

CITY OF TORONTO

BY-LAW 1084-2014(OMB)

To adopt an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2013, as 35 Auto Mall Drive, 958 Milner Avenue and adjacent lands.

Whereas authority is given to the Ontario Municipal Board under the Planning Act, R.S.O. 1990, c. P.13, as amended, upon hearing the appeal of the Owners of the lands, to pass this By-law;

The Official Plan of the City of Toronto, as amended, is further amended by the Ontario Municipal Board as follows:

1. The attached Amendment 413 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

AMENDMENT 413 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2013 AS 35 AUTO MALL DR, 958 MILNER AVENUE AND ADJACENT LANDS

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

1. Chapter 7, Site and Area Policies, is amended by adding Site and Area Specific Policy 413 for the lands known municipally in 2012 as 35 Auto Mall Drive, 958 Milner Avenue and adjacent lands, as follows:



- a) Prior to the approval of a zoning by-law permitting the development of the lands the owner will make arrangements with respect to the closure, purchase and re-alignment of a section of Auto Mall Drive, to the satisfaction of the City of Toronto in consultation with Metrolinx.
 - b) Development will:
 - i. provide a strong building relationship to street edges, in particular to Sheppard Avenue East, to enhance visual identity, accessibility to public transit, and to create an attractive and comfortable streetscape;
 - ii. achieve efficient use of the land by providing buildings fronting Sheppard Avenue East to be a minimum of 2 storeys and parking layout minimizing the use of available land and screened from adjacent streets; and
 - iii. address floodplain management issues and incorporate any necessary mitigation measures to the satisfaction of the Toronto and Region Conservation Authority.
 - c) Major retail development with retail gross floor area of 6,000 square metres or more is permitted. Additional uses will include a gas bar.
2. Map 33, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 413 as shown on the attached Schedule 1.

Schedule 1

