

Authority: Ontario Municipal Board Decision issued September 21, 2000 and Order issued December 31, 2001 in Board File No. PL000050

**CITY OF TORONTO**

**BY-LAW No. 1178-2016(OMB)**

**To adopt Amendment No. 489 of the Official Plan for the former City of North York in respect of 17 and 25 Hillcrest Avenue, 18, 20 and 22 Elmwood Avenue.**

Whereas authority is given to the Ontario Municipal Board to direct that this By-law be enacted; and

Whereas the Ontario Municipal Board has considered the merits of an appeal to amend the Official Plan;

The Ontario Municipal Board has ordered the enactment of the following:

1. Amendment No. 489 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.

Pursuant to the Decision of the Ontario Municipal Board issued September 21, 2000 and Order issued December 31, 2001 in Board File No. PL000050.

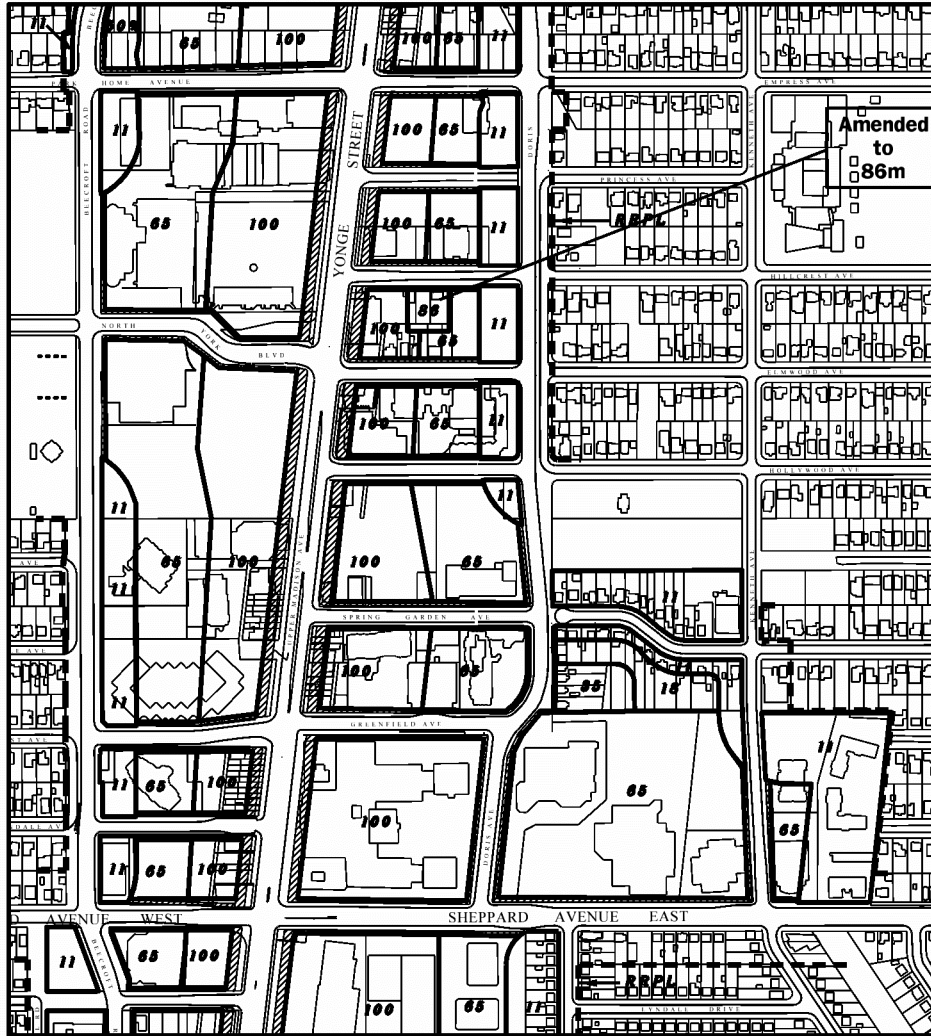
**AMENDMENT NO. 489 TO THE OFFICIAL PLAN OF THE CITY OF NORTH YORK**

The following text constitutes Amendment No. 489 to the Official Plan of the City of North York.


## ITEM 1

Map D.1.6 Maximum Height Limits is hereby amended in accordance with Schedule "A" attached hereto.

Schedule "A" - Amendment No. 489



MAP D.1.6  
MAXIMUM HEIGHT LIMITS

<b>8.8</b>	<i>The Lesser of 8.8m or 2 Storeys</i>	<b>35</b>	<i>The Lesser of 35m or 12 Storeys</i>
<b>11</b>	<i>The Lesser of 11m or 3 Storeys</i>	<b>65</b>	<i>Maximum 65m Above Grade</i>
<b>12</b>	<i>The Lesser of 12m or 4 Storeys</i>	<b>86</b>	<i>Maximum 86m Above Grade</i>
<b>15</b>	<i>The Lesser of 15m or 4 Storeys</i>	<b>87</b>	<i>Maximum 87m Above Grade</i>
<b>16</b>	<i>The Lesser of 16m or 4 Storeys</i>	<b>100</b>	<i>Maximum 100m Above Grade</i>
<b>18</b>	<i>The Lesser of 18m or 6 storeys</i>	<b>50%</b>	<i>Maximum 50% Horizontal Distance from RRPL</i>
	<i>Street Facade limits as per Part D.1 Section 3.3</i>	<b>70%</b>	<i>Maximum 70% Horizontal Distance from RRPL</i>
	<i>Relevant Residential Property Line (RRPL)</i>		

