allenbury Gardens and 3, 5 Kingslake Road**

On the lands designated Apartment Neighbourhoods, development is permitted with a maximum density of 2.8 times the area of the lands shown on the map below. On the lands shown as Block A, apartment buildings and townhouses are permitted. On the lands shown as Block B, only townhouses with a maximum height of 3 storeys are permitted.

The height of any building will not exceed the horizontal distance separating the building from the nearest property line of a lot within a low density stable residential area.



4. Map 9-3, Specific Development Policies, of Chapter 6, Section 9 (Sheppard East Subway Corridor Secondary Plan) is modified by identifying as "Specific Development Policy Area 4.2.9" the lands known municipally in 2013 as 3, 5, 11, 17 and 21 Allenbury Gardens and 3, 5 Kingslake Road, as shown on attached Schedule C.



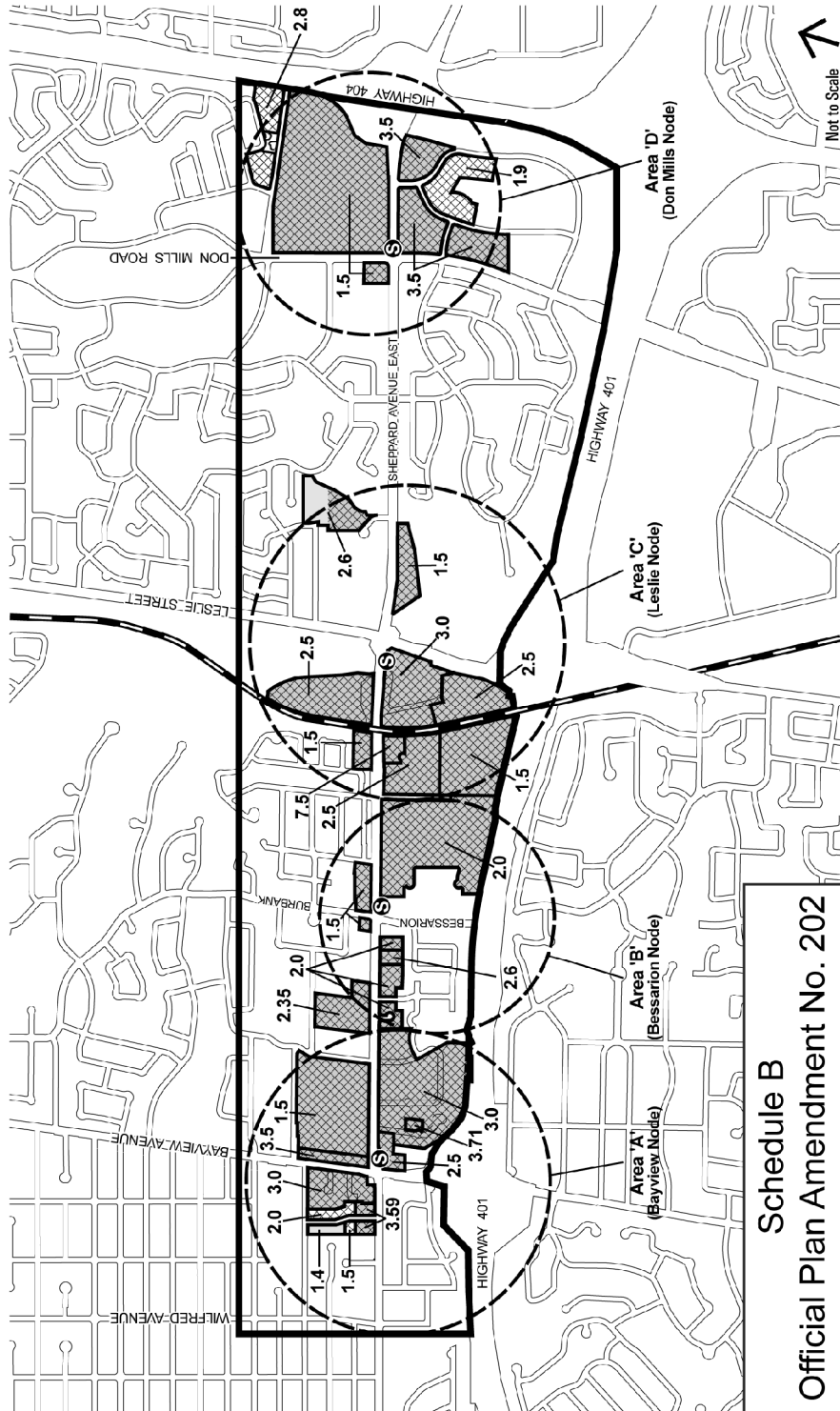
3 & 5 Kingslake Road & 3, 5, 11, 17 & 21 Allenbury Gardens

