

Authority: North York Community Council Item 30.25,  
as adopted by City of Toronto Council on March 20, 2014

**CITY OF TORONTO**

**BY-LAW No. 259-2014**

**To adopt Amendment No. 238 to the Official Plan of the City of Toronto respecting the lands located south of Eglinton Avenue East, west of The Don Valley Parkway, east of Don Mills Road and north of Rochefort Drive.**

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 No. 238 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on March 20, 2014.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

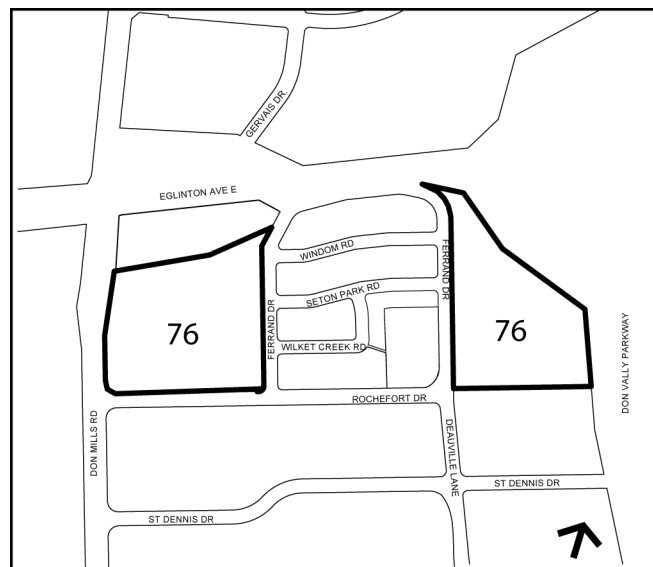
(Seal of the City)

**AMENDMENT NO. 238 TO THE OFFICIAL PLAN**

**LANDS LOCATED SOUTH OF EGLINTON AVENUE EAST, WEST OF  
THE DON VALLEY PARKWAY, EAST OF DON MILLS ROAD AND  
NORTH OF ROCHEFORT DRIVE**

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

1. Chapter 7, Site and Area Specific Policies, is amended by deleting the map associated with Site and Area Specific Policy No. 76 and replacing it with the following map:



2. Chapter 7, Site and Area Specific Policies, is amended by deleting the text associated with Site and Area Specific Policy No. 76 and replacing it with the following text:

**"South of Eglinton Avenue East, west of The Don Valley Parkway, east of Don Mills Road and north of Rochefort Drive."**

3. Lands within this Site and Area Specific Policy consist of two parcels:
  - (a) A West Mixed Use Parcel located between Don Mills Road and Ferrand Drive; and
  - (b) An East Mixed Use Parcel located between Ferrand Drive and the Don Valley Parkway.
4. The maximum permitted density for the West Mixed Use Parcel is 3.2 FSI and for the East Mixed Use Parcel the maximum permitted density is 2.7 FSI subject to the following provisions:
  - (a) Local streets and driveways as shown conceptually on Schedule A will be required prior to development in order to provide connections to new transit facilities, divide the lands into a more urban pattern of streets and blocks and to

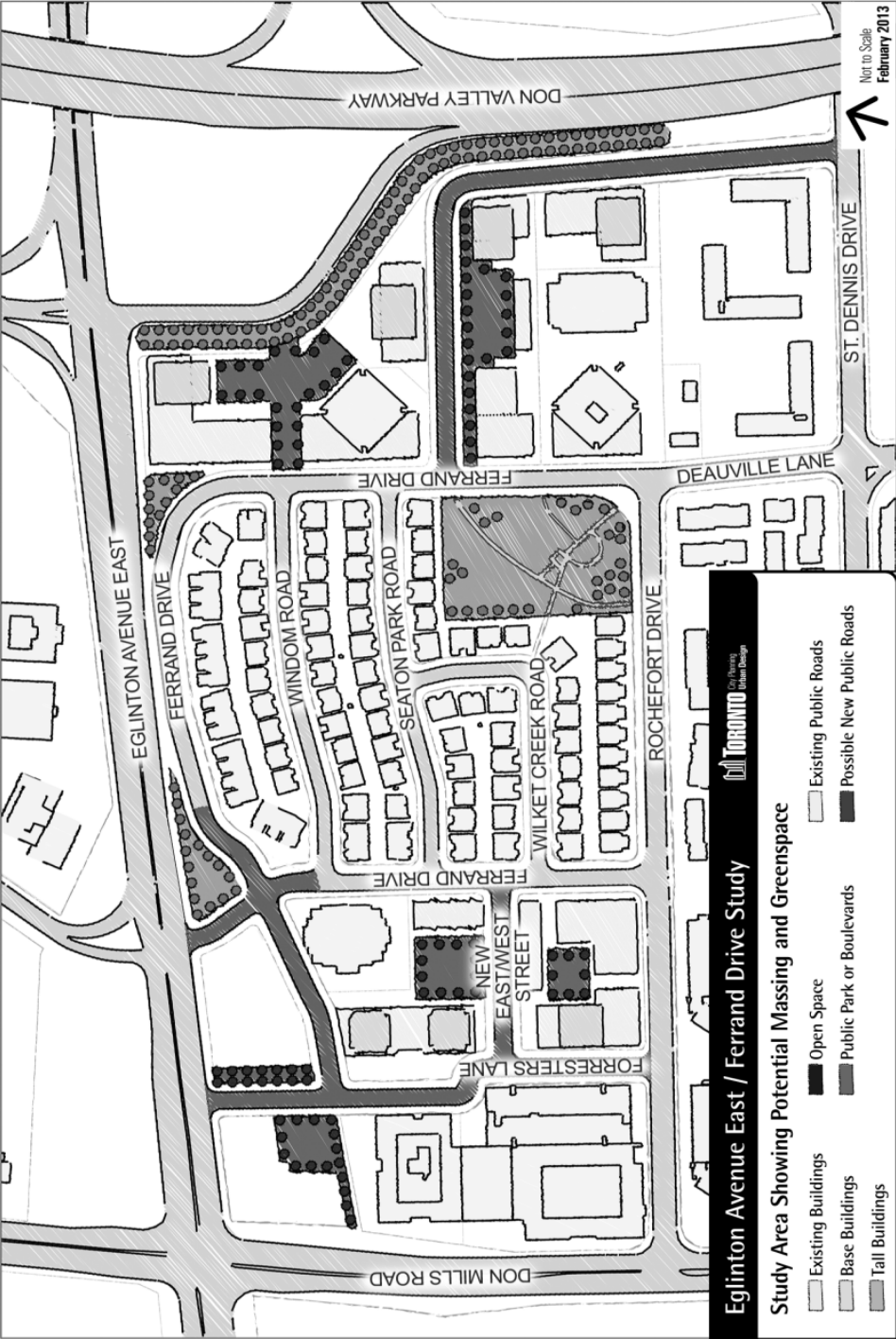
integrate the Mixed Use Areas with surrounding uses. Future development in the Parcels will accommodate the following changes to existing streets as well as new public streets and driveways:

