

CITY OF TORONTO

BY-LAW No. 294-2010(OMB)

**To adopt Amendment No. 586 to the Official Plan for the former City of North York
with respect to lands municipally known as 2025-2045 Sheppard Avenue East.**

WHEREAS authority is given to the Ontario Municipal Board under Sections 17 and 22 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to direct that this By-law be enacted;

THEREFORE the Official Plan for the former City of North York is amended as follows:

1. Amendment No. 586 to the Official Plan of the City of North York, consisting of the attached text and map, is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

PURSUANT TO DECISIONS/ ORDERS OF THE ONTARIO MUNICIPAL BOARD ISSUED ON OCTOBER 12, 2004 (ORDER NO. 1629), NOVEMBER 20, 2007 AND JANUARY 28, 2009 IN BOARD CASE NO. PL030692.

AMENDMENT NO. 586
TO THE OFFICIAL PLAN OF THE
CITY OF NORTH YORK

The following text and map constitute Amendment No. 586 to the Official Plan of the City of North York.

ITEM 1

Clause 1

Map C.1 – Land Use, is amended as shown on Schedule "A" to this amendment.

ITEM 2

Clause 1

Part C.9.277 Specific Development – of the Official Plan is amended by adding the following:

"C.9.277 LANDS LOCATED AT THE SOUTHEAST CORNER OF SHEPPARD AVENUE
EAST AND YORKLAND ROAD

Notwithstanding the Mixed Use and Industrial designations of the lands shown on Schedule "A" to this amendment, they may be used for a mixed-use development including residential, office, and retail/service commercial uses, subject to the following:

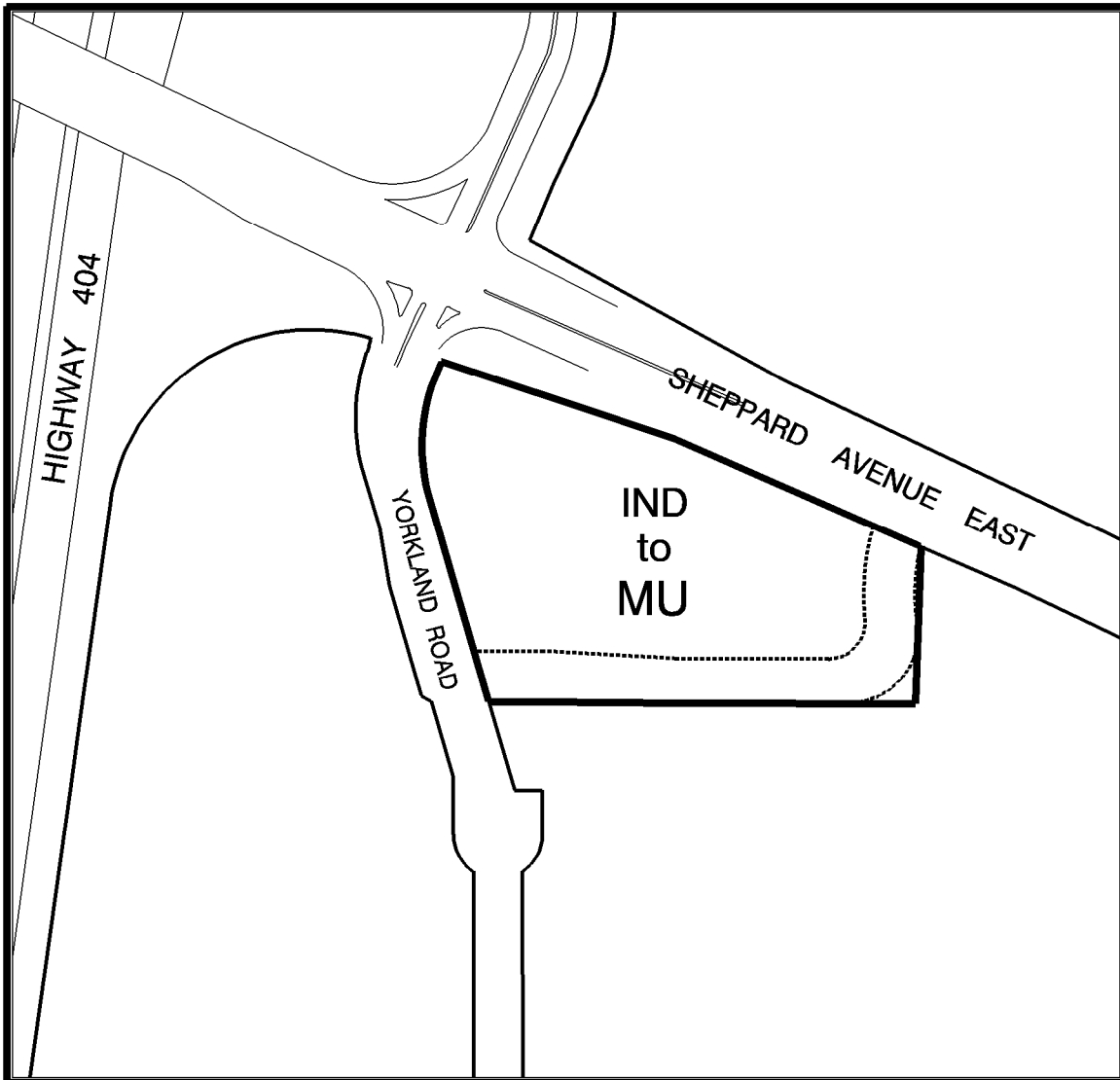
- (a) Residential uses shall not be permitted on the lands designated Industrial south of the new public road.
- (b) The maximum number of residential units permitted will be 900 to 1,070.
- (c) The maximum gross floor area for all uses shall be 93,814 square metres, net of density exemptions; of which a minimum of 8,740 square metres shall be for office and other commercial uses located within the lands designated Industrial.
- (d) as a condition of development, the owner shall enter into an agreement, pursuant to Section 37 of the *Planning Act*, R.S.O. 1990, to secure the following general facilities, services or matters on the specific terms set out in said agreement:
 - (i) the provision of a contribution in the amount of \$1,000,000 to be used for community facility improvements in the area;

