

Authority: North York Community Council Item NY12.35, as adopted by City of Toronto Council on March 10, 2016

CITY OF TORONTO

BY-LAW 106-2017

To adopt Amendment 341 to the Official Plan for the City of Toronto respecting the lands municipally known in the year 2016 as 1-35, 45-69, 6-66 Adra Villaway and 1-25, 2-24, 30-44, 37-53 Grado Villaway and 1-29, 2-28 Tomar Villaway.

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. The attached Amendment 341 to the Official Plan is adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on January 31, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

AMENDMENT 341 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2016 AS 1-35, 45-69, 6-66 ADRA VILLAWAY AND 1-25, 2-24, 30-44, 37-53 GRADO VILLAWAY AND 1-29, 2-28 TOMAR VILLAWAY

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

1. Map 19, Land Use Plan, is amended by re-designating the southern portion of the lands known municipally as 1-35, 45-69, 6-66 Adra Villaway and 1-25, 2-24, 30-44, 37-53 Grado Villaway and 1-29, 2-28 Tomar Villaway from *Neighbourhoods* to *Apartment Neighbourhoods* and *Parks and Open Spaces - Parks*, as shown on the attached Schedule A.
2. Map 9-2, Key Development Areas, of Chapter 6, Section 9 (Sheppard East Subway Corridor Secondary Plan) is amended by adding the southern portion of the lands known municipally as 1-35, 45-69, 6-66 Adra Villaway and 1-25, 2-24, 30-44, 37-53 Grado Villaway and 1-29, 2-28 Tomar Villaway as a Key Development Area with a density of 3.3 and by designating the lands as *Apartment Neighbourhoods* and *Parks and Open Spaces – Parks* as shown on the attached Schedule B.
3. Chapter 6, Section 9 (Sheppard East Subway Corridor Secondary Plan) is amended by adding the following subsection to Section 4.2 (Development Nodes), Subsection C (Leslie Node):

"4.2.6.2 1-35, 45-69, 6-66 Adra Villaway and 1-25, 2-24, 30-44, 37-53 Grado Villaway and 1-29, 2-28 Tomar Villaway

These lands will be developed in a co-ordinated and comprehensive manner. The southern 1.61 hectares of these lands are designated *Apartment Neighbourhoods* and *Parks and Open Spaces – Parks*. The northern 1 hectare portion of these lands are located outside the boundary of this Secondary Plan are designated *Neighbourhoods* and also subject to Site and Area Specific Policy 507 in Chapter 7, Site and Area Specific Policies.

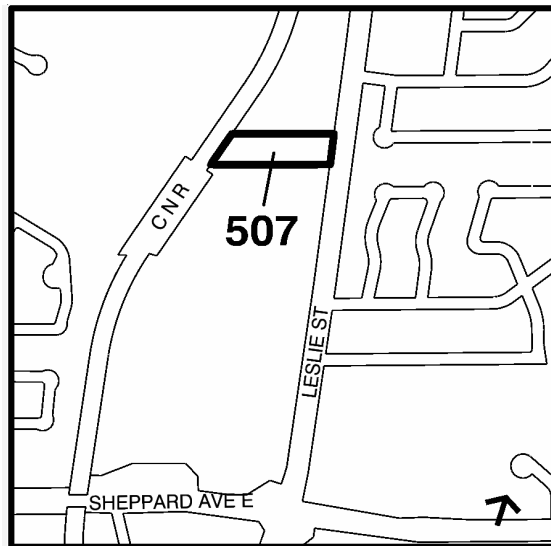
Subject to Section 3.2.1.7 of the Official Plan, on the lands designated *Apartment Neighbourhoods*, development of one 17 storey apartment building is permitted with a maximum density of 3.3 times the area of the lot provided amongst other matter, an agreement pursuant to Section 37 of the Planning Act, to the satisfaction of the City shall be entered into and registered on title to the lands which shall include amongst other matters, a requirement that the owner of the lands provide and maintain replacement social housing dwelling units, all of which have rents geared to income.

The general transfers outlined in Section 4.3.2 and density incentives outlined in Section 4.3.3 of this Secondary Plan may be utilized.