- (i) re-align the north-west portion of Ferrand Drive at Eglinton Avenue and provide a traffic signal connected to a realigned Gervais Drive;
  - (ii) provide a new L shaped public street through the development site at 1185 Eglinton Avenue East which includes a new east west street connecting Ferrand Drive and Foresters Lane and Foresters Lane from this street south to Rochefort Drive;
  - (iii) extend and improve the existing north south driveway (Foresters Lane) through the centre of the West Mixed Use Parcel to provide pedestrian access to the LRT stop at Eglinton and Don Mills Road;
  - (iv) provide a new east-west public street at the City owned parcel at the south east corner of Eglinton Avenue and Don Mills Road; and
  - (v) provide a new L-shaped public street on the east parcel connecting Ferrand Drive south to St. Dennis Drive.
- (b) The following built form policies have been developed to guide future growth in this policy area. New development is to:
- (i) be consistent with the existing and planned context, in particular, protecting the stability of the existing *Neighbourhoods* located adjacent to the Area Specific Policy and *Apartment Neighbourhoods* adjacent to the Area Specific Policy;
  - (ii) be massed to fit harmoniously into its existing and/or planned context and will limit its impacts on neighbouring streets, parks, open space and properties, in particular limit shadow impacts on the *Neighbourhoods* area through setbacks, building separation and building massing;
  - (iii) ensure that no development rises above a 45 degree angular plane as a geometry of transition measured from the closest low rise residential property line;
  - (iv) meet high urban design, architecture and landscape architecture standards which contribute to achieving a high quality public realm which is attractive, inviting, comfortable and safe;
  - (v) create adequate space for pedestrians, bicycles and landscaping as well as transit, vehicles, utilities and utility maintenance;

- (vi) ensure that private driveways, where they are appropriate, are designed to integrate into the public realm and meet the design objectives for new streets;
  - (vii) meet DIPS, the Tall Building Design Guidelines, Midrise Guidelines and Infill Townhouse Guidelines as approved by City Council; and
  - (viii) provide high quality, safe, accessible and functional, publicly accessible, grade related open space on each site.
- (c) Open space is to be framed by new development, at good proportion, to ensure that there is adequate sunlight at the equinox to promote user comfort. New development is to provide ground floor uses including retail, commercial uses and grade related apartments to provide overlook and promote the safe use of the open space in the area. New development is to provide for new landscaped open space as a setting for development, as well as for outdoor amenity and to enhance pedestrian access. New open space will be provided as follows:
  - (i) adjacent to the new east-west public street in the West Mixed Use Parcel to enhance pedestrian access and amenity within this parcel;
  - (ii) between the north boundary of the West Mixed Use Parcel and the City owned parcel to enhance access to the future Eglinton Crosstown transit stop;
  - (iii) a centrally located block in the East Mixed Use Parcel as passive open space; and
  - (iv) adjacent to the Don Valley Parkway to function as a buffer between new development and the highway.
- (d) When any zoning by-law amendment is submitted a comprehensive transportation review will be undertaken which demonstrates to the satisfaction of the City that sufficient transportation capacity is available. Development may be phased with conditions for the release of development based on the construction of required transportation infrastructure improvements.
- (e) Subject to the following and pursuant to Section 37 of the *Planning Act*, zoning provisions may be enacted to permit density increases above the currently permitted zoning in return for land for and/or financial contributions towards community services and facilities. The following community services and facilities are priority community benefits in the area to which this policy applies, but other types of community benefits are not precluded; dedicated and accessible community service space for non-profit agencies to deliver programs and services for children, youth, seniors and new immigrants with a minimum of 5,000 to 10,000 square feet recommended, licensed child care facilities, upgrades to the Flemington Park Neighbourhood Library including improvements to the layout and study space, creation of children's and teen's zones and creation of a computer

learning and media centre and expansion of existing City recreational facilities and/or new recreational facilities to provide additional space for large, flexible multi-purpose rooms to run programs for all age groups. It is recognized that certain facilities may be located outside the boundaries, but convenient to this Site and Area Specific Official Plan Amendment. The density permitted by the Zoning By-law will be used as the base value for the calculation of Section 37 community benefits.

SCHEDULE A



Development Concept Site and Area Specific Policy

Not to Scale  
08/23/2013