

Authority: Scarborough Community Council Item 12.20,
as adopted by City of Toronto Council on February 6 and 7, 2012
Enacted by Council: February 7, 2012

CITY OF TORONTO

BY-LAW No. 128-2012

To adopt Amendment No. 143 to the Official Plan for the City of Toronto with respect to 2190, 2191, 2201 and 2210 Warden Avenue and 3477 Sheppard Avenue East and all lands on the north and south sides of Sheppard Avenue East between the former Hydro Corridor and Bay Mills Boulevard/Aragon Avenue.

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. The attached Amendment No. 143 to the Official Plan is hereby adopted pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this 7th day of February, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

**AMENDMENT No. 143 TO THE OFFICIAL PLAN
OF THE CITY OF TORONTO**

The following text and schedule constitute Amendment No. 143 to the Official Plan for the City of Toronto.

OFFICIAL PLAN AMENDMENT

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

1. Map 19, Land Use Plan, is amended by redesignating the lands known municipally in the year 2011 as 3195 and 3251 Sheppard Avenue from *Apartment Neighbourhoods* to *Mixed Uses Areas*, as shown on the attached Map.
2. Schedule 2, The Designation of Planned but Unbuilt Roads, is amended by adding the following planned but unbuilt roads:

Street Name	From	To
New Link A4	Sheppard Avenue	Warden Avenue
New Link B4	Palmdale Drive	Warden Avenue

⁴ Refer to Site and Area Specific Policy No. 373 for the general location of the Planned but Unbuilt Roads.

3. Chapter 7, Site and Area Specific Policies is amended by adding Site and Area Specific Policy No. 373 for all lands fronting onto the north and south sides of Sheppard Avenue between the former Hydro Corridor and Bay Mills Boulevard/Aragon Avenue and the lands known municipally in the year 2011 as 2190, 2191 and 2210 Warden Avenue, as follows:

373. **Sheppard/Warden Avenue Study**

(a) Built Form and Uses

- (i) Mid-rise buildings will be the predominant form of new development, with new development providing an appropriate transition in height, density and scale to lower-scale building elements.
- (ii) A mix of uses is encouraged, where appropriate. Non-residential uses will be concentrated on the Sheppard Avenue East and Warden Avenue frontages. Small-scale retail, office and community uses which are part of an integrated development will be located in close proximity to the Sheppard Avenue East and Warden Avenue intersection.

(iii) Tall Building Zone

Where appropriate, tall buildings in a point tower built-form, may be considered in the Tall Building Zone identified on Map 1 of 2. Tall buildings may be located within 50.0 m of the Sheppard Avenue East and Warden Avenue frontages and away from existing stable low density residential neighbourhoods.

Tall buildings in a point tower built-form will be sited and organized in a way that provides desirable transition to adjacent neighbourhoods and ensures appropriate spatial separation between tall buildings. Specifically, tall buildings will adhere to a 45 degree angular plane taken from the lot line abutting stable low density residential neighbourhoods.

Where tall buildings are considered, the mid-rise components of the development (including base buildings (podium) and individual mid-rise buildings) will generally be no higher than 20.0 metres (6 storeys) and will be designed with appropriate step-backs.

(iv) Mid-Rise Zone (Northwest Quadrant Sheppard Avenue East and Warden Avenue)

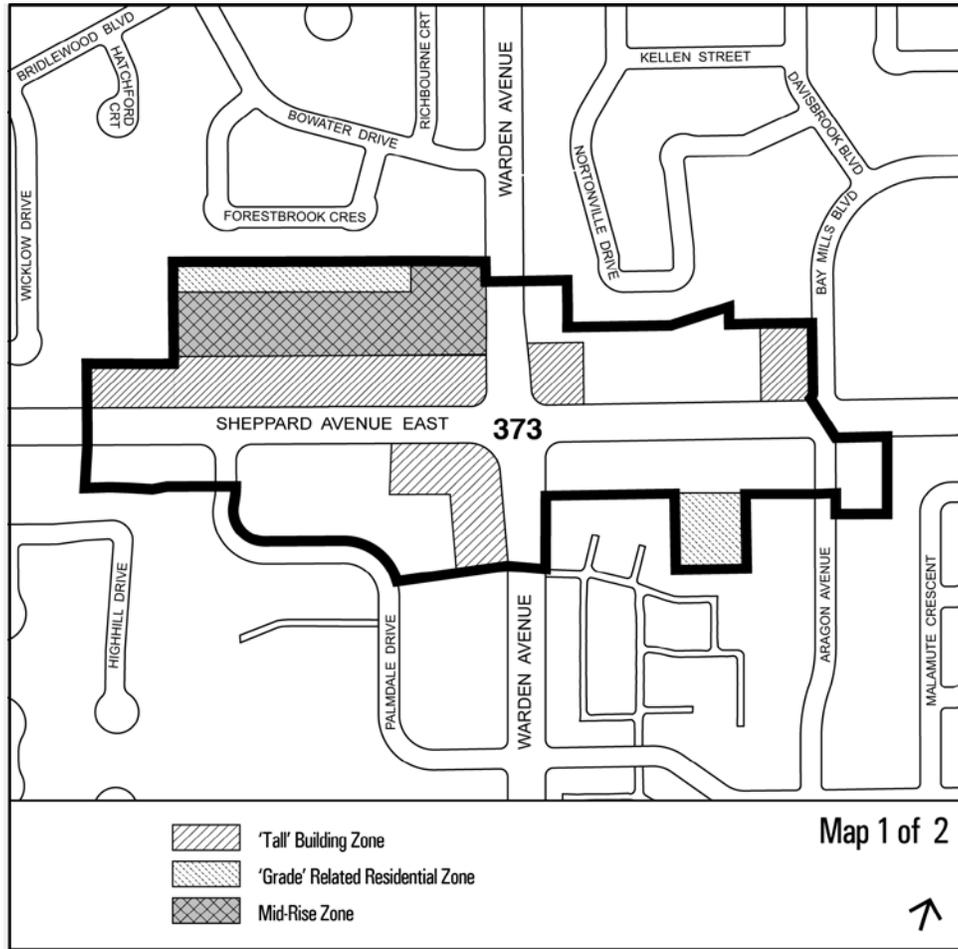
Buildings on lands beyond the Tall Building Zone identified on Map 1 of 2 and located to the north and west of the Sheppard Avenue East and Warden Avenues intersection will vary in height and massing and generally will not exceed 9 storeys in height.

