

Authority: Etobicoke York Community Council Report 3, Clause 3b,
adopted as amended, by City of Toronto Council on June 14, 2006
Enacted by Council: June 14, 2006

CITY OF TORONTO

BY-LAW No. 481-2006

To adopt Amendment No. 573 to the Official Plan for the former City of North York with respect to lands municipally known as 2277-2295 Sheppard Avenue West, 100 Mainshep Road, 2973 Weston Road and 3035 Weston Road.

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 HEREBY ENACTS as follows:

1. Amendment No. 573 to the Official Plan of the former City of North York, consisting of the attached text and schedules, is hereby adopted.
2. This By-law shall come into force and take effect on the day of its final passing.

ENACTED AND PASSED this 14th day of June, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. 573
TO THE OFFICIAL PLAN FOR THE
FORMER CITY OF NORTH YORK

The following text and schedule constitute Amendment No. 573 to the Official Plan for the former City of North York.

ITEM 1

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

ITEM 2

Part C.9 – Specific Development – of the Official Plan is amended by replacing the text and map of Section C.9.15 with the following:

Map C.9.15 LANDS ON THE EAST SIDE OF WESTON ROAD, SOUTH OF SHEPPARD AVENUE WEST

1. The lands shown on Map C.9.15 are subject to the following:

A traditional and cohesive character will be developed for this new neighbourhood. The proposed park and stormwater management area will be an organizing element for the interior lower intensity housing and development along Sheppard Avenue West will be constructed at higher residential densities and, where appropriate, provide for commercial uses at grade.

Commercial uses will be provided at the northeast corner of the lands to provide commercial services for the new neighbourhood and for existing residents. The form and structure of the development will generally be as follows:

Structure

- (a) New streets and lanes will be public;
- (b) The road network will be designed to integrate the development into the surrounding city fabric by providing connections to Sheppard Avenue West, Weston Road and the lands to the south;
- (c) The public park will act as a community focal point and will be defined by public roads on at least three frontages;

- (d) A mix of building types will be provided, with detached, semi-detached and townhouses dwellings the prominent forms; with higher density residential and mixed-use buildings along Sheppard Avenue West; and low rise commercial buildings in the northeast corner of the lands;

Built Form Principles

- (e) Design of the low scale residential dwellings will provide:
- (i) a variety of massing and architectural expression on the publicly exposed building elevations. This will be encouraged through the use of alternative façade treatments, massing, roofline variations, materials, and colours. The primary building material of the dwellings should be consistent on all elevations;
 - (ii) publicly exposed elevations incorporating adequate massing, proportions and wall openings (i.e. windows, doors, porches, etc.) to avoid large, blank, flat facades; and
 - (iii) corner lot dwellings which address both street frontages in a consistent manner and incorporate ground level detailing (porches, windows, entries, etc.) reinforcing the pedestrian scale of the street;
- (f) Within the Arterial Corridor Area (ACA) and Commercial (COM) areas:
- (i) the height of the buildings will create a comfortable pedestrian environment;
 - (ii) priority sites along the Sheppard Avenue West frontage should be developed to support a comfortable and attractive pedestrian environment, mid-range densities in the form of mixed use buildings and a street edge which is transit supportive and provides for a comfortable micro climate to support pedestrian movement and amenity through grade related commercial uses;
 - (iii) building facades will address both streets at corner locations. Buildings at the end of blocks will turn the corners by continuing the architectural features of the principal facades onto the perpendicular street. Blank facades will not be permitted;
 - (iv) buildings with residential uses on the main level facing the street will be raised by two to three steps above the grade of the sidewalk in order to achieve a level of privacy for the interior of the residential units;

