

**CITY OF TORONTO**

**BY-LAW No. 341-2011(OMB)**

**To adopt Amendment No. 587 to the Official Plan for the former City of North York with respect to lands municipally known as 939 Lawrence Avenue East, 1030 and 1090 Don Mills Road and 49 and 75 The Donway West.**

WHEREAS the Ontario Municipal Board pursuant to its Order dated March 2, 2011, under Section 22 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 City of North York is amended as follows:

1. Amendment No. 587 to the Official Plan of the City of North York, consisting of the attached text and schedules, is hereby adopted.

PURSUANT TO DECISION/ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON MARCH 2, 2011 IN BOARD FILE NO. PL070673.

**AMENDMENT NO. 587**

**TO THE OFFICIAL PLAN**

**OF THE FORMER CITY OF NORTH YORK**

The following text and Schedules "A", "B" and "C" constitute Amendment No. 587 to the Official Plan for the former City of North York.

**ITEM 1**

Part D.7, the Central Don Mills Secondary Plan, is amended by replacing objective c) in Section 2.1.0 with the following:

- "c) to strengthen the function of the Don Mills Centre as the centre of the community by encouraging appropriate mixed use development."

**ITEM 2**

Part D.7, the Central Don Mills Secondary Plan, is amended by adding the following paragraph at the end of Section 4.2.0:

"Notwithstanding the forgoing, the maximum density permitted for commercial and residential uses on lands designated Commercial (COM) within the portion of the Don Mills Centre lands municipally known as 939 Lawrence Avenue East, 1030 Don Mills Road, 1090 Don Mills Road, 49 The Donway West and 75 The Donway West shall be 1.57 FSI, of which a maximum density of 0.6 FSI is permitted for commercial uses."

**ITEM 3**

Part D.7, the Central Don Mills Secondary Plan, is amended by replacing Section 4.3.0 with the following:

"The height and massing of buildings on Commercial (COM) lands is generally dealt with by the Compatibility Criteria listed in Part C.5, Section 2.6.0 of the Official Plan.

In addition to those general criteria, the following policies shall apply to the Don Mills Centre lands as defined in Section 4.4.0.

New buildings and additions to existing buildings will be complementary and respect the scale, massing and composition of existing buildings in and surrounding the Centre. Taller buildings shall be located within the interior portions of the Centre, while lower buildings reflecting the residential community to the west shall be located along The Donway West.

On lands identified as Parcels 1, 2, 3 and 4 on Map D.7.3, residential buildings of up to 11, 32, 14 and 24 storeys in height, respectively, are permitted, provided that the height of each building on these lands does not exceed the horizontal distance from the building

to the south or west limit of the municipal road allowance of The Donway West. However, the height limit established by the Zoning By-law for the existing building municipally known as 75 The Donway West shall continue to apply.

All other lands in the Don Mills Centre, except lands within 130 metres of Don Mills Road, are subject to a height limit of 8 storeys and 161.54 metres above sea level, whichever is less. Lands within 130 metres of Don Mills Road are subject to a height limit of 8 storeys and 167.64 metres above sea level, whichever is less.

Lands designated Commercial (COM) outside of the Don Mills Centre lands are subject to a height limit of 8 storeys and 161.54 metres above sea level, whichever is less."

#### **ITEM 4**

Part D.7, the Central Don Mills Secondary Plan, is amended by replacing the first paragraph of Section 4.4.0 with the following:

"The Don Mills Centre comprises those lands bounded by Lawrence Avenue, Don Mills Road and The Donway West. It is intended that this area function as the commercial and community centre of the Don Mills community. Notwithstanding Section 2.1.0(g) of this Secondary Plan, mixed use redevelopment within the Don Mills Centre is permitted in accordance with Sections 4.2.0 and 4.3.0 and the following design and development guidelines."

