

**CITY OF TORONTO**

**BY-LAW No. 28-2007(OMB)**

**To adopt Amendment No. 551 to the Official Plan for the former City of North York with respect to lands municipally known as 650 and 672 Sheppard Avenue East.**

WHEREAS the Ontario Municipal Board pursuant to its Order No. 2479, dated September 1, 2006 upon hearing the appeal of BBT Devgroup Inc., under Subsection 22(7) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, determined to amend the Official Plan for the former City of North York;

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

1. Amendment No. 551 to the Official Plan of the former City of North York, consisting of the attached text and schedules, is hereby adopted.

PURSUANT TO ORDER/DECISION NO. 2479 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON SEPTEMBER 1, 2006 IN BOARD FILE NO. PL030678.

**PREFACE AND EXPLANATORY NOTES**

**TO AMENDMENT NO. 551**

**TO THE OFFICIAL PLAN OF THE FORMER**

**CITY OF NORTH YORK**

**LANDS AFFECTED BY THIS AMENDMENT**

This amendment concerns the St. Gabriel's Church site located on the north side of Sheppard Avenue East, in the area east of Bayview Avenue. The municipal address is 650 and 672 Sheppard Avenue East. The lands are legally described as part of Lot 16, Concession 2, east of Yonge Street. The lands are currently occupied by The Passionist Community of Canada (St. Gabriel's Church). The Passionist Community of Canada have obtained approval of a site plan and severance to facilitate its redevelopment plans for a relocated place of worship on a portion of the site along Elkhorn Drive.

**EFFECT OF AMENDMENT**

The effect of this amendment would be to add the site as a key development area within the Sheppard East Subway Corridor Secondary Plan and designate the lands Mixed USE (MU) to permit a mixed-use development. The amendment introduces a new site-specific development policy for the redevelopment of the lands in a comprehensive manner to allow residential uses, ground floor commercial retail uses, a retirement home, and a religious institution to a maximum permitted floor space index of 2.35. The site-specific amendment also enables the density incentives currently within the Secondary Plan to be utilized on the lands.

**PUBLIC MEETINGS**

The North York Community Council considered Amendment Application TB CMB 2002 0017 at a public meeting held on February 17, 2004, after written notice of such meeting had been sent to all persons assessed in respect of land and to all tenants within 120 metres of the subject lands. It was North York Community Council's decision to recommend a settlement of this matter.

City Council at its meeting on March 1, 2 and 3, 2004, adopted the recommendation of the North York Community Council to recommend a settlement.

**AMENDMENT NO. 551**  
**TO THE OFFICIAL PLAN OF THE FORMER**  
**CITY OF NORTH YORK**

The following text constitutes Amendment No. 551 to the Official Plan of the former City of North York.

**ITEM 1**

**Clause 1**

Map C.1 is amended by redesignating the lands from General Institutional to Mixed Use as shown on Schedule “A”.

**ITEM 2**

**Clause 1**

Map D.15.2 is amended by redesignating the lands from General Institutional to Mixed Use and assigning a density of 2.35 FSI to the lands as shown on Schedule “B”.

**ITEM 3**

**Clause 1**

Map D.15.3 is amended by adding the subject lands as specific development policy area 4.2.3.1 as shown on Schedule “C”.

**ITEM 4**

Part D.15 is amended by adding the following subsection to 4.2 as Section 4.2.3.1:

“4.2.3.1        Passionist Community of Canada (St. Gabriel’s Church)/BBT Devgroup Inc.  
650 and 672 Sheppard Avenue East

Certain lands at the above location as shown on the attached key map and being approximately 3.03 hectares (7.49 acres) in extent are designated Mixed Use (MU). The lands shall be developed in a co-ordinated and comprehensive manner and ensure that the building massing is arranged so that there is an appropriate height relationship between the existing high-rise apartment buildings west of the site and the low rise residential buildings located north and east of the lands. Development of the lands is intended for multiple family residential development in townhouse and apartment building forms, a retirement home, a place of worship, and grade related commercial uses up to a maximum floor space index (FSI) of 2.35.

The density incentives outlined in Section 4.3.3 of the Secondary Plan may be utilized for the lands.

For the purposes of calculating density, the provision of or the retention of a place of worship (including relocation) shall apply so that the gross floor area of the place of worship to be relocated and built shall be exempt from the calculation of gross floor area. Density shall be calculated on the basis of the overall site comprising the lands owned by The Passionist Community of Canada (St. Gabriel's Church) and BBT Devgroup Inc.