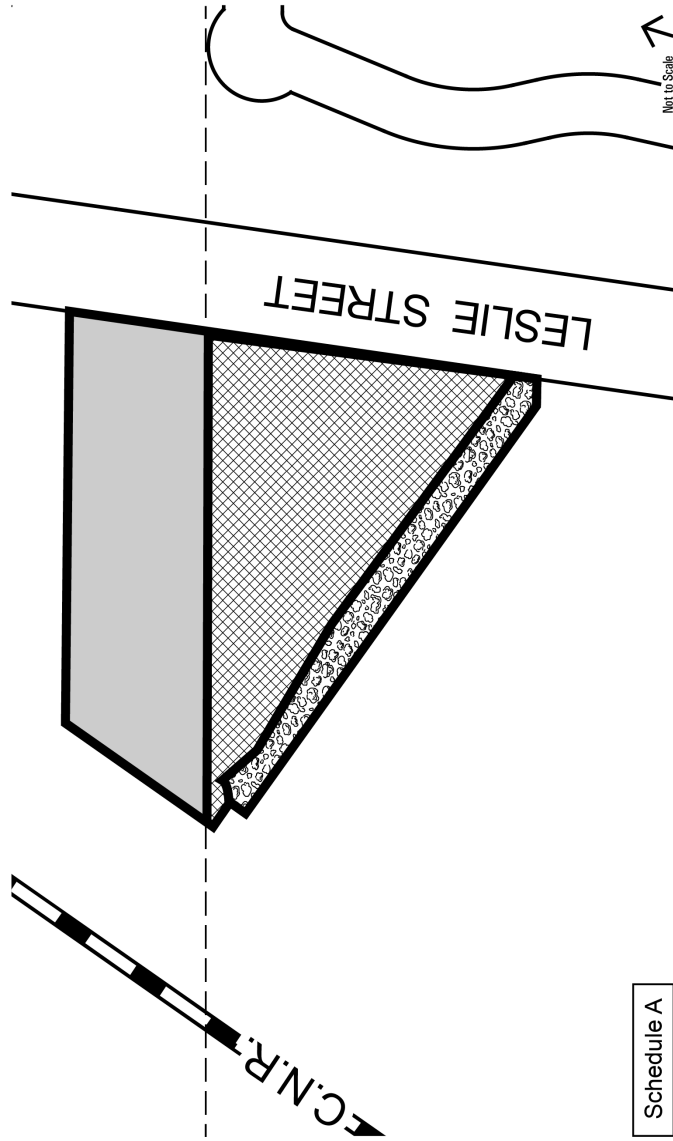
The height of any building or portion thereof will not exceed the horizontal distance separating such building or any portion thereof from the nearest property line of a lot designated *Neighbourhoods*."

4. Map 9-3, Specific Development Policies of Chapter 6, Section 9 (Sheppard East Subway Corridor Secondary Plan) is amended by identifying the southerly portion of the lands municipally known as 1-35, 45-69, 6-66 Adra Villaway and 1-25, 2-24, 30-44, 37-53 Grado Villaway and 1-29, 2-28 Tomar Villaway as "Specific Development Policy Area 4.2.6.2", as shown in Schedule C.
5. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 507 for the northerly portion of the lands municipally known as 1-35, 45-69, 6-66 Adra Villaway and 1-25, 2-24, 30-44, 37-53 Grado Villaway and 1-29, 2-28 Tomar Villaway, as follows:
 507. 1-35, 45-69, 6-66 Adra Villaway and 1-25, 2-24, 30-44, 37-53 Grado Villaway and 1-29, 2-28 Tomar Villaway

A 4 storey apartment building is permitted.



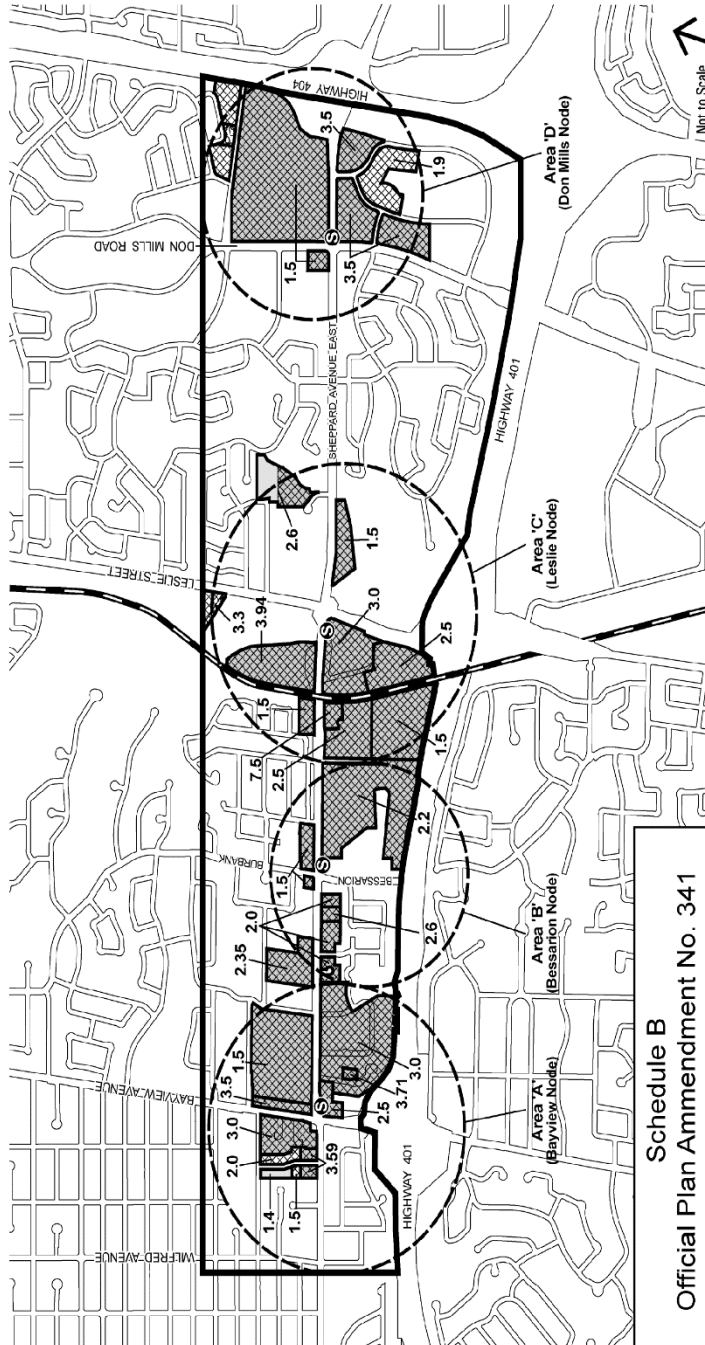
6. Chapter 7, Map 30, Site and Area Specific Policies, is amended to add the lands municipally known in 2015 as 1-35, 45-69, 6-66 Adra Villaway and 1-25, 2-24, 30-44, 37-53 Grado Villaway and 1-29, 2-28 Tomar Villaway shown on the map above as Site and Area Specific Policy 507.



