

CITY OF TORONTO

BY-LAW No. 31-2007(OMB)

To adopt Amendment No. 568 to the Official Plan for the former City of North York with respect to lands municipally known as 25 Buchan Court.

WHEREAS the Ontario Municipal Board, by way of an Order No. 2433 issued on the August 29, 2006, determined to amend the former City of North York Official Plan with respect to lands municipally known in the year 2006 as 25 Buchan Court;

THEREFORE the Ontario Municipal Board orders as follows:

- 1.** The text and map annexed hereto as Schedule "A" are hereby adopted as amendments to the Official Plan for the former City of North York.
- 2.** This is Official Plan Amendment No. 568.

PURSUANT TO THE ORDER/DECISION NO. 2433 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON AUGUST 29, 2006 IN BOARD FILE NO. PL051265.

AMENDMENT NO. 568
TO THE OFFICIAL PLAN
FOR THE FORMER CITY OF NORTH YORK

The following text and schedule constitute Amendment No. 568 to the Official Plan of the City of North York:

ITEM 1

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

ITEM 2

Part C.9 - Specific Development, is amended by adding the following:

C.9. 261 Section 37: Council may pass by laws applicable to the lands delineated on Map C.9 261 to permit increases in the density and height of development otherwise permitted, to permit the erection and use of development hereinafter described, provided the owner enters into an agreement or agreements pursuant to Section 37 of the *Planning Act* to secure funding for off site community or parks improvements, and is required to register such agreement or agreements on title to such lands.

The lands are redesignated from General Institutional and Valley Open Space to Mixed Use, Residential Density Two and Valley Open Space as shown on Map C.9 261 (Schedule "B"). Within the Mixed Use designation and Residential Density Two designation, apartment buildings and multiple-attached dwellings such as townhouses are permitted up to a maximum density of 2.6.

ITEM 3

Part C.9 - Specific Development is hereby amended by deleting Map C.9.143 and Site Specific policy C.9.143.

ITEM 4

Map D. 15.2 of the Sheppard East Subway Corridor Secondary Plan is amended by adding the portion of the property south of the eastward extension of the rear lot lines of the lots on Clovercrest Road of the property municipally known as 25 Buchan Court as a Key Development Area and designating it as Mixed Use as shown on Schedule “C”.

ITEM 5

Part D. 15 - Sheppard East Subway Corridor Secondary Plan, Part C – Leslie Node is hereby amended by adding the following:

- 4.2.6.1 The portion of the lands identified as a Key Development Area on Map D.15.2 and known municipally as 25 Buchan Court may be developed for two apartment buildings and multiple-attached dwellings such as townhouses with a maximum FSI of 2.6.

ITEM 6

Map D.15.3 Specific Development Policies is amended to add 4.2.6.1 as a site specific policy for the property known as 25 Buchan Court as shown on Schedule “D”.

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 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.