Section 15.1.0 of Part B – Major Policies of the Official Plan of the former City of North York and Official Plan Amendment 392 (Sheppard East Subway Corridor Secondary Plan) of that Official Plan which contains provisions relating to increase in the height and/or density in return for specific community benefits may be utilized by Council in passing zoning by-laws with respect to the site.

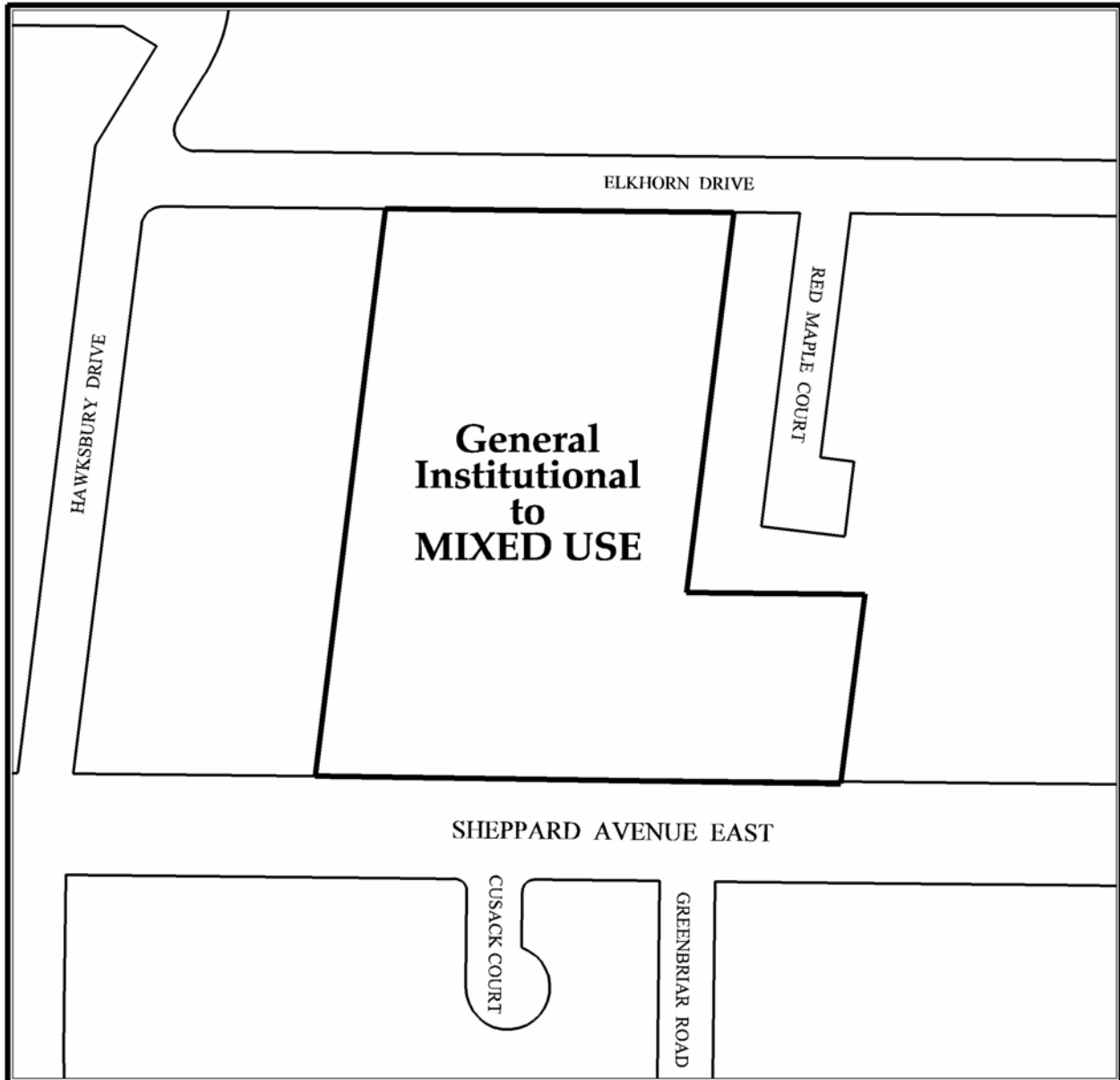
The implementing by-law will establish performance standards including building envelopes which prescribe maximum heights, maximum number of units, maximum number of parking spaces, maximum gross floor areas, minimum setbacks, minimum unit sizes, provision of locker space, and Section 37 benefits. The by-law shall recognize that a maximum density greater than that indicated on Map D.15.2 may result on individual parcels comprising the development provided that the maximum density assigned to the development as a whole does not exceed an FSI of 2.35.