#### **ITEM 5**

Part D.7, the Central Don Mills Secondary Plan, is amended by replacing Section 4.4.0(d) with the following:

"Residential uses, particularly in building forms that mix commercial and residential functions, are encouraged as a means of bringing diversity and more activity to the Centre and because such uses produce a lower peak hour traffic demand than commercial development. Where residential uses develop, resident parking shall be underground. Commercial uses, including retail, office and service commercial uses, shall be allowed in the first two storeys of any residential building."

#### **ITEM 6**

Part D.7, the Central Don Mills Secondary Plan, is amended by adding the following as Section 4.4.0(h):

"Balconies

In the consideration of site plan approval applications, continuous wrap-around balconies will not be permitted, in order to avoid adding to the bulk of the overall massing of towers and to enhance their slender appearance."

**ITEM 7**

Part D.7, the Central Don Mills Secondary Plan, is amended by adding the following as Section 4.4.0(i):

"Land Exchange

The redevelopment of the Don Mills Centre lands includes the planned relocation of the existing Don Mills Civitan Arena site that has an area of 5,060.3 square metres to another site within Don Mills and the redevelopment of the arena site for mixed residential and commercial purposes. In exchange, a parcel of 4,363.1 square metres located at the northwest corner of Don Mills Road and The Donway West (as shown on Map D7.3) will be conveyed to the City, which shall be developed with a publicly accessible community centre, which may include retail and commercial uses (including medical service uses) and underground parking garage and loading facilities. Upon the completion of the land exchange, the City may lease back the community centre lands to the transferor or an entity designated by the transferor. In addition, at least 697.2 square metres will be conveyed to the City as part of the Local Park shown on Map D7.3."

**ITEM 8**

Part D.7, the Central Don Mills Secondary Plan, is amended by adding the following as Section 4.4.0(j):

"Park Dedication

In addition to the lands to be conveyed to the City as described in Section 4.4.0(i), the dedication of 4,711.6 square metres as part of the Local Park shown on Map D7.3 will satisfy the applicable Alternative Parkland Dedication requirements, in addition to cash-in-lieu to cover the deficit of 2,438.93 square metres."

**ITEM 9**

Part D.7, the Central Don Mills Secondary Plan, is amended by adding the following as Section 6.1.2:

"Local Parkland

The uses permitted on the lands identified as Local Park on Map D7.3 include local parkland, as well as a publicly accessible community centre, which may include retail and commercial uses (including medical service uses) and underground parking garage and loading facilities, on the parcel located at the northwest corner of Don Mills Road and The Donway West, City as described in Section 4.4.0(i). Pending construction of the community centre and the park, the lands may be used for the existing commercial uses, parking and construction staging associated with adjacent development within the Don Mills Centre."

**ITEM 10**

Map D.7.2, Parks & Open Space, is amended by deleting the Parks/Walkways hatching from the Don Mills Arena lands and adding the lands at the northwest corner of Don Mills Road and The Donway West as Parks/Walkways, as shown on Schedule "A" attached hereto.