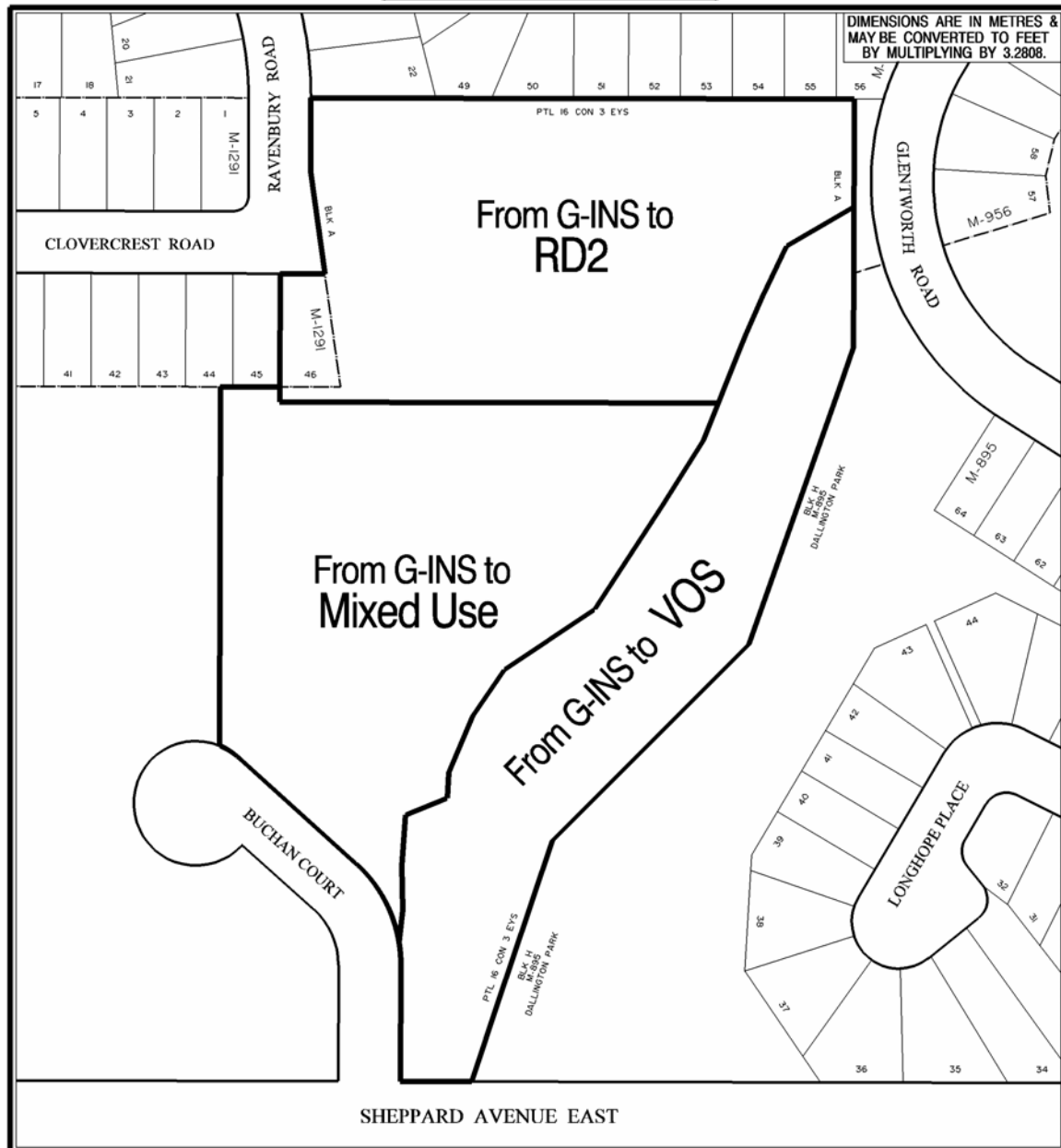
The implementing by-law will establish performance standards including building envelopes, maximum heights, maximum number of units, minimum and maximum number of parking spaces, maximum gross floor areas, minimum unit sizes, and Section 37 benefits. The Section 37 benefits to be provided are as follows:

- (a) \$90,000 for the redevelopment of Clovercrest Park including park maintenance and new play equipment;
- (b) \$15,000 for new lighting on the walking trail on the east side of Dallington Ravine;
- (c) \$90,000 landscaping and other improvements on the south side of Buchan Court;
- (d) \$100,000 for sidewalk and crosswalk improvements at the Leslie Sheppard intersection;

