

Authority: Ontario Municipal Board Interim Order issued on May 12, 2015 and Decision issued on April 26, 2016, in Board Case No. PL140131

CITY OF TORONTO

BY-LAW No. 669-2016(OMB)

To adopt Amendment No. 313 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2015 as 591 and 593 Sheppard Avenue East.

Whereas the Ontario Municipal Board, pursuant to its Interim Order issued on May 12, 2015 and Decision dated April 26, 2016, deems it advisable to amend the City of Toronto Official Plan with respect to certain lands municipally known as 591 and 593 Sheppard Avenue East;

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

1. The attached Amendment No. 313 to the Official Plan of the City of Toronto, consisting of the attached text and map is approved.

PURSUANT TO INTERIM ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON MAY 12, 2015 AND DECISION ISSUED APRIL 26, 2016 IN BOARD CASE NO. PL140131.

AMENDMENT NO. 313 TO THE OFFICIAL PLAN**LANDS MUNICIPALLY KNOWN IN THE YEAR 2015 AS
591 AND 593 SHEPPARD AVENUE EAST**

The following text and map constitute Amendment No. 313 to the City of Toronto Official Plan.

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

- (a) Chapter 6, Section 9 (Sheppard East Subway Corridor Secondary Plan), is amended to allow a density of 3.49 times the lot area for the lands municipally known as 591 and 593 Sheppard Avenue East, by replacing the first sentence in Section 4.2.2 – Kenaston Gardens/Sheppard Square Areas with the following:

"The Secondary Plan assigns a *Mixed Use Areas* designation, and densities of 3.0, 3.49, 3.7 and 3.75 times the lot area, as shown on Map 9-2, in anticipation of redevelopment."

- (b) In lieu of the provision of a use or facility listed in Figure 4.3.3 - Incentives, in exchange for the additional density of 2,282 square metres for the lands municipally known as 591 and 593 Sheppard Avenue East, Council may accept a monetary contribution to be allocated towards capital improvements that will benefit the community in the vicinity of the lands including parks, local streetscape or traffic calming measures, public art and/or the cost of constructing and equipping a public recreation facility and/or a public community centre within the Sheppard East Subway Corridor.
- (c) Map 9-2, Key Development Areas, of Chapter 6, Section 9 (Sheppard East Subway Corridor Secondary Plan) is amended to permit a density of 3.49 times the lot area for the lands municipally known as 591 and 593 Sheppard Avenue East as shown on Schedule 1.