All buildings in this quadrant will not penetrate a 45 degree angular plane taken from the lot-line of the planned public street connecting Palmdale Drive to Warden Avenue as illustrated on Map 2 of 2, at a height equal to 80% of the width of the street right-of-way on which the building has frontage.

Commercial development is generally not encouraged on these lands.

(v) Grade-related Residential Zone

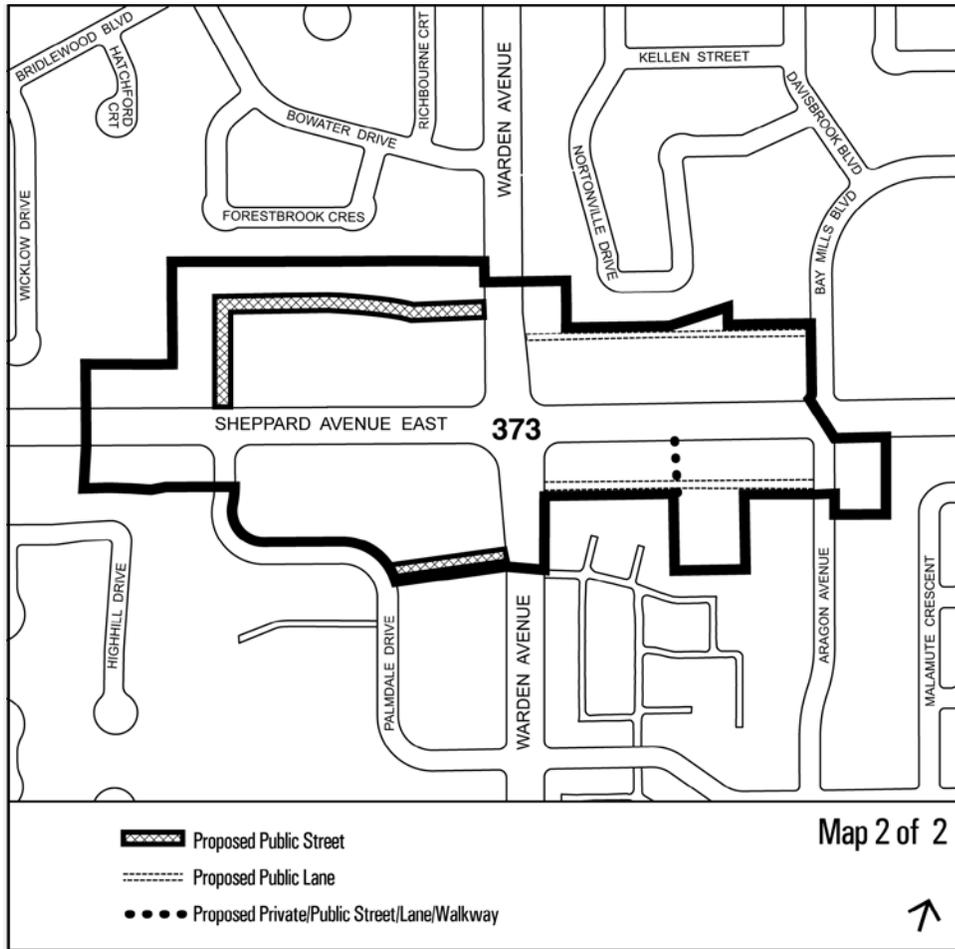
Grade-related residential development only will be permitted on lands adjacent to existing stable residential neighbourhoods on lands located to the north and west of Sheppard Avenue East and Warden Avenues and on the south side of Sheppard Avenue east of Warden Avenue, identified on Map 1 of 2.