**TORONTO** City Planning  
Official Plan Amendment No. 202

File # 11 293972 NNY 33 0Z

Site Location  
 Apartment Neighbourhoods  
 Parks  
 Parks & Open Space Areas

Not to Scale  
 1/24/2013



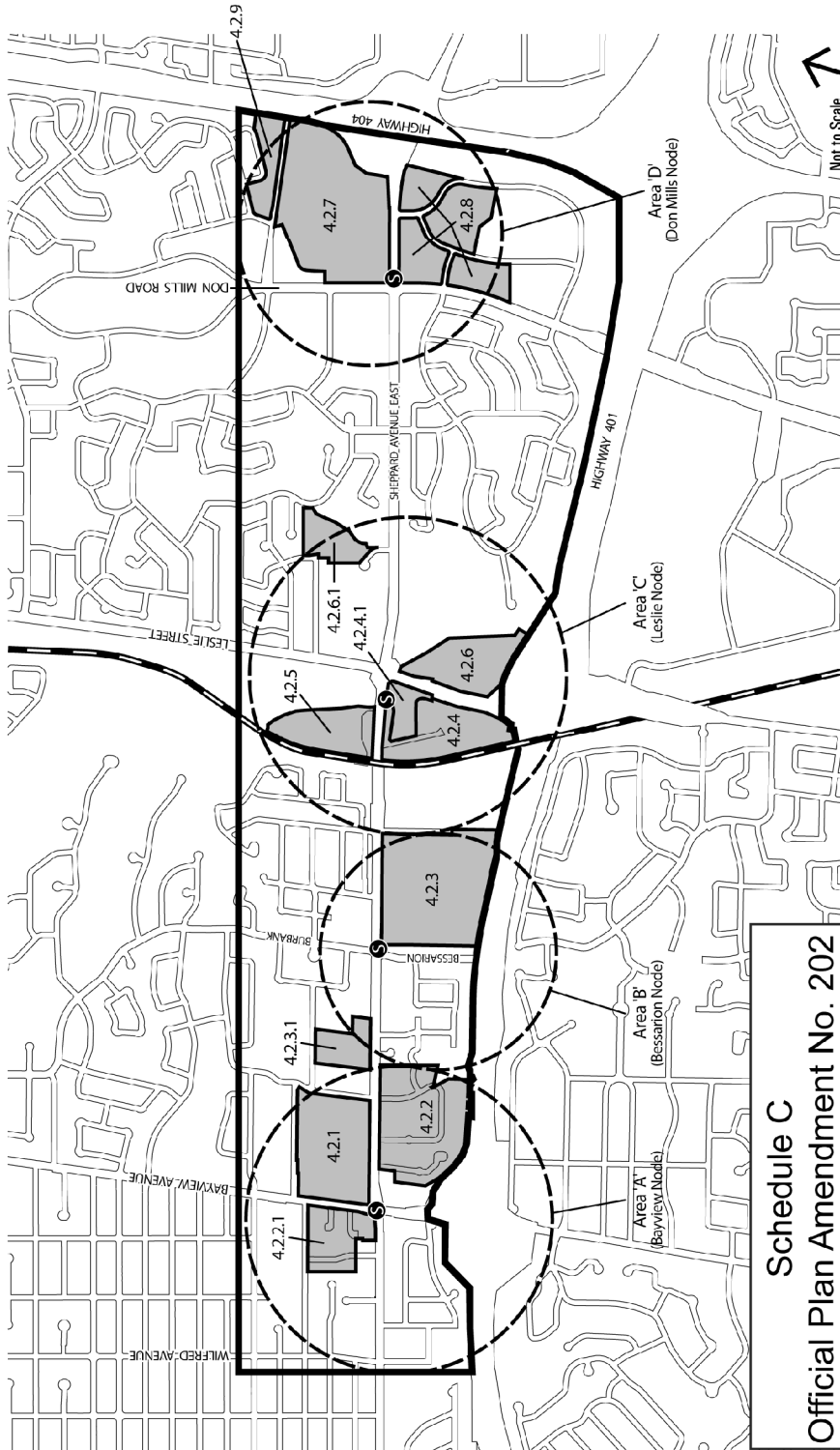
**Schedule B**  
**Official Plan Amendment No. 202**



**Sheppard East Subway Corridor Secondary Plan**

**MAP 9-2 Key Development Areas**

- Secondary Plan Boundary
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks & Open Space Areas
- Parks
- Density 1.5
- Subway Station



**Schedule C**  
**Official Plan Amendment No. 202**



## Sheppard East Subway Corridor Secondary Plan

MAP 9-3 Specific Development Policies

- Secondary Plan Boundary
- Specific Development Policy Areas
- Subway Station

December 2012