Schedule A

Toronto City Planning
Official Plan Amendment No. 341
 Redesignate the southern portion of the subject site from *Neighbourhoods to Apartment Neighbourhoods* and to *Parks and Open Spaces* - *Parks*
 E1-35, 45-69 & 6-66 Adra Villaway; 1-25, 2-24, 30-44 & 37-53 Grado Villaway; 1-29 & 2-28 Tomar Villaway
 File# 11 330323 MNY 33 OZ

-  Site Location
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Secondary Plan Boundary
-  Parks & Open Space Areas
-  Parks

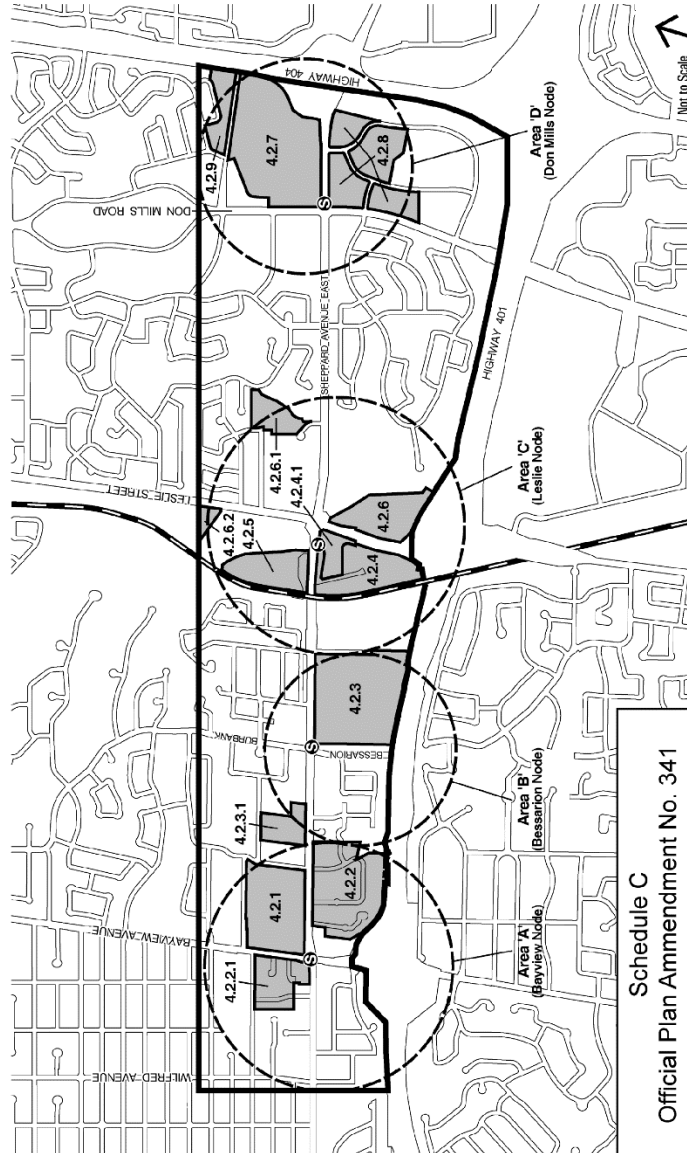


Schedule B
Official Plan Amendment No. 341

TORONTO
City Planning

Sheppard East Subway Corridor Secondary Plan
MAP 9-2 Key Development Areas

November 2015



Schedule C
Official Plan Amendment No. 341



Sheppard East Subway Corridor Secondary Plan

MAP 9-3 Specific Development Policies

- Secondary Plan Boundary
- Specific Development Policy Areas
- Ⓢ Subway Station