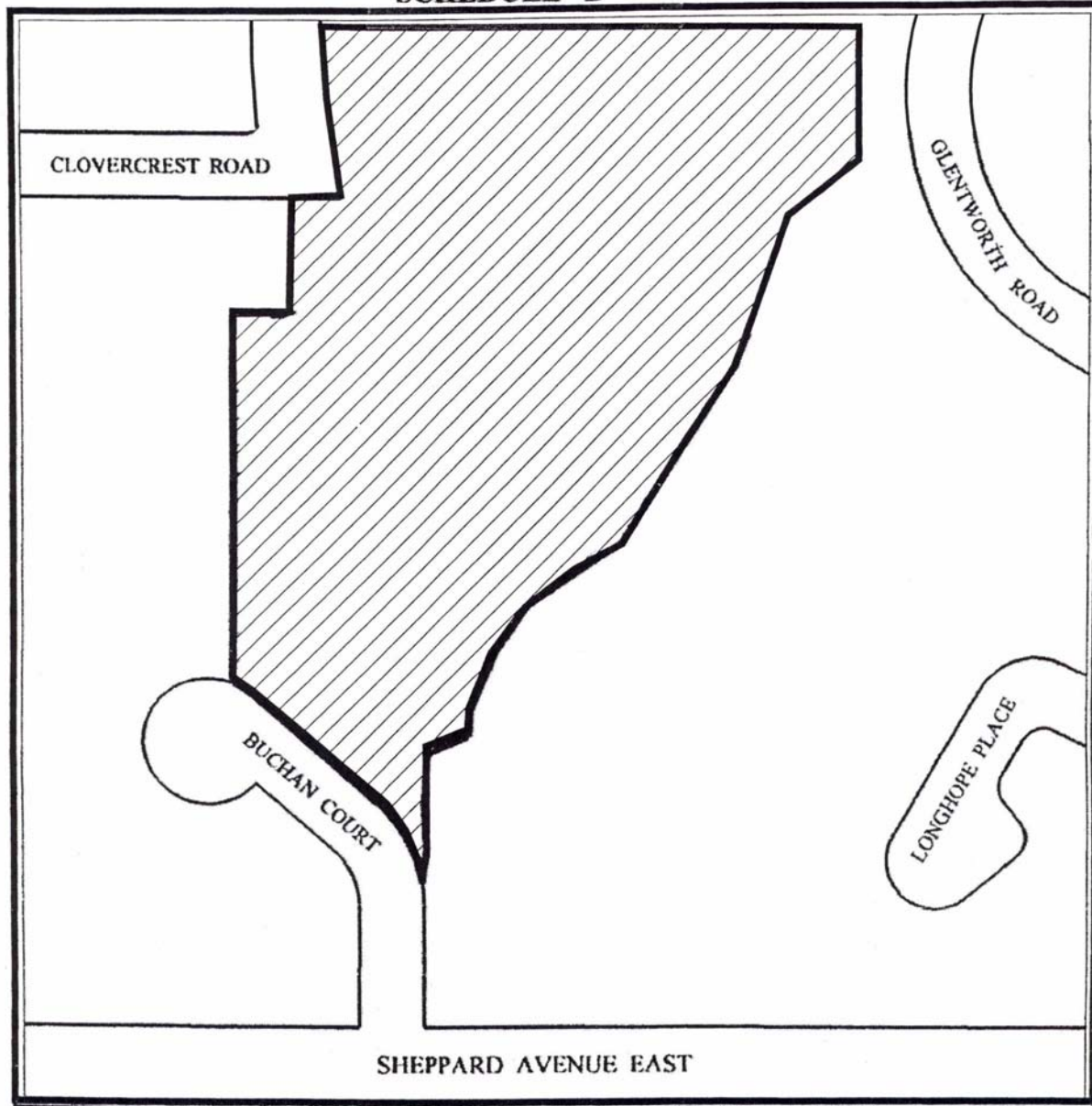
- (e) \$90,000 for a landscape feature at the north east corner of Sheppard Avenue and Leslie Street; and,
- (f) \$10,000 for Traffic Monitoring Program for Sheppard Avenue East.

Schedule " A "

(Amendment No. 568)

**Amendment to Map C.1 Land Use****Location: Part of Lot 16 Concession 3 EYS and Lot 46 RP M-1291, City of Toronto****File: 04_176174****Prepared by: A.K.****Approved by: C.F.****Date: Sept 26, 2005****Filename: OPA568**

Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District.
Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.

SCHEDULE "B"

MAP C.9.261

**SUBJECT AREA**

FILE NAME: OPA568

DATE: SEPT 26, 2005



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.

SCHEDULE "C"