**“Gross Floor Area”** for the purpose of the by-law shall mean the total area of all of the floors in a building, measured between the outside walls of the building at the level of each floor but excluding:

- (i) any below grade areas and all mechanical areas;
- (ii) any area used for vehicle parking area, including that contained in an above-grade parking structure, provided the structure does not exceed three storeys in height above grade and provided that its roof deck is fully landscaped and make directly accessible to adjacent residential projects;
- (iii) the floor area of unenclosed balconies; and
- (iv) the floor area of the indoor private recreational amenity area up to a maximum of 1.5 m<sup>2</sup> per dwelling unit.

**Schedule " A "**

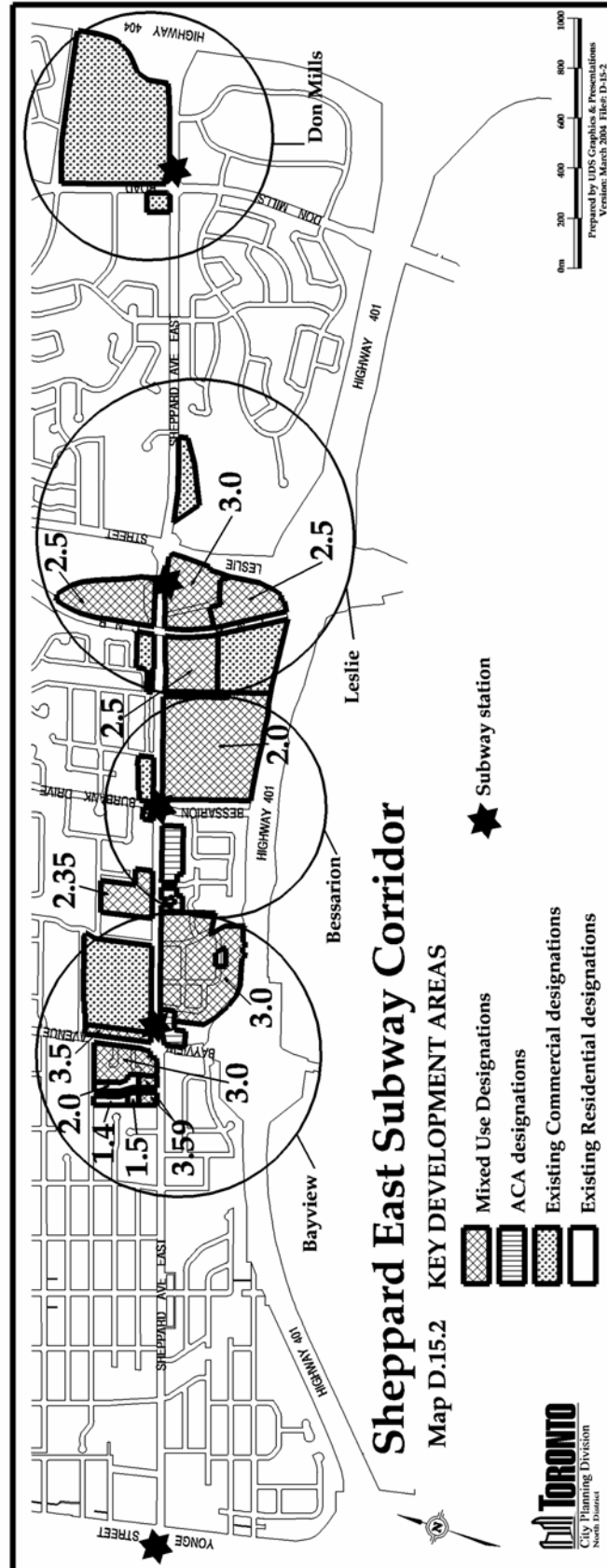
( Amendment No. 551 )

**Amendment to MAP C.1 LAND USE**

TB CMB 2002 0017 Prepared by: A.K. Approved by: S.F. Date: March 5, 2004 Filename: OPA551_A			
		NOT TO SCALE	
		 SUBJECT PROPERTY	
		Location: Part of Lot 16, Concession 2, East of Yonge Street, City of Toronto <small>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.</small>	

## **Schedule "B"**

( Amendment No. 551 )



**Schedule "C"**  
( Amendment No. 551 )