- (v) vehicle access points will not be permitted from Sheppard Avenue West. Vehicle access will be from local roads and preferably at the side of the buildings fronting onto Sheppard Avenue West;
 - (vi) loading and service areas will not be permitted between the front of the building and the sidewalk and are to be screened from view of the public streets and sidewalks;
 - (vii) surface parking lots will not be permitted within the front yard of a building. Where parking lots are visible from a public street, they will be adequately screened and landscaped to ensure an attractive streetscape. Parking lots in exterior side yards will not be permitted;
 - (viii) buildings within the mixed use blocks, will be designed with frontages on both Sheppard Avenue West and the new street;
 - (ix) commercial and/or live work units will be encouraged along Sheppard Avenue West;
 - (x) the ground floor level of buildings, containing commercial uses, will be at grade level with doors and windows visually and physically connecting the shop interiors to the public street;
 - (xi) buildings adjacent to Sheppard Avenue West will be sited to create continuous frontages close to the street and will contain windows fronting onto the street; and
 - (xii) residential buildings will have front entrances on the Sheppard Avenue West façade. No amenity areas, such as raised or sunken patios and rear yards, will be located adjacent to the public streets;
- (g) Noise attenuation where appropriate will be achieved through the placement, location and massing of buildings;

Streetscape

- (h) Connections to parks and open space along public streets will be provided;
- (i) The existing streetscapes will be enhanced and a well landscaped environment will be maintained. Tree lined streets will be provided throughout the lands and a special character along Sheppard Avenue will be initiated. Special landscaped streets which incorporate a double row of trees will be provided. The streets leading into the proposed subdivision will continue the special streetscaping at the gateway points into the subdivision;

- (j) A high quality of street furnishings, such as lighting, bus shelters, trash containers etc. will be provided;
- (k) Opportunities exist to create green walls at the Sheppard Avenue underpass under the rail corridor. The retaining walls should be planted in order to allow evergreen vines to cover the walls and create an all season planting environment and enhance the sidewalks through the underpass. The approaches to the underpass as well as the sidewalks need to be improved. Lighting should be designed so that the lighting zone at the bridges marks a special place;
- (l) In order to define the area, streetscape material such as tree species, signage, lighting, street furniture will be co-ordinated and standardized; and
- (m) Gateways into the neighbourhood should be characterized by treed and landscaped boulevards;

Parks and Open Space

- (n) A park block that satisfies the City's parkland dedication requirements will be provided; and
- (o) A stormwater management pond will be located at the west property boundary of the site;

Affordable Housing

- (p) At least 25% of new dwelling units in all multiple unit residential buildings containing 20 or more units to be "Affordable Housing".

For the purposes of this amendment "Affordable Housing" means accommodation which is affordable to households with incomes in the 1 to 60 percentiles of the income distribution for the GTA Housing Market Area.

IMPLEMENTATION:

- (q) A Plan of Subdivision will be required;
- (r) The submission of Urban Design Guidelines for the employment and mixed use blocks is required prior to registration of the plan of subdivision. The guidelines will illustrate and describe urban design concepts for the Sheppard Avenue West and will provide a context for development in keeping with the objectives and policies of this plan and will assist in the evaluation of applications for site plan;

- (s) Townhouse and stacked townhouse dwellings will be consistent with the City of Toronto Urban Design Guidelines for Infill Townhouses; and
- (t) A zoning by-law may incorporate holding provisions in accordance with Section 36 of the *Planning Act*, as amended, to require a revised Noise Impact Study which identifies mitigation measures to the satisfaction of the Director of Community Planning, Etobicoke York District. The holding symbol may be removed by by-law when the conditions required to the lift the hold, as set out in the zoning by-law, have been satisfied;

LAND USE DISTRICTS:

- (u) For the lands designated Residential Density One (RD-1) within the area on Map C.9.15

Single detached dwellings shall be permitted to a maximum number of 34 units;
- (v) For the lands designated Residential Density Two (RD-2) with the area on Map C.9.15

Semi-detached and townhouse units shall be permitted to a maximum number of 375 units; and

One single detached dwelling shall be permitted;
- (w) For the lands designated Arterial Corridor Area (ACA) within the area on Map C.9.15
 - (i) The maximum permitted gross leasable floor area shall not exceed 3 700 square metres for the two blocks;
 - (ii) The maximum number of dwelling units shall not exceed 150;
 - (iii) Residential, and commercial uses are permitted; and
 - (iv) Live-work uses are permitted provided grade related work space is provided.
- (x) Commercial (COM)
For the lands designated Commercial (COM) on Map C9.15:
 - (i) the maximum permitted gross leasable floor area shall not exceed 3 650 square metres for the block; and
 - (ii) Neighbourhood commercial uses are permitted, and a food store is encouraged.

