

Authority: Ontario Municipal Board Decision issued June 6, 2014 and Ontario Municipal Board Order issued July 23, 2015 in Board File No. PL130380

CITY OF TORONTO

BY-LAW No. 942-2015(OMB)

To adopt Amendment No. 260 of the Official Plan for the City of Toronto with respect to the lands municipally known in the year 2013 as 158, 164, 181, and 200 Sterling Road.

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 owner of the lands, to approve 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 No. 260 to the Official Plan of the City of Toronto is adopted pursuant to the *Planning Act*, as amended.

PURSUANT TO THE ORDERS/DECISIONS OF THE ONTARIO MUNICIPAL BOARD
ISSUED JUNE 6, 2014 AND JULY 23, 2015 IN BOARD FILE NO. PL130380.

**AMENDMENT NO. 260 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN 2013 AS 158, 181 AND 200 STERLING ROAD**

1. Land Use Map 18 is amended as follows:
 - a) Redesignating the lands as shown on Map 2.
2. Chapter 7, Map 29, Site and Area Specific Policies is revised to add the lands known municipally in 2013 as 158, 164, 181 and 200 Sterling Road shown as Site and Area Specific Policy No. 480.
3. Chapter 7 Site and Area Specific Policies is amended by adding Site and Area Specific Policy No. 480 for the lands known municipally in 2013 as 158, 164, 181 and 200 Sterling Road as follows:

No. 480 - 158, 164, 181 and 200 Sterling Road Regeneration Project

Context:

The property is located in one of Toronto's older neighbourhoods and has historically housed a mix of employment and residential uses. New development should contain a mix of employment and residential opportunities and provide an appropriate contextual relationship with the surrounding area, and should not negatively impact existing employment uses in the area.

- a) **New development of the site, shown on Map 1, will be planned comprehensively and will:**
 - i. provide a variety of uses, including a significant amount of employment uses, low-rise residential units and taller mixed-use buildings containing commercial and residential opportunities provided that:
 - a. the maximum residential GFA on the site does not exceed 50,180 square metres;
 - b. a minimum non-residential GFA to be constructed on the site shall be prescribed in the zoning by-law;
 - c. if the property is designated *Mixed Use Areas* on Map 2, the building will provide for a satisfactory living environment compatible with the employment uses in the adjacent area; or
 - d. if the property is designated *Employment Area* on Map 2, the employment uses are restricted to those compatible with residential in terms of emissions, odour, noise and generation of traffic;
 - ii. include new public parkland on either Block 5C or Block 2, to be determined at the City's sole discretion;

