

Authority: North York Community Council Item 33.51, adopted as amended,
by City of Toronto Council on July 8, 9, 10 and 11, 2014

CITY OF TORONTO

BY-LAW No. 721-2014

**To adopt Amendment No. 249 to the Official Plan for the City of Toronto in respect of
lands located in the North York Centre Secondary Plan Area.**

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 enacts:

1. Amendment No. 249 to the Official Plan for the City of Toronto in respect of lands
located in the North York Centre Secondary Plan area, consisting of the attached text, is
hereby adopted.

Enacted and passed on July 11, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

AMENDMENT NO. 249

**TO THE OFFICIAL PLAN OF THE CITY OF TORONTO IN RESPECT OF LANDS
LOCATED IN THE NORTH YORK CENTRE SECONDARY PLAN AREA**

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

1. Chapter Six, Section 8 (North York Centre Secondary Plan) is amended by modifying Section 3.3(c) so that it reads:

3.3 Density Incentives

- (c) The City may also accept a monetary contribution towards the cost of:
 - (i) acquiring land necessary for completion of the Service Roads identified in Sections 8.6 and 8.7, and associated road network and buffer areas;
 - (ii) acquiring for parks purposes additional land serving the *North York Centre*, over and above land obtained pursuant to the parkland dedication policies of the Official Plan; or
 - (iii) improving parkland in the *North York Centre*.

The monetary contribution is to be used for no other purpose. The amount of the contribution will be equal to the market value of the gross floor area obtained through this incentive, as specified in Figure 3.3.1 (Provision of Service Roads, Provision of Parkland, Parkland Improvement).

2. Chapter Six, Section 8 (North York Centre Secondary Plan) is amended by renumbering paragraphs (d) and (e) in Section 3.3 Density Incentives to (e) and (f) respectively, and inserting after paragraph (c) the following paragraph (d):

3.3 Density Incentives

- (d) For additional parkland conveyances, over and above the dedication required by the parkland dedication policies of the Official Plan, the gross floor area subject to monetary contribution pursuant to Sections (b) and (c) above may, at the City's sole discretion, instead be exempted in whole or in part by an amount equal to the area of the additional parkland conveyed in accordance with this incentive, as specified in Figure 3.3.1 (Conveyance of Additional Parkland). The land conveyance must be accepted by the City in order for the exemption to take effect.

3. Chapter Six, Section 8 (North York Centre Secondary Plan) is amended by modifying Figure 3.3.1 Incentives to insert, before the last row of the chart, three new rows, as follows:

<i>Figure 3.3.1 Incentives</i>	
<i>USE</i>	<i>INCENTIVE</i>
Provision of Parkland <ul style="list-style-type: none">• serving the <i>North York Centre</i>• over and above that required by the Official Plan's parkland dedication policies	The gross floor area attributable to the monetary contribution.
Parkland Improvement <ul style="list-style-type: none">• provision or replacement of capital facilities, including amenities, located in public parks in the <i>North York Centre</i>	The gross floor area attributable to the monetary contribution.
Conveyance of Additional Parkland <ul style="list-style-type: none">• serving the <i>North York Centre</i>• over and above that required by the Official Plan's parkland dedication policies• conveyed to the City for nominal consideration• at least 5,000 square metres in area or considered by the City to be otherwise extraordinary and of particular importance to the <i>North York Centre</i>• may include improvements in addition to base park conditioning	Gross floor area in an amount equal to the area of the additional parkland.

4. Chapter Six, Section 8 (North York Centre Secondary Plan) is amended by deleting the words "subject to the parkland dedication policies in Section 6.5" in Section 3.4.2(a) so that it reads:
- (a) Provision of Land for Public Purposes
- The gross floor area resulting from the density assigned to land within the *North York Centre* may be transferred if the land is conveyed to the City for nominal consideration for public purposes such as roads, public parks, public recreational centres or other public purposes identified in this Secondary Plan.
5. Chapter Six, Section 8 (North York Centre Secondary Plan) is amended by adding ", density transfers and incentives" to Section 6.3(d)(iii) so that it reads:

6.3(d) The North York Centre Conceptual Parks and Open Space Plan as shown on Map 8-9 will be implemented through the following:

- (iii) development approval process including parkland dedication, density transfers and density incentives;

6. Chapter Six, Section 8 (North York Centre Secondary Plan) is amended by deleting Section 6.5 regarding "Parkland Dedication" in its entirety and renumbering Sections 6.6, 6.7 and 6.8 accordingly.
7. Chapter Six, Section 8 (North York Centre Secondary Plan) is further amended by modifying the third row of Figure 3.3.1 Incentives, in relation to "Provision of a Public Recreational Centre", to read as follows:

<i>Figure 3.3.1 Incentives</i>	
<i>USE</i>	<i>INCENTIVE</i>
Provision of a Public Recreational Centre <ul style="list-style-type: none"> • publicly accessible • designed, constructed and equipped to the satisfaction of the City 	The gross floor area of the public recreational centre is exempted from the calculation of gross floor area. In addition, the gross floor area of a public recreational centre owned and operated by the City is not subject to the 33 per cent incentive/transfer limit specified in Section 3.2(b)(ii). Such development proposals will nonetheless remain subject to meeting the policies of this Secondary Plan including built form and transportation.

8. Chapter Six, Section 8 (North York Centre Secondary Plan) is further amended by modifying the fifth row of Figure 3.3.1 Incentives, in relation to "Provision of a Social Facility", to read as follows:

<i>Figure 3.3.1 Incentives</i>	
<i>USE</i>	<i>INCENTIVE</i>
<p>Provision of a Social Facility</p> <ul style="list-style-type: none">• publicly accessible• designed, constructed and equipped to the satisfaction of the City (or a publicly funded school board)• child day care centres, schools, other social facilities approved by the City	<p>The gross floor area of the social facility is exempted from the calculation of gross floor area and up to 4 times the gross floor area of the social facility is available as an incentive. In addition, the gross floor area of a child day care centre owned by the City and operated by the City or by a non-profit operator chosen by the City, or a new school with new pupil places owned and operated by a publicly funded school board, is not subject to the 33 per cent incentive/transfer limit specified in Section 3.2(b)(ii). Such development proposals will nonetheless remain subject to meeting the policies of this Secondary Plan including built form and transportation.</p>

9. Chapter Six, Section 8 (North York Centre Secondary Plan) is amended by replacing Section 10.4 regarding "Density of Required Land Conveyances" with the following policy:

10.4 Density of Land Conveyed for Public Purposes

Despite any other provision of this Secondary Plan, where a portion of a site is being or has been conveyed to the City for the purpose of:

- (a) widening, realigning, opening or extending a public road; or
- (b) providing public parkland, whether by a required dedication or in excess of a required dedication;

by-laws may be enacted to provide the calculation of permitted gross floor area on the remainder of the site based on the site as it existed prior to the conveyance.