- (ii) the provision of a contribution in the amount of \$500,000 to be used for public art, to be located at the owner's sole discretion provided it is visible from a publicly accessible space;
- (iii) the provision of a contribution by letter of credit in the amount of \$200,000 to be used for pedestrian related improvements along Sheppard Avenue East west of Yorkland Road to the Don Mills subway station;
- (iv) the provision of a contribution of \$10,000 to be used for future traffic monitoring;
- (v) the provision of 'countdown' pedestrian signals at the intersection of the proposed public road with Sheppard Avenue East, or a contribution of funds therefor to an upset limit of \$20,000;
- (vi) the provision of facilities which provide for the priority of public transit vehicles through the intersection of the proposed public road with Sheppard Avenue East, or a contribution of funds therefor to an upset limit of \$25,000;
- (vii) the provision of a maximum of three above-ground loop-detectors used in conjunction with signal prioritization facilities, or a contribution of funds therefor to an upset limit of \$10,000 each;
- (viii) the provision of a shuttle bus service to the Don Mills subway station to the residents of the residential buildings for the peak three-hour morning and afternoon transit usage times, weekdays excluding holidays, sized for approximately 25 persons at full site occupancy, with a correspondingly smaller size at prior times, commencing prior to full occupancy of the first residential building and terminating on the earlier of 10 years from the date of service commencement or on the opening of a rapid transit station located east of Highway 404 in or nearby the Consumers' Road Business Park;
- (ix) the provision for each residential unit in the first residential building at the time of occupancy of each such unit, free of charge, one single-year, one-person Toronto Transit Commission pass, as negotiated with the Toronto Transit Commission on a discounted bulk purchase basis;
- (x) a building with a minimum gross floor area of 464 square metres on the south side of the new public road shall be substantially completed prior to the occupancy of the first residential building; and

- (xi) one or more buildings which collectively have a minimum gross floor area of 3,995 square metres on the south side of the new public road shall be substantially completed prior to the occupancy of the third residential building."

Schedule " A "

(Amendment No. 586)

**AMENDMENT TO MAP C.1**

Industrial (IND)
to
Mixed Use (MU)

File No. TB CMB 2002.007

Prepared by: A.A.

Approved by: D.N.

Date: SEPT. 9/09

Filename: OPA586

**Location: Part of Lot 15, Concession 4, E.Y.S., 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.