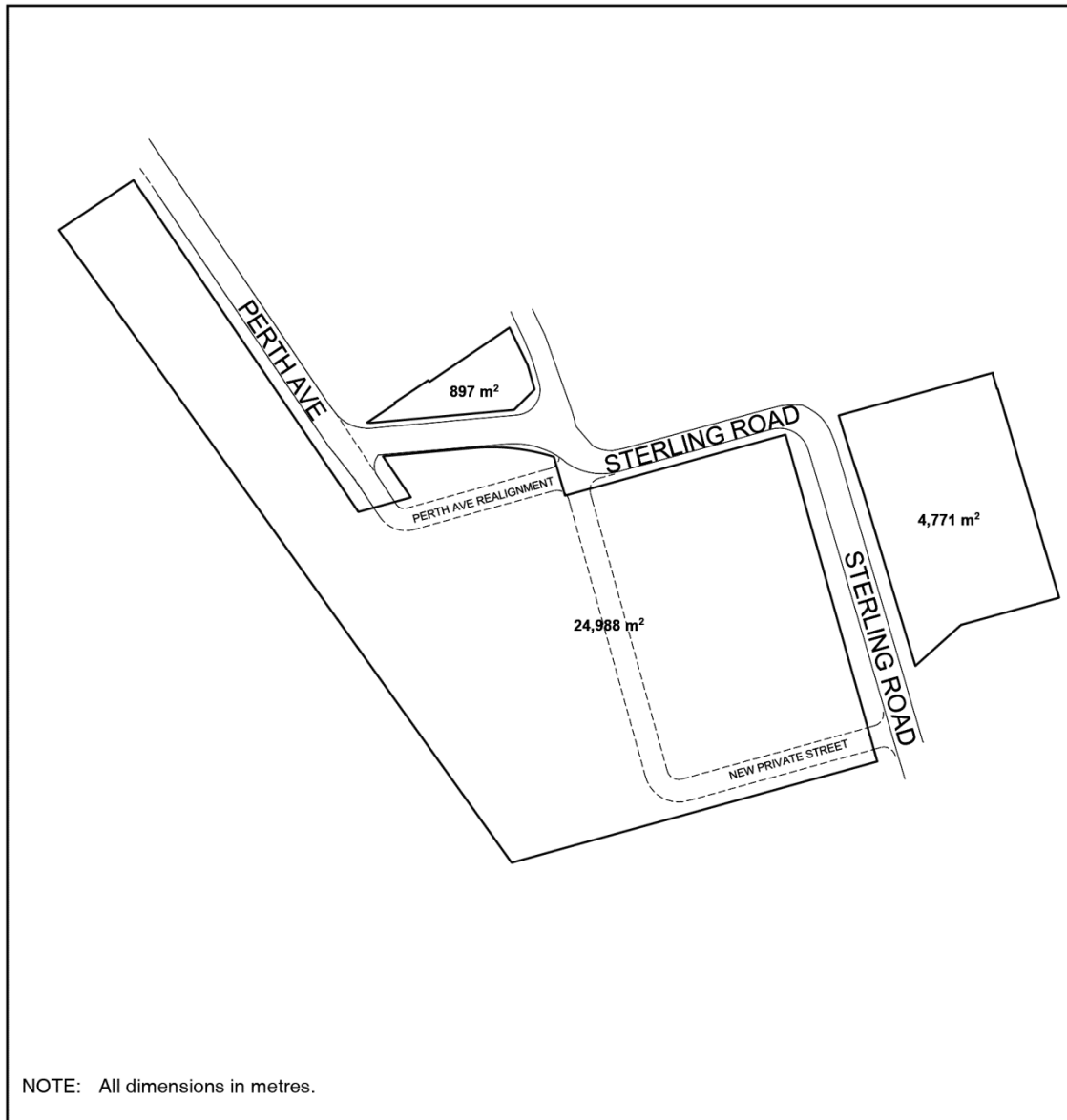
- iii. provide appropriate access to the West Toronto Rail Path through the site;
- iv. include a new publicly accessible open space on Block 3D with a minimum size of 1,000 square metres;
- v. include new publicly accessible open space on Block 4C, with a minimum size of 300 square metres; and
- vi. include the realignment of Perth Avenue.

It is intended that the *Employment Areas* designation as shown on OPA Map 2 and including Blocks 3A, 4A, 5A and Block 3C as shown on OPA Map 3 shall provide for a long-term permanent employment area to act as a transition/buffer area between the new *Mixed Use Areas* designation to the north and existing employment uses within the *Employment Areas* designation to the south. No residential uses, live-work uses, or other similar character sensitive uses shall be permitted within this designation and such uses shall further be restricted in the implementing zoning by-law.

b) To ensure the orderly development of the site, development will be subject to the following controls to be detailed in the implementing zoning by-law:

- i. a minimum height of 12 metres for Blocks 3A, 4A and 5A shown on Map 3;
- ii. minimum densities for Blocks 3A, 4A and 5A shown on Map 3;
- iii. use provisions to exclude certain sensitive, or contextually inappropriate uses from the site;
- iv. phasing of development on the site as follows, based on the Blocks shown on Map 3 and the requirements of the implementing zoning by-law:
 - a. Phase 1 shall include Block 1 and the restoration and adaptive re-use of the heritage structure on Block 3C;
 - b. Phase 2 shall include Blocks 3A, 3B and 4B, the preparation to base park standards and conveyance to the City of the required public parkland or other arrangements regarding the required public parkland conveyance to the satisfaction of the City Solicitor, the required publicly accessible open spaces, the realignment of Perth Avenue; and the creation of the private internal street, as shown on Map 3;
 - c. Phase 3 shall include Block 5A;
 - d. Phase 4 shall include Block 5B; and

- e. Blocks 2 and 4A may be developed at any time;
- v. use of a holding symbol "(h)" on certain blocks to ensure the development proceeds in an orderly fashion. Such holding symbol may be removed once the following have been secured to the satisfaction of the City of Toronto;
 - a. updated traffic impact and parking supply studies for the subject Phase;
 - b. confirmation from Metrolinx and/or other applicable operators of the adjacent rail corridors that separation issues have been appropriately addressed in the site plan control application for the applicable Phase;
 - c. submission of an application for site plan control with building designs satisfactory to the Chief Planner for the applicable Phase; and
 - d. the conveyance of public parkland as required by the City; and
- vi. the applicant entering into an agreement pursuant to Section 37 of the *Planning Act*.