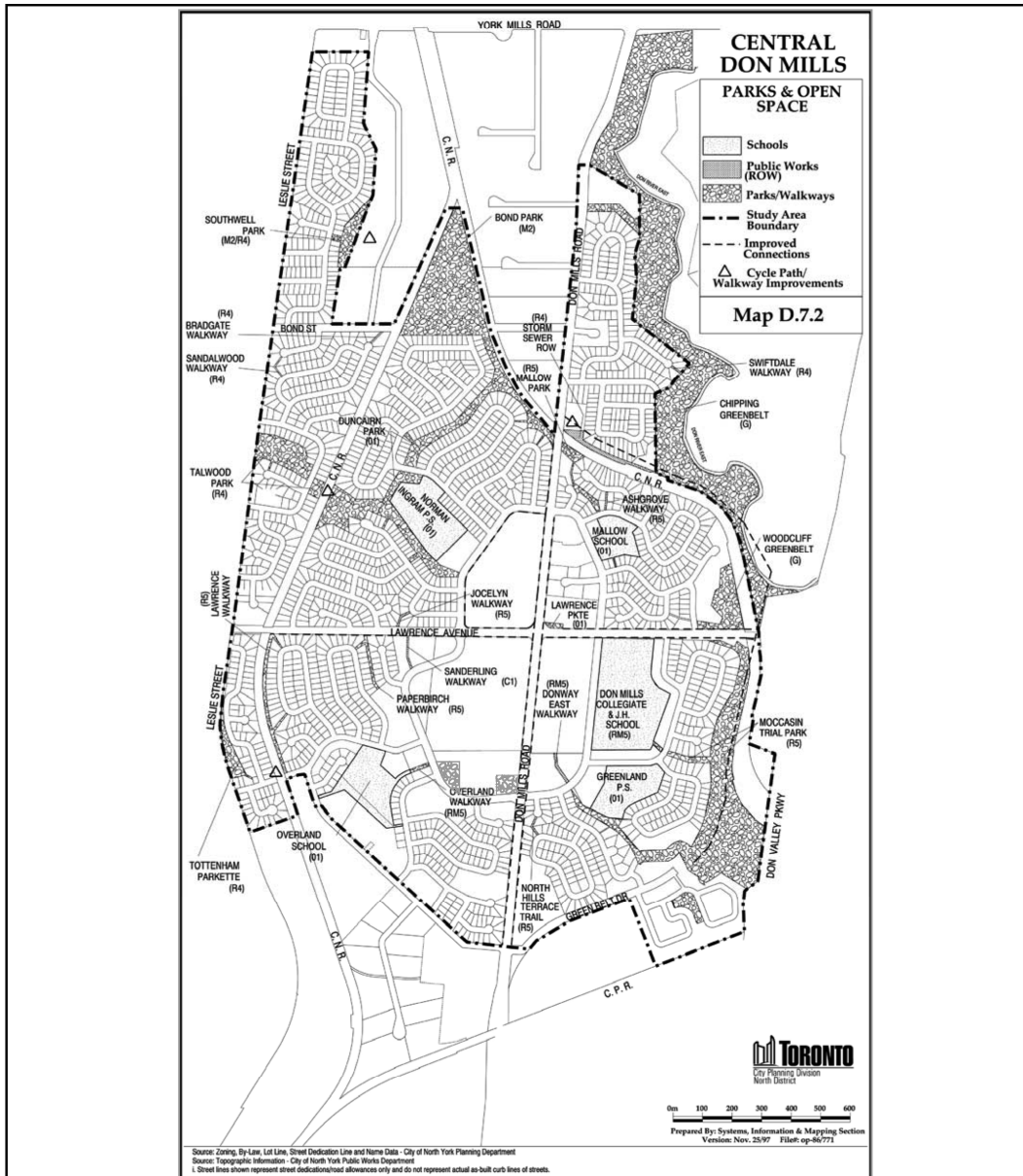
**ITEM 11**

Part D.7, the Central Don Mills Secondary Plan, is amended by adding Schedule "B" attached hereto as Map D.7.3.

**ITEM 12**

Map C.1 – Land Use is amended by redesignating the lands at 1030 Don Mills Road from LOCAL OPEN SPACE (LOS) to COMMERCIAL (COM) and redesignating the lands identified as Local Park on Map D.7.3 from COMMERCIAL (COM) to LOCAL OPEN SPACE (LOS), as shown on Schedule "C" attached hereto.