INCREASED DENSITY – SECTION 37 AGREEMENT

Matters which are to be provided pursuant to Section 37 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, in order to permit the increased residential density authorized under ITEM 1 and ITEM 2 of this exception are:

SECTION 37 AGREEMENT

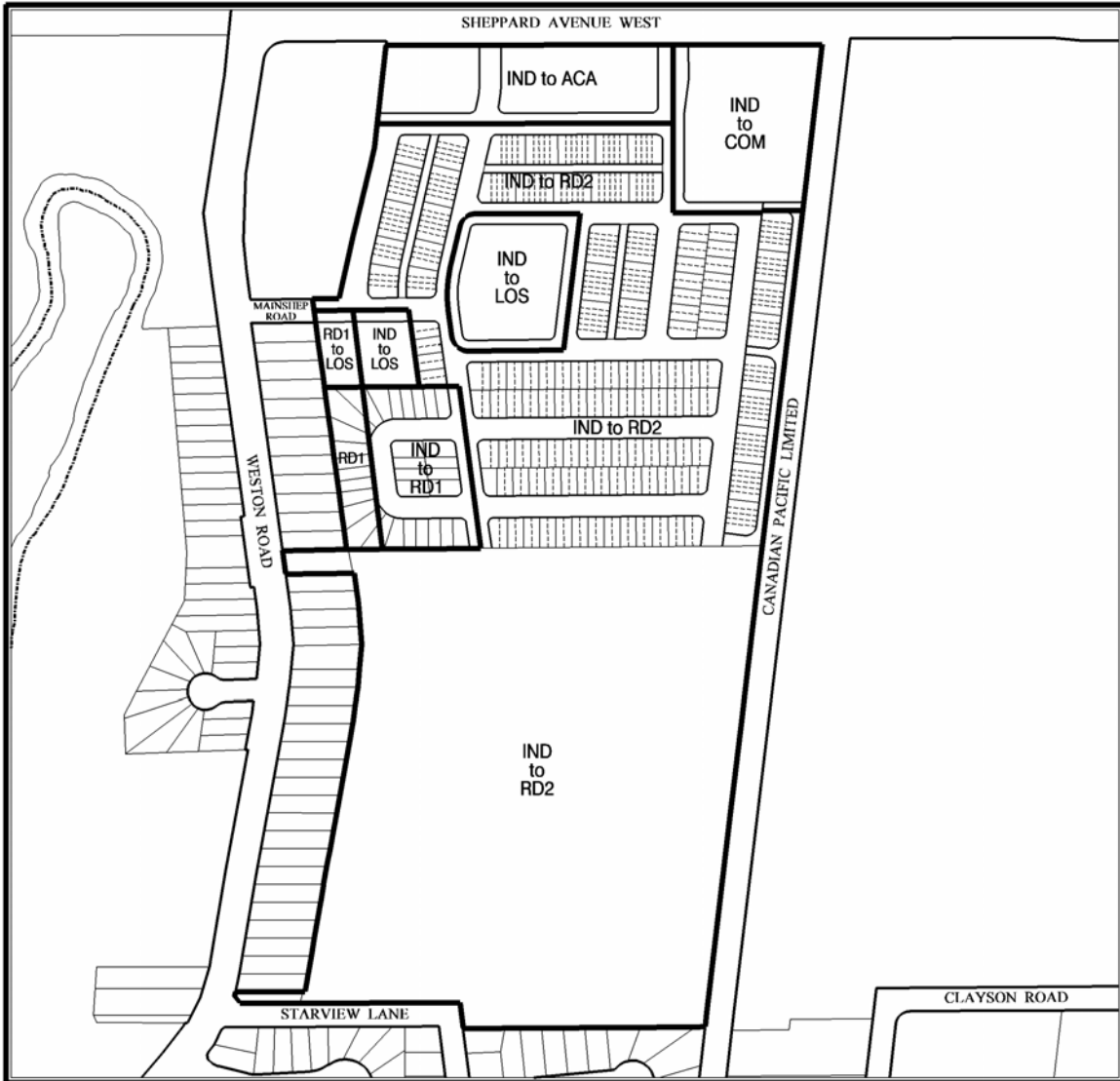
The owner of the subject lands shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the *Planning Act* to secure the facilities, services and matters referred to below, which agreement or agreements may be registered against the title of the lands to which this By-law applies in the manner and to the extent specified in such agreements. The owner of the subject lands, at the owner's expense and in accordance with, and subject to the agreements referred to above, shall provide or fund the following facilities, services and/or matters on terms satisfactory to the City of Toronto, acting reasonably:

- (a) The owner of the subject lands shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the *Planning Act* to secure the facilities, services and matters referred to below, which agreement or agreements may be registered against the title of the lands to which this By-law applies in the manner and to the extent specified in such agreements. The owner of the subject lands, at the owner's expense and in accordance with, and subject to the agreements referred to above, shall provide or fund the following facilities, services and/or matters on terms satisfactory to the City of Toronto, acting reasonably:
 - (i) Prior to the approval of the draft plan of subdivision, the owner provide a letter of credit for the amount of \$500,000 to the City, to be used for improvements to the Humber Sheppard Community Centre as set out below;
 - (ii) The contribution is to be allotted for the following improvements:
 - (i) \$200,000.00 toward a community/teaching kitchen;
 - (ii) \$150,000.00 toward an outdoor soccer stadium;
 - (iii) \$70,000.00 toward the construction of a concession stand; and
 - (iv) \$80,000.00 toward the gym floor and other amenities at the Humber Sheppard Community Centre;
 - (iii) Despite Clause (ii) if improvements to the Humber Sheppard Community Centre cannot be completed, the contribution will be used for improvements to other parks and/or recreation sites within Ward 7 at the discretion of the General Manager of Parks, Forestry and Recreation and the local Councillor;

- (iv) the owner shall enter into an agreement in accordance with (a) above to provide at least 25% of the new dwelling units in all multiple units residential buildings containing 20 or more units as “Affordable Housing” units. For the purposes of the amendment, “Affordable Housing” unit means accommodation which is affordable to households with incomes in the 1 to 60 percentiles of the income distribution for the GTA Housing Market;
- (v) prior to the issuance of a building permit for a multiple residential building containing 20 or more units, the owner’s solicitor will provide to the City a sworn affidavit satisfactory to the City Solicitor, in consultation with the City’s Chief Planner or his designate, confirming that:
 - (i) arms length agreements of purchase and sale have been entered into for the Affordable Housing units; and
 - (ii) the total sale prices (including GST) of those affordable housing units meet the Affordable Housing unit definition as set out in (iv);
- (vi) the owner shall enter into an agreement in accordance with (a) above to meet with the Ward Councillor and staff of the Affordable Housing Office and City Planning to determine if an agreement between the owner and the City can be reached to offer “affordable” units to prospective purchasers (as determined by the City) prior to the offering of the units to the general public, the term “affordable” being generally based on the definition and numeric requirements as set out in the North York Official Plan, the Official Plan for Metropolitan Toronto and the 2005 Provincial Policy Statement; and
- (vii) prior to the approval of the draft plan of subdivision, the owner contribute \$25,000 towards the construction of the St. Jude’s Catholic School/Best Start Playground to the satisfaction of the Chief Planner.