Toronto City Planning
Map 1

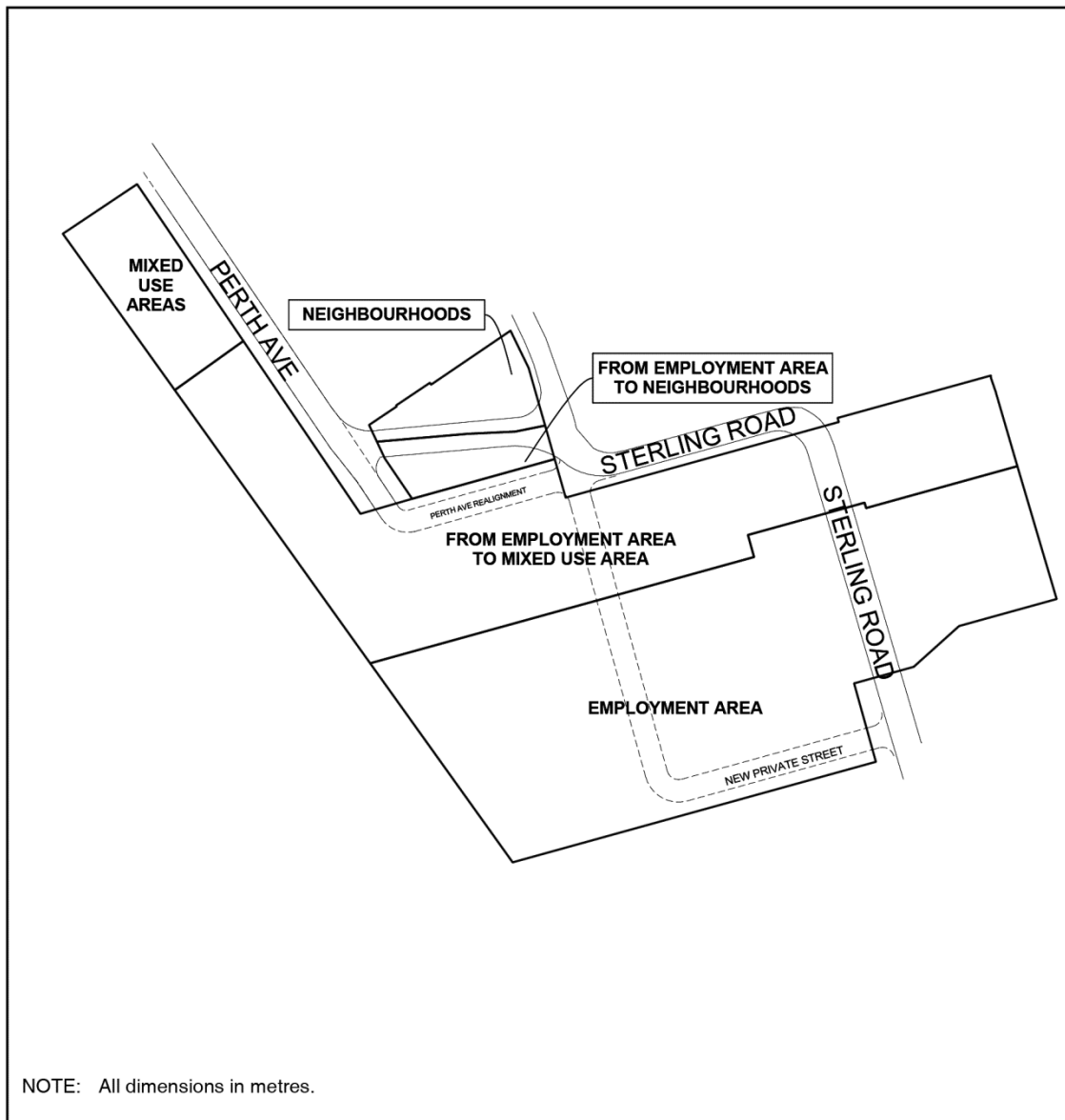
158 Sterling Road

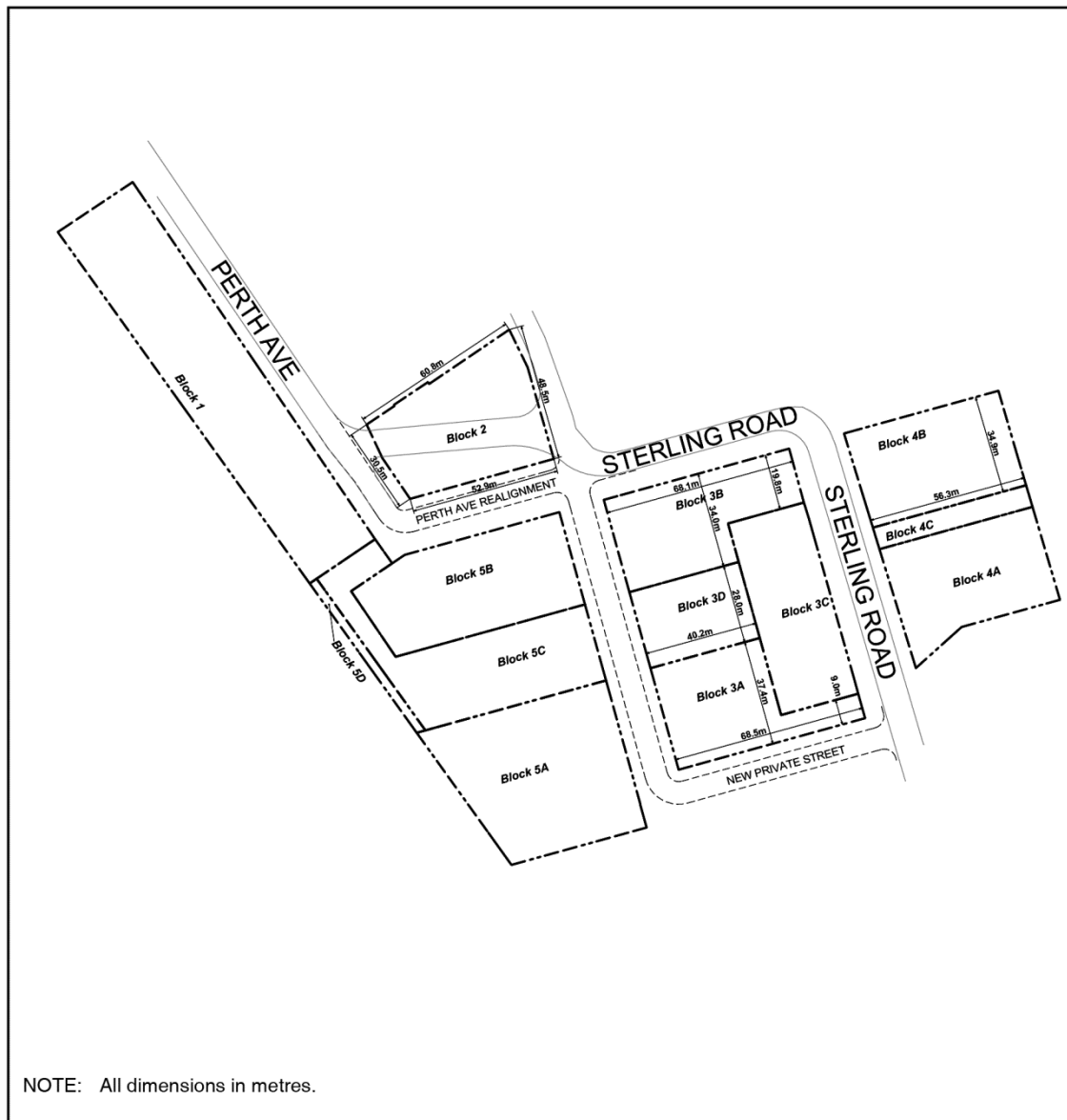
File # 11 _ 228729 STE 18 0Z

Site



Not to Scale
05/30/2014





Toronto City Planning
Map 3

158 Sterling Road

File # 11 _ 228729 STE 18 OZ

Blocks



Not to Scale
05/30/2014