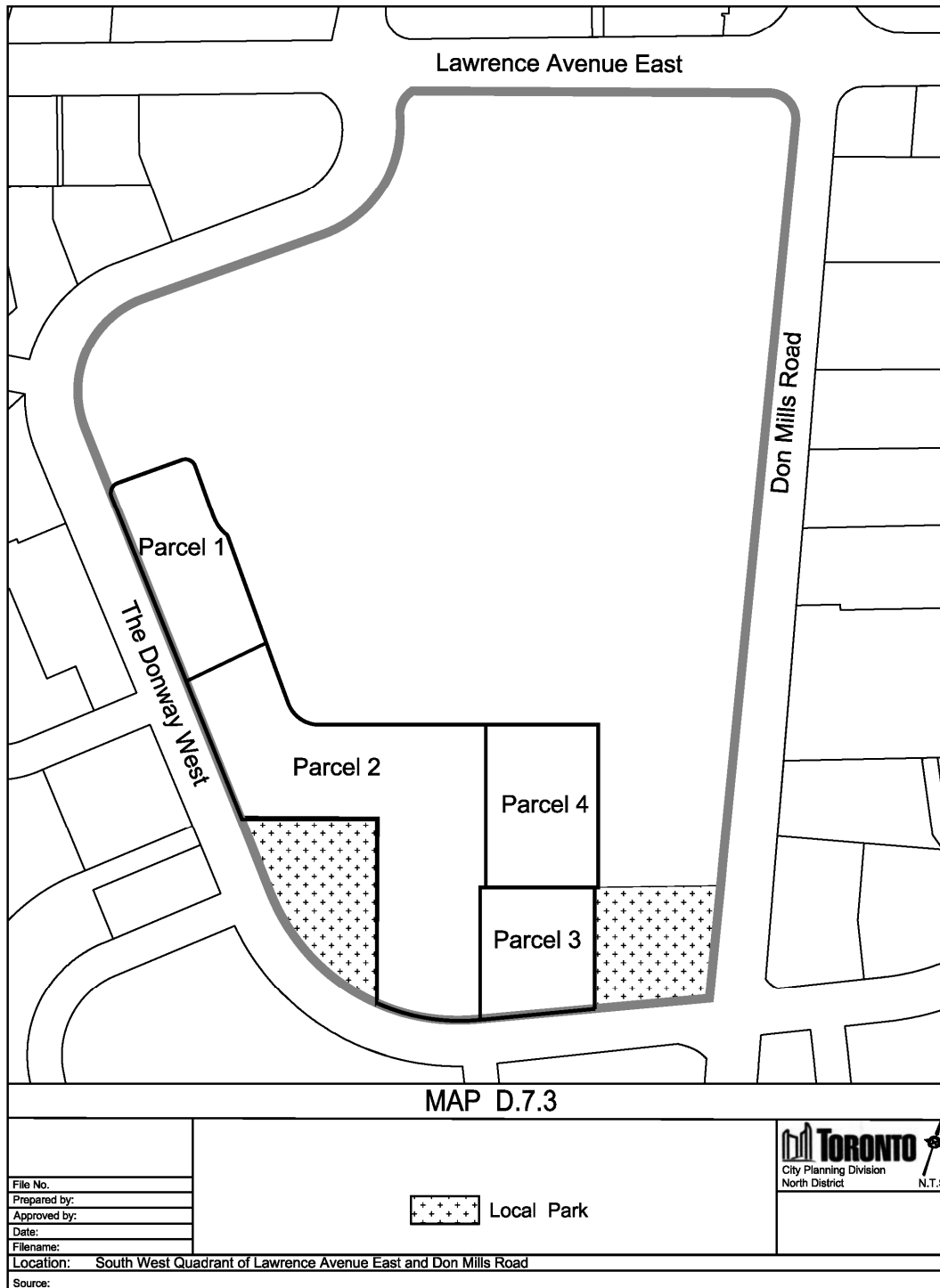
# **SCHEDULE "A"** **AMENDMENT No. \_\_\_\_\_**



**MAP D.7.2**

<p><b>Toronto</b> City Planning Division North District N.T.S.</p>	
<p>File No. _____</p> <p>Prepared by: _____</p> <p>Approved by: _____</p> <p>Date: _____</p> <p>Filename: _____</p>	<p>Location: South West Quadrant of Lawrence Avenue East and Don Mills Road</p> <p>Source: _____</p>

SCHEDULE "B"  
AMENDMENT No. \_\_\_\_\_



**SCHEDULE "C"**  
**AMENDMENT No. \_\_\_\_\_**