(b) Public and Private Streets/Lanes

As a condition of development approval, new public streets and public lanes that serve to divide the existing lands into smaller blocks, provide a framework for organizing new uses and provide connections to Sheppard Avenue East and Warden Avenues, will be secured and be required to be dedicated to the City as follows:

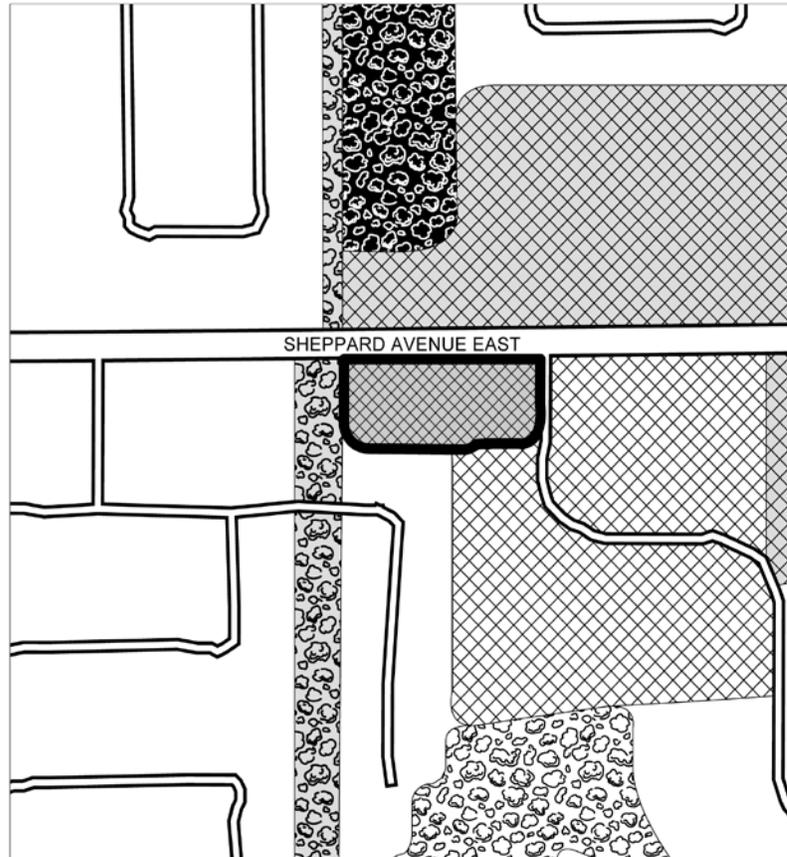
- (i) Create new public streets, public lanes and a public/private street in locations generally shown on Map 2 of 2, as follows:
 1. a public street on the north side of Sheppard Avenue East between Warden Avenue and Palmdale Drive including the lands known municipally in the year 2011 as 2190 and 2210 Warden Avenue having a minimum right-of-way width of 20.0 metres;
 2. a public street on the south side of Sheppard Avenue East between Warden Avenue and Palmdale Drive having a minimum right-of-way width of 18.5 metres;
 3. a public or private street on the south side of Sheppard Avenue East having a minimum right of way width of 18.5 metres;
 4. a public lane on the north side of Sheppard Avenue East having a minimum right-of-way width of 9.0 metres, within which a 3.0 metre landscape buffer strip shall be provided; and
 5. a public lane on the south side of Sheppard Avenue East having a minimum right-of-way width of 8 metres, within which a 2.0 metre landscape buffer strip shall be provided.
- (ii) Publicly accessible private courtyards and walkway connections are encouraged to be provided as part of any new development to complement the public realm.



(c) Implementation

This Site and Area Specific Policy applies to the lands identified on the map or portions thereof, which may be redeveloped independently. Through the submission of rezoning, plan of subdivision and site plan approval applications development will demonstrate how the policies in this Site and Area Specific Policy are addressed and provide the required street right-of-way and parkland conveyances.

4. Map 30, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 373 to all lands fronting onto the north and south sides of Sheppard Avenue between the former Hydro Corridor and Bay Mills Boulevard/Aragon Avenue and the lands known municipally in the year 2011 as 2190, 2191 and 2210 Warden Avenue, as shown on the map as Site and Area Specific Policy No. 373.



TORONTO City Planning

Sheppard/Warden Avenue Study

Official Plan Amendment # 143

Revisions to Land Use Map 19 to Redesignate lands from Apartment Neighbourhoods to Mixed Use Areas

File # 09 180951

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|--------------------------|---------------------------|
| Site Location | Parks & Open Spaces Areas |
| Neighbourhoods | Natural Areas |
| Apartment Neighbourhoods | Parks |
| Mixed Use Areas | Other Open Space Areas |

Not to Scale
11/29/11