Schedule " A "

(Amendment No. 573)



LAND USE MAP

Amendment to Map C.1 Land Use

File No. 01_036261
 Prepared by: A.K.
 Approved by: G.B.
 Date: April 2006
 Filename: OPA573

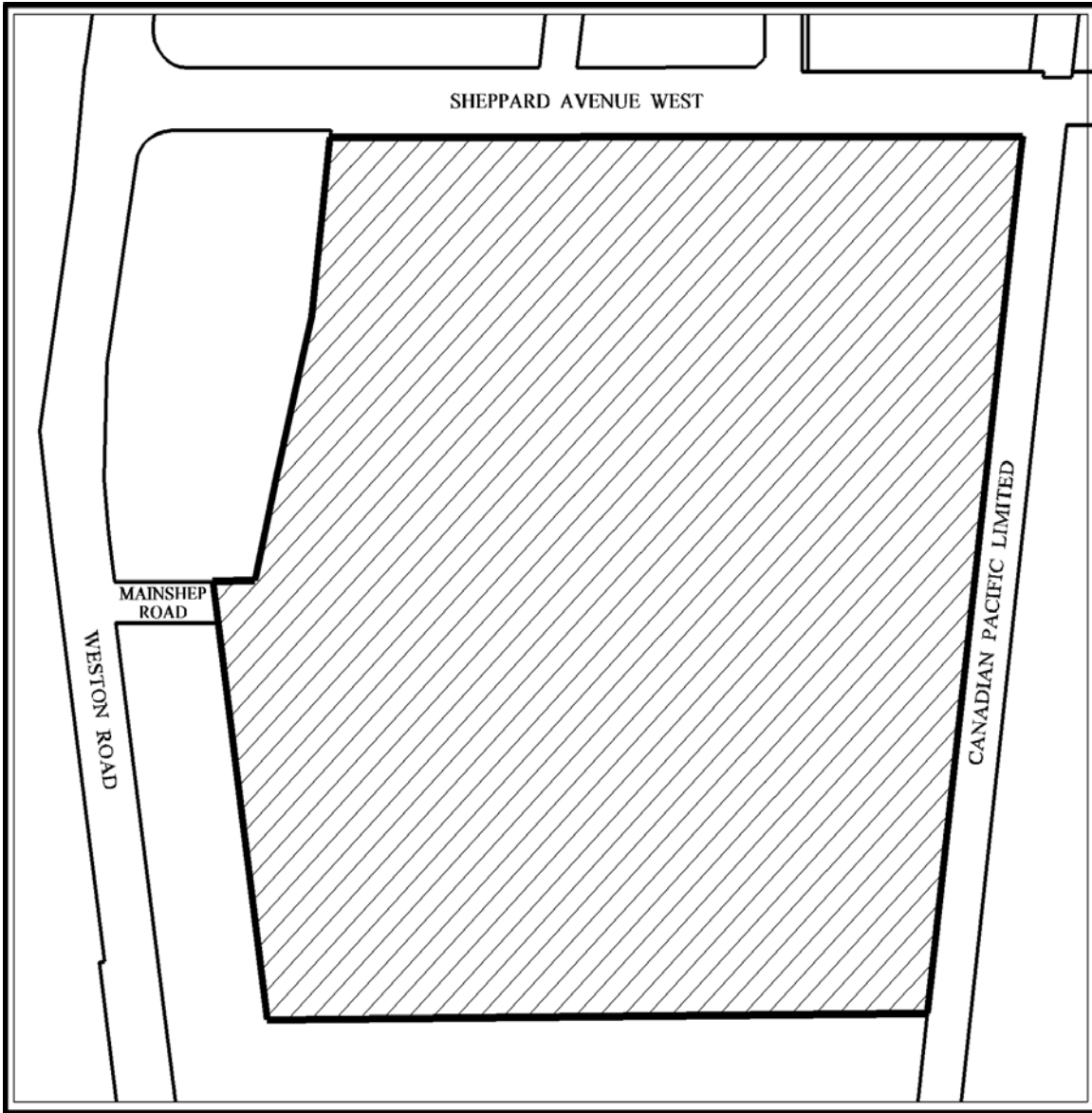




NOT TO SCALE



Location: Part of Lot 15 Concession 5 West 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.9.15	 SUBJECT AREA	FILE NAME : OPA573 DATE : MARCH 2006 
<small>Source: Lot Line, Street Line and Street Name Data - City of Toronto City Planning Division Